Holly Springs Town Council
7:00 PM **Tuesday, March 17, 2026**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of March 17, 2026 meeting agenda

PUBLIC COMMENT PERIOD

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

RECOGNITIONS

5. Nepal Day Proclamation
6. Arab American Heritage Month
7. Testicular Cancer Awareness Month
8. Autism Acceptance Month
9. Arbor Day Proclamation

REQUESTS AND COMMUNICATIONS

10. Holly Springs 150th Celebration

CONSENT AGENDA

11. February 5-7, 2026 Mayor and Council Retreat Minutes and February 17, 2026 Business Meeting Minutes
12. Monthly Budget Amendments
13. Annual Certification of Zoning Map
14. Strategic Asset Management Plan Phase 1 Contract
15. Joint Use Agreement with Wake Co. for the Cultural Center/Library
16. Middle Creek Stream Restoration TOHS Project #23-003
17. Voluntary Annexation A25-02 3313 Avent Ferry Rd. Village at Harris Lake (formerly Ragan) - Determination of Sufficiency
18. Voluntary Annexation A26-01 Innovate Ave - Determination of Sufficiency
19. Voluntary Annexation A25-07 Duke Energy Substation - Correction
20. Voluntary Annexation A25-12 6200 Windy Farm Ln (Evanston) - Determination of Sufficiency
21. Development Plan 23-DP-09 Expiration Extension Request for 370 Green Oaks Development
22. North Main Athletic Complex Stadium Safety Net Extension
23. Utility Preliminary Engineering (PE) and Construction Agreement with NCDOT for Sunset Lake Road Improvements (HL-0008D)
24. Official Depository Resolution

PUBLIC HEARINGS

25. Major Subdivision 25-MAS-04 975 Avent Ferry Road - Quasi-Judicial Public Hearing

26. Major Subdivision 25-MAS-03 Evanston - Quasi-Judicial Public Hearing

27. Rezoning 25-REZ-09 New School Montessori - Legislative Public Hearing

28. Voluntary Annexation A25-09 975 Avent Ferry Rd (Sam's Xpress Car Wash LLC) - Legislative Public Hearing

29. Voluntary Annexation A25-03 3020 Avent Ferry Rd. (Mira Ridge Development) - Legislative Public Hearing

30. Voluntary Annexation A25-08 Twin Springs - Legislative Public Hearing (to be continued to May 19, 2026)

NEW BUSINESS

31. Avent Ferry Road Festival Street Design Contract Award

32. Rezoning 24-REZ-06 Sunset Lake Road Bank

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Nepal Day Proclamation
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim April 18, 2026 Nepal Day in Holly Springs.

Explanation:

- The Nepali community in Wake County consists of nearly 8,000 residents, with a concentration of them in the southwest part of the county.
- Holly Springs is honored to be home to many members of the Nepali community who contribute greatly to the cultural and economic vitality of the town.
- The Nepal Center of North Carolina will celebrate the 10th annual Nepal Day on April 18, 2026.

Background:

Funding Source(s):
N/A

Attachment(s):
1. Nepal Day Proclamation 2026

Proclamation

Office of the Mayor

WHEREAS, the Nepali community consists of nearly 8,000 residents in Wake County, with a concentration in the southwest part of the County; and

WHEREAS, Holly Springs is honored to be home to many members of the Nepali community, who contribute greatly to the cultural and economic vitality of the town; and

WHEREAS, the Nepalese people have historically been recognized as promoters of peace, harmony, and justice; and

WHEREAS, The Nepal Center of North Carolina is a nonprofit organization that seeks to foster relationships with local communities, promote Nepali culture and identity, and provide programming and assistance to Nepalese families in North Carolina and abroad; and

WHEREAS, the Nepal Center of North Carolina will celebrate the 10th annual Nepal Day on April 18, 2026;

NOW, THEREFORE, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim April 18, 2026, as

Nepal Day

in Holly Springs and commend its observance to all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina to be affixed on this 17th day of March, 2026.

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions
Title: Arab American Heritage Month
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim April 2026 as Arab American Heritage Month in Holly Springs.

Explanation:

- Arab Americans have been serving in the military since the Revolutionary War.
- They contribute to all aspects of American life, from sports, to the arts, to community activism.
- The Town wishes to recognize the contributions Arab Americans have made and are still making to our community.

Background:

- The U.S. President and Congress have recognized Arab American Heritage Month since 2022.
- The Arab American Foundation has chosen the theme "Many Voices, One Community" for the 2026 observation of Arab American Heritage Month.

Funding Source(s):
N/A

Attachment(s):
1. Arab American Heritage Month Proclamation

Proclamation

Office of the Mayor

WHEREAS, Arab Americans trace their roots to more than 22 countries and represent a wide range of faiths, languages, professions, and lived experiences; and

WHEREAS, the Arab American Foundation has chosen the theme "Many Voices, One Community" for the 2026 observance of Arab American Heritage Month; and

WHEREAS, the U.S. President and Congress have recognized Arab American Heritage Month since 2022; and

WHEREAS, Arab Americans have served in the military since the Revolution (Nathan Badeen was a volunteer in the 18th Regiment of the Continental Army), have been sports stars (Doug Flutie) and community activists (Ralph Nader), as well as serving in many other professions; and

WHEREAS, we wish to recognize the contributions Arab Americans have made and are still making to our culture through books, music, acting, and other arts;

WHEREAS, we wish to recognize the contributions Arab Americans have made and are still making to our community;

NOW, THEREFORE, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim April 2026 as

Arab American Heritage Month

In Holly Springs and commend its observance to all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina, to be affixed on this 17th day of March, 2026.

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Recognitions
Title: Testicular Cancer Awareness Month
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim April as Testicular Cancer Awareness Month in Holly Springs.

Explanation:

- With early detection, testicular cancer is over 95 percent curable.
- Public awareness can increase early detection.

Background:

- Testicular Cancer is the leading cancer in males aged 15 to 44;
- According to the Testicular Cancer Awareness Foundation, approximately 9,976 individuals will be diagnosed with testicular cancer, and 600 deaths will occur in the U.S. in 2026.

Funding Source(s):
N/A

Attachment(s):
1. Testicular Cancer Awareness Month Proclamation

Proclamation

Office of the Mayor

WHEREAS, testicular cancer is the leading cancer in males ages 15 to 44; and

WHEREAS, according to the Testicular Cancer Awareness Foundation, approximately 9,976 individuals will be diagnosed with testicular cancer, and 600 deaths will occur in the U.S. in 2026; and

WHEREAS, public awareness can increase early detection of testicular cancer; and

WHEREAS, if detected early, testicular cancer is over 95 percent curable; and

WHEREAS, early-stage testicular cancer can be detected by performing monthly self-exams; and

WHEREAS, it is important to recognize those who have been affected by testicular cancer;

NOW, THEREFORE, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim April 2026 as

Testicular Cancer Awareness Month

in Holly Springs and commend its observance to all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina, to be affixed on this 17th day of March, 2026.

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Recognitions
Title: Autism Acceptance Month
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim April as Autism Acceptance Month in Holly Springs.

Explanation:

- Autism affects approximately 1 in 39 eight-year-olds in central North Carolina.
- Autism diagnosis rates have nearly tripled since 2002.
- Holly Springs is committed to creating spaces where individuals with autism can live, learn, and work with dignity.

Background:

- The Autism Society and National Autistic Society have designated April as World Autism Acceptance and Awareness Month.
- The theme for 2026 is "It's How You Show Up."

Funding Source(s):
N/A

Attachment(s):
1. Autism Acceptance Month Proclamation

Proclamation

Office of the Mayor

WHEREAS, the Autism Society and National Autistic Society have designated April as World Autism Acceptance and Awareness Month; and

WHEREAS, the theme for 2026 is "It's How You Show Up"; and

WHEREAS, autism affects approximately 1 in 39 eight-year-olds in central North Carolina; and

WHEREAS, autism diagnosis rates have nearly tripled since 2002; and

WHEREAS, Holly Springs is committed to creating spaces where autistic individuals can live, learn, and work with dignity; and

WHEREAS, our autism community's diversity, talents, and contributions make Holly Springs a stronger community;

NOW, THEREFORE, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim April 2026 as

Autism Acceptance Month

in Holly Springs and commend its observance to all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina, to be affixed on this 17th day of March, 2026.

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Recognitions
Title: Arbor Day Proclamation
Strategic Priority Area: Vibrant Community
Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Proclaim March 21, 2026 as Arbor Day in Holly Springs.

Explanation:

- March 20th (the first Friday following March 15) is Arbor Day in North Carolina.
- The Tree Advisory Committee will hold an event on Saturday, March 21, 2026 to celebrate Arbor Day, that includes planting a tree.

Background:

- In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that Arbor Day be established for the planting of trees, and it was observed with the planting of more than a million trees in Nebraska.
- Holding an annual Arbor Day event is one of the requirements of the Tree City USA designation. The Town of Holly Springs has been awarded this designation since 2019.
- The Tree City USA program has been greening up cities and towns across America since 1976 and provides the framework necessary for communities to manage and expand their community tree canopy.
- The Tree Advisory Committee is responsible for assisting with the planning of the annual Arbor Day event.

Funding Source(s):

Attachment(s):
1. 2026_ArborDay_Proclamation

Proclamation

Office of the Mayor

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, The Town of Holly Springs has created a Tree Advisory Committee in support of National Arbor Day and Tree City USA to recognize the Town's efforts to enhance and preserve the Town's urban forest.

NOW, THEREFORE, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim March 21, 2026 as

Arbor Day

In Holly Springs and commend its observance to all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina to be affixed on this 21st day of March, 2026.

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Requests & Communications
Title: Holly Springs 150th Celebration
Strategic Priority Area: Vibrant Community
Staff Resource: Cassie Hack, Communications & Marketing

Action(s):
Receive presentation on the upcoming Holly Springs 150th Celebration.

Explanation:

- The Town of Holly Springs is getting ready to celebrate its 150th Birthday!
- In December 1876, Col. George Benton Alford submitted papers of incorporation to the North Carolina General Assembly.
- The General Assembly ratified the Town's Charter a few weeks later on Jan. 26, 1877.
- The Town Council and staff began planning for the celebration at the Annual Mayor & Council Retreat in February 2025, and the year-long celebration officially kicks off July 5, 2026, at the Town's annual fireworks event.

Background:

- 150th events will run throughout the fiscal year, culminating in a large-scale finale event in downtown Holly Springs in Spring 2027.
- Program Scope & Integration:
    - Signature Town festivals will be enhanced with 150th-anniversary elements and activities.
    - Dedicated digital presence via a special anniversary website to centralize event information and share historical content with the community.
    - Community partnership initiatives to drive local engagement through Holly Springs business involvement and inclusive programming.
    - Community outreach for residents to share their "story" in Holly Springs.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: February 5-7, 2026 Mayor and Council Retreat Minutes and February 17, 2026 Business Meeting Minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the February 5-7, 2026 Mayor and Council Retreat and the February 17, 2026 Business Meeting.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 2.5-7.26 Mayor and Council Retreat Minutes - DRAFT
2. 2.17.26 Minutes - DRAFT

MINUTES

The Holly Springs Town Council met for their annual retreat at the The Rizzo Center in Chapel Hill. Mayor Kondratick presided, calling the meeting to order at 1:15 p.m. A quorum was established as the Mayor and five Councilmembers were present as the meeting opened.

Council Members Present in the room: Mayor Mike Kondratick, Mayor Pro Tem Annie Drees, and Council members Danielle Hewetson, Chris Deshazor, Sarah Larson, and Kara Foster.

Council Members Absent: None.

Staff Members Present: Randy Harrington, Town Manager; Scott Chase, Assistant Town Manager; Daniel Weeks, Assistant Town Manager; Corey Petersohn, Administration; John Schifano, Town Attorney; Sabrina McDonald, Director, Human Resources; LeeAnn Plumer, Director, Parks and Recreation; Chris Hills, Director, Development Services; Linda McKinney, Town Clerk (recording the minutes); LeRoy Smith, Fire Chief; Paige Scott, Director, Public Works; Cassie Hack, Director of Communications and Marketing; Kendra Parrish, Executive Director of Utilities and Infrastructure; Tina Stroupe, Director, Finance; Paul Liquorie, Police Chief; Irena Krstanovic, Director, Economic Development; Jeff Wilson, Director, IT.

THURSDAY:

CULTIVATING A HIGHLY EFFECTIVE GOVERNING BOARD

Review of Agenda and Team Activity

Randy Harrington, Town Manager, gave an overview of the agenda. He introduced Dr. Peg Carlson form the UNC Schol of Government who would facilitate discussions.

Governance and Working Together as a Governing Body

Dr. Carlson invited the Mayor, Council, and Manager to share their expectations of themselves and each other in order to serve and represent the residents of Holly Springs effectively. Council and staff worked through various hypothetical scenarios and discussed how they should be handled.

There was a short recess.

Governance and Working Together as a Governing Body (cont.)

Dr. Carlson led exercises in clarifying roles and expectations among and between the elected officials, and between the Board and the Town Manager. Council brought up the desire to have a stand-alone discussion (perhaps at a workshop?) to discuss ways to engage with the community.

Dr. Carlson asked what Council would like for next steps, and the consensus was to put these ideas together in a list to adopt. She asked what they would recommend they do if they are not meeting these expectations. Council member Deshazor said be honest in one-on-one meetings

with the manager and give feedback. Mr. Harrington said if they feel like he has not given them information, it is not from a lack of desire, so it is helpful if they say something to him or ask him.

PREPARING FOR OUR FUTURE – HOW RESIDENTS FEEL ABOUT THEIR LOCAL GOVERNMENT SERVICES

Citizen Satisfaction Survey Results

Cassie Hack, Director of Communications and Marketing introduced Jason Morado of ETC. She said this is the company that conducts the statistically accurate and benchmarked survey of Citizen Satisfaction in Holly Springs every two years.

Ms. Hack reminded Council of the results in 2023 on basic satisfaction and top community priorities. She said that much had changed in Town over the two years since the 2023 survey and turned the presentation over to Mr. Morado.

Mr. Morado showed the reach of the survey in the region and nationally, for the comparisons. He outlined the methodology used for the survey. He showed the increase in satisfaction with the Town in terms of being a place to live and a place to raise children, and that Holly Springs rates above the US average in 44 of 46 areas, with satisfaction with Town services 34% above and satisfaction with customer service from Town employees at 42% above the US average. He said the top community priorities were:

- Management of traffic;
- Management and planning of growth/development;
- Adequacy of street lighting;
- Enforcing traffic laws;
- Walking and biking trails; and
- Maintenance of town streets.

Mr. Morado then delved into the details of the questions asked and percentages of residents who gave the Town a particular rating. Next, he explained the maps that show where in town certain things are more of a concern. He explained that the benchmarking, using the same questions for multiple municipalities, shows that Holly Springs rates significantly (5% or more) above the US average in 44 of 46 areas, and above the Atlantic Region in 42 of 46 areas, and showed specific areas where this was the case, as well as those where the Town scored lower than the US and Atlantic Region averages.

Mr. Morado said that the trends since the survey started in 2021 show that satisfaction has gone down on enforcement of town codes and ordinances, but has gone up in the quality of parks and recreation programs and the quality of parks and greenways. Other areas that saw a decrease in satisfaction centered around the development process and enforcing mowing of weeds on private property.

Mr. Morado went on to discuss the top community priorities as mentioned above. The top two were overwhelmingly more important to the respondents than the remaining list. He explained how the survey requested the information to identify these priorities.

Mr. Morado showed the results of the Holly Springs specific questions, that the roadway most in need of attention is NC 55; that 70% of respondents said the yard waste service options meet their needs; that 46% would be supportive of an expanded yard waste collection service if it required an increase in monthly fees, and 46% would not be supportive. (8% were “not sure.”) He said that respondents indicated that the Town website should receive the most emphasis over the next two years, with the Town’s X account needing the least emphasis, according to responders. Responders indicated a desire for more dining and retail, with the majority saying there is too much multi-family residential development. He showed the importance residents give to topics as the

Town considers plans for the future and top was traffic management. Other top priorities were preserving trees and green space, prevent drainage/flooding and preserve water quality, and investing in expanding roads and sidewalks. He outlined the perceived importance of strategic goals by responders with Community Safety topping the list, followed by Growth Management & Economic Vitality.

Council asked questions about the methodology and timing of the survey, and whether the number of respondents would increase as population increased. Council asked if there was a free response section this year. Mr. Morado said there was and it would be sent to the Town later.

Randy Harrington, Town Manager, said growth and development is the top topic, as it is in Wake County in general. What residents said they want the most focus on is important for context as you consider topics over the rest of the retreat. Senior programing is a good example of how that was translated in the past. Some of this will translate into your strategic plans, and some will be administrative. MPT Drees said she wanted to make sure we maintain focus on the good things, and don't lose them as we move forward. Council member Deshazor said the theme he is hearing is transparency. How can we have better communication about what we are doing and how do we drive more people to 311. Mr. Harrington said, to that point, there may be some policy or procedural things to look at, but it could also be how we evolve our communications. Council member Larson said she wants clarity on Council's role in this, not putting it all on communications - to trickle down to board members, HOAs, etc. How do we change our language to frame issues so that the public understands. For example, they said they want more affordable housing, but they also said they don't want more apartments. Council member Foster brought up follow-up on traffic after a development comes online to see how it is playing out in real time. Staff talked about multiple points of data used, what DOT studies, and other ways of testing the traffic studies' accuracy.

Mr. Harrington talked about prioritizing greenways in the past and how that might play out in the future; he said there is funding to fill in the sidewalk gaps, which we have been saving up to do two big sidewalk projects – NMAC to Arbor Creek, and Avent Ferry Road downtown.

Motion to enter closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic development project.
Motion: Deshazor
Second: Larson
Vote: unanimous

Motion to leave closed session.
Motion: Larson
Second: Drees
Vote: Unanimous

The meeting recessed until 8:30 am on Friday.

FRIDAY:
The meeting reconvened at 8:30 am.

Key Takeaways and Reflections from Yesterday
PREPARING FOR OUR FUTURE – THE FINANCIAL PICTURE

Budget Outlook

Corey Petersohn, Budget, Innovation, and Strategy, said this item was to provide an overview of the Town's operating budget with an outlook on the upcoming fiscal year preliminary budget considerations. He outlined the four areas of the Strategic Plan, which guides the budget and all other Town initiatives. He said there is a continuum of actions from vision setting to delivery of services, with the higher levels being driven by the Mayor and Council and the more specific driven by staff. He outlined how the Community Survey responses guide staff in creating the budget.

Mr. Petersohn explained the difference between the Operating Budget and the Community Investment Plan and what types of things are funded through each. He showed the breakdown of the FY25-26 Operating budget between General Fund, Utility Fund, General Fund Debt Service, Utility Fund Debt Service, Stormwater Fund, and Special Revenue Funds. He said that Enterprise Funds are a type of fund used in governmental accounting to account for activities that provide goods or services to customers for a fee, and which should be self-supporting. He explained the function, revenue sources, current outlook, and FY27 budget considerations for both the Utility Fund and the Stormwater Fund.

Mr. Petersohn said the General Fund accounts for expenditures and financial resources for services to the public except for those required to be accounted for in another fund, and gave examples of what that covers. He showed where the revenue comes from and that the largest revenue source is *ad valorem* taxes, with sales tax being the next largest source. He showed how sales tax revenue has trended up with a conservative increase of 5% projected, in order to play it safe. He said that with a little over $500,000 in revenue for the current fiscal year being from non-recurring items, $500,000 from fees, Parks & Recreation fees, permits, etc., around $1 million in sales tax, and an estimated $1.5-$2 million growth. Staff anticipates there being $4.5 to $5 million available for the FY27 budget.

Randy Harrington, Town Manager, said that all municipal services are delivered by people. Attracting and retaining personnel is key, and the Wake County area is very competitive. He said personnel expenses, including salary and benefits, account for about 55% of all operating expenses, excluding debt service funds. During the last budget cycle Council identified a concern over the budgetary pressures created from the frequency and magnitude of pay and classification studies and asked the Manager to review compensation adjustment strategies during the FY27 budget development. He gave an example of a total compensation package, including benefits. Currently, annual employee pay adjustments are budgeted at 5%, with merit raises based on annual performance reviews with 0-6% eligible. The current distribution shows that very few, if any, employees are receiving less than 3% annual merit adjustments.

Mr. Harrington said that it is best practice to complete a pay study every 3-5 years, depending on market conditions. Typically, the Town contracts with a third-party compensation expert to analyze the town's pay and position classifications to regional market conditions. The first study was completed in 2021. COVID induced labor market pressures led to a follow-up pay study, implemented over two years with "sworn" public safety personnel in 2024 and general service personnel in 2025. He shared the US Bureau of Labor Statistics Employment cost Index for State & Local Government Employees for the last ten years and compared that to percentage increases for the Town of Holly Springs.

Mr. Harrington shared the feedback he received from Council at the 2025 retreat expressing fatigue from conducting multiple pay studies, uncertainty about continued labor market movement pressure, and cost impacts crowding out other priorities. Council guidance at that time was to examine if the annual pay adjustment should be augmented or redesigned with an annual cost of living adjustment.

Mr. Harrington said that things to consider in this are that data trends suggest different economic conditions since the 2021-2025 period, with labor market movement not the same for all employee groups. It is rare for any employee to receive below a 3% merit increase, and the cost of an annual merit plus COLA compensation model would likely require an additional $500,000 per year in funding. Therefore, he said his recommendation would be to maintain the current merit based annual compensation approach, and requested Council's endorsement for labor market analysis-based studies at least every 3-4 years, and to continue to explore non-salary-based compensation package tools for recruitment and retention, such as Lifestyle Accounts.

Mr. Petersohn gave an overview of major facilities maintenance issues, and recommended continuing to ramp up preventative and corrective maintenance programs. He outlined six PAYGO accounts which are used as a strategy to bank cash for small to medium capital projects without taking out future debt, and are used to address maintenance needs, to respond to resident concerns, and fund strategic projects. He said preliminary budget considerations for the General Fund include $2-3 million for additional positions and growth-related service demands. An additional $1.5 -$2 million would be for personnel investments including employee compensation and benefit rate changes. Another $1.5 to $2 million would be available for advancing Council priorities and funding smaller capital projects and facilities maintenance.

Mr. Petersohn said that considerations on the horizon for future budgets include Eagles Landing Park programing and additional personnel in FY28; Fire Station 4 Operating Expenses and personnel for FY29; Fire Station 5 Operating Expenses and initial personnel for FY31; and additional Fire Station 5 personnel for FY32. He asked Council for their direction on priorities and key initiatives throughout the retreat, and said that the March workshop would include a review of the Strategic Plan with recommended updates.

Council member Deshazor said he would like to see the town focus more on total rewards. He suggested parental leave be expanded beyond the current six weeks, as 12 weeks was standard across the private sector. He would like to see Community Service days increased. He said he thinks the merit pay covers inflation and he does not want to go to COLA. He agreed with the 3-4 years for a pay study and to put money aside to take care of that. Council member Hewetson asked if there was staff time and other costs for a pay study above the consultant's fee. Mr. Petersohn said there was some staff time involved. Council member Hewetson said she believes a 3-year time frame was a good idea for pay studies. MPT Drees asked if there was feedback from staff on COLA vs. merit. Sabrina McDonald, Director of Human Resources, said there was not a huge amount of feeling either way, but our staff has grown familiar with the current model: even if they aren't excited about it, they understand it. She has not heard any feedback on merit vs. COLA. Council member Foster said merit keeps our talent high. If we have good benefits and attract high talent, and increase retention she agrees with merit pay. Mayor Kondratick asked if we could invest the additional $500,000 that COLA would cost into something else that would compensate employees in other ways. Mr. Harrington said Lifestyle accounts are being used in neighboring municipalities and are very popular and can be used for gym memberships and other things.

Council consensus was to commit to a pay study every three years. Dr. Carlson outlined what Council had given as priorities.

There was a short recess.

General Debt Affordability Outlook

Tina Stroupe, Finance Director, introduced Doug and Andrew Carter and Dilan Gangopadhyay with DEC Associates, the Town's financial advisors. She said this item was to

explain the updated General Debt Affordability Model projections for consideration in community investment planning.

Mr. Doug Carter said that Holly Springs moved to the highest level of "best practice" capital and debt affordability planning in 2021 by establishing Community Investment Fund (CIF) and a debt affordability model, dedicating a portion of property tax revenues for capital projects /debt service, and adopting best practice financial policies for the fund. The result of this work is a AAA credit rating for General Obligation Bonds from both Moody's and S&P. He said today's discussion would center around the forecasted debt capacity availability for the General Fund. Water and Wastewater are supported with different revenue sources and a separate rate model.

Mr. Andrew Carter outlined the debt issued to date since the implementation of CIF and Financial Planning and projected debt of $50,000,000, the remaining capacity on the voter-approved $100 million Parks and Recreation General Obligation Bond. He outlined the methodology of the debt model and how it is conservative in its predictions, the importance of timing future debt issuances, and other metrics to maintain the triple A rating. He said other factors that contribute to the Town's financial success are the shifting of a portion of the property tax revenue to debt service, properly balancing operating resources and capital resources, and the economic development projects that will provide additional capacity as projects are developed and tax revenue collected.

Mr. Doug Carter said that the debt model shows additional available debt capacity of around $100 million while maintaining the current tax rate. This model assumes spreading debt issuances from 2028 to 2032. As the Town beats the model, potential capacity will be updated annually, and recent economic development projects provide reasonable justification to project capacity beyond $100 million for future project planning purposes between FY28 and FY32.

Council member Hewetson asked if, for a 0 increase in taxes, we can issue new bonds. Mr. Doug Carter said that the state requires us to say what a bond will cost. When you have debt affordability planning like Holly Springs, on the ballot you can say we don't have to raise taxes. Mr. Petersohn said the debt capacity of $100 million to $150 million would not cause a tax increase. Council member Hewetson asked why it still would have to go to a bond vote. Mr. Doug Carter said you have to vote on General Obligations bonds under the statute, because it is promising the revenue of the Town to repay the loan.

DESIGNING OUR FUTURE – PUBLIC INFRASTRUCTURE INVESTMENTS AND HOUSING AFFORDABILITY

General Infrastructure Investments

a. Transportation

Chris Hills, development Services, said this item was to give Council an update on current transportation projects and discuss transportation priorities. He said they would talk about the big picture, current funded transportation projects, conduct a transportation visioning exercise, and project priorities over the next twenty or ten years. He outlined the percentage of transportation investment in different modes from transit (1%) roadways (74%) bike and pedestrian (17%) and maintenance (8%). He said the community survey showed that public satisfaction with overall traffic management is low, with the southwest part of town being the most dissatisfied.

Mr. Hills expressed how an increased number of vehicles results in slower speeds and longer commuting time, which increases driver frustration. Traffic, however, is a symptom, not just a problem, and you cannot build enough lanes to fix traffic. We need to look at transportation with a holistic approach.

Carrie Mitchell, Utilities and Infrastructure, showed current transportation projects throughout the town. She gave updates on the Holly Springs Road corridor and said that the

NCDOT and East sections of Holly Springs Road have been completed, the Central section will be constructed in 2026, and the West section is in design phase for 2026. She gave details on the Avent Ferry Rd. widening Phase 2 project and the Downtown Festival Street.

Ms. Parrish gave an overview of the Intelligent Transportation System and what it can do for the Town. She explained that we are a pilot project for NCDOT, which sped up the process. The first three Phases have been completed, and Phase 4 will be a Town Traffic Monitoring and Response Center.

Ms. Mitchell said that the town maintains over 170 miles of paved streets. Municipal street maintenance is funded by state-shared gas tax revenues known as Powell Bill revenue. To achieve economies of scale, Powell Bill funds are saved over a two-year period and then used. She said the pavement condition index, as the town has grown, has deteriorated from 81 or Good in 2016, to 75 or Fair in 2022 but has remained steady since then.

Mayor Kondratick asked if our goal was to install and staff a traffic monitoring center when the Ops Center opens. Ms. Parrish said that we are at the point where DOT can see everything. The next step is deciding whether we monitor our signals, or do something in combination with a neighboring municipality. The space is allocated but we are still working out what that program would look like. She said that our level of service could be higher than DOTs. Traffic monitoring takes a 3-person crew, and they have talked to other towns to see how they phased it in. MPT Drees asked if any other neighboring municipalities had their cameras up. Jeff Wilson, Chief Information Officer, said Apex has some cameras they installed on their own and Fuquay-Varina has the signal boxes but no cameras. We are leading the way on smaller municipalities being able to monitor the roadways. Council member Larson asked if we have a way for residents to submit complaints currently to DOT while they are monitoring our traffic. Ms. Parrish said the Town takes calls through 311 and we notify DOT. There's also a number on the website for residents to call DOT directly. We log complaints and track what the DOT response time is. We have made a lot of improvements that help DOT do that, but they are still currently in charge of our signals.

Mr. Hills conducted a visioning exercise on the future of transportation in Holly Springs in a non-cost constrained, ideal world with a 30-year horizon. He discussed the values and tradeoffs associated with transportation and how different priorities lead to different outcomes. He gave the cost per mile of various modes of transportation and explained how density and mixed-use areas can lead to lower traffic volumes (i.e. North Hills in Raleigh.)

Mr. Hills talked about the regional growth in Wake County. He said that over 11,000 people in Harnett County commute to work in Wake County, and the same is true from other counties. People commute into or through Holly Springs. He explained how the Comprehensive Transportation Plan (CTP) works to anticipate growth and plan for transportation projects, and how the Greenway Master Plan works to encourage alternate modes of transportation. He showed where there are key sidewalk gap areas in town within the existing pedestrian infrastructure. He said the CTP's vision is to provide a safe, efficient, connected, and accessible multimodal transportation network that plans for growth by taking a holistic approach to meet the needs of the Town's residents, businesses, and visitors both now and into the future. He explained how staff uses the CTP to meet these goals.

Mr. Hills outlined the current transportation projects, from near term to long term, and gave estimates of their costs. He showed where known improvements are coming from private investment, Town investment, and NCDOT. However, with all this in mind, he showed how the congestion is forecasted to increase from the 2020 condition to 2050.

Mr. Hills presented two approaches, conventional and entrepreneurial, and asked Council for direction on their preferred approach. Council was asked to think non-cost constrained over a 30-year time frame, and indicate how they would invest funds in transit; roadway; bike & ped; and

maintenance. Results were 21.6% on transit; 19.1% on roadway 29% on Bike & Pedestrian; Maintenance at 11.6%; and land use at 18.3%. Council discussed their reasoning behind their choices.

Next Mr. Hills led them through a cost-constrained exercise to identify project priorities. He showed several areas and projects that could use investment. He asked the board to allocate their funds based on a cost-constrained, ten-year model. The lowest rated was Maintenance at 13%; Transit at 18.3%; Roadway at 33.3% and Bike & Pedestrian at 35%. Council discussed how this would work with the town as a bedroom community or an employment center. What land uses need to change, what habits need to change, and who would be using the various modes of transportation.

There was a recess for lunch.

A group activity was conducted by facilitator to encourage flexibility of mind and body.

General Infrastructure Investments (cont.)

b. Public Facilities & Other Infrastructure

Elizabeth Goodson, Development Services and Sadel Lassiter, Utilities & Infrastructure, presented this item. Ms. Goodson outlined the parts of the Comprehensive Plan and how they work together as a tool for planning.

Ms. Goodson said future fire stations will be needed as the population expands. She showed areas that would require additional stations to maintain the level of service. She said stations 4 and 5 are in progress and the others are future needs that have not yet been prioritized.

Ms. Lassiter said there is land identified for Fire Station 4, a 9,000 square foot station. The tentative schedule is land acquisition in FY26, CIP funding needed (about $13 million) in FY27, with design, and construction from FY27-29. This will add an additional $2.5 million in operating costs for personnel and apparatus to staff the station. Fire Station 5 is estimated to be over 9,000 square feet and will include a police substation to meet the emergency and safety needs of southeast Holly Springs. CIP Funding would be needed in FY28 (about $17 million), and design would occur in that year. Construction is anticipated to be from FY29-31. Operating costs would increase by about $2.8 million.

Ms. Lassiter said that improvements to the Law Enforcement Center are tentatively scheduled for FY27 and includes parking expansion, storage expansion and security enhancements. The plan is to do this without increasing their footprint.

Ms. Lassiter said that the construction of the Operations Campus is underway with substantial completion expected this spring and staff relocation in the summer and fall of 2026. She outlined the departments that would be located at the campus and the amenities provided. She said that Bumgardner Drive extension is a part of this construction project. She shared what would be included in Phase 1, and which items would be completed in a later Phase 2.

Ms. Lassiter said the second phase would include the upfit of the second floor of the Admin building, fleet maintenance, vehicle wash/ inspection bay, covered lay-down equipment storage, a fuel station, additional parking, road widening and improvements, and the relocation of the Citizen's Convenience Center from its temporary location. This would need to be on the CIP for FY28-31 with funding of between $35 and $50 million, pending funding and design.

Ms. Lassiter said the next project to discuss is the Carolina Springs Park. This would be a 25-acre park, the second park on the west side of town. It would expand access to parks, greenways, and recreation amenities to residents in the northwest area of Holly Springs. The

tentative schedule would put this in FY27-28 for master planning and public engagement. The amount of funding is to be determined.

Ms. Goodson said that the Downtown Area Plan identified a need for additional parking downtown, with an expected need for two 400-space garages. These have been identified as a good option for a partnership. She said other parking downtown include the leases for existing public parking and the need to update these: at the Baptist Church (lease expires 2027) and the Methodist Church (lease expires 2029.) Ms. Goodson summarized the total project list and estimated costs, with a total estimate of $90.2 to $105.4 million, excluding Carolina Springs Park, which has an unknown cost at this point.

MPT Drees asked if Fire Station 4 was still a higher priority than Fire Station 5. Mr. Harrington said it was, but there is potential trouble in acquiring the land. In a few months, if that hasn't worked out, then Fire Station 5 might get built first.

MPT Drees asked if both would have police substation sites and Chief Liquorie said having one in Fire Station 3 could be sufficient, but they are looking at touchdown space, not a substation that would meet constituent needs. Mr. Harrington said we have a partnership with Wake EMS and there may be some cost-sharing with Wake County to house an EMS unit there. Mayor Kondratick asked if Station 5 could move ahead of Station 4 because of land acquisition and Mr. Harrington said yes, because we already own the land.

Council member Deshazor asked if blueprints from Fire Station 3 be reused to cut costs on Stations 4 and 5. Fire Chief LeRoy Smith said a fire station should be part of a community and reflect that community. Fire Station 4 may be more industrial and Fire Station 5 more residential in character. But stations need to be site specific. Council member Larson said when a development comes in, we are told that we have agreements with neighboring fire departments. When Fire Station 5 goes in, she asked if it would help roads in that area move higher up on the STIP level. Ms. Parrish said having a station in the area counts, but not as much as you think it would. Secondary roads come out of Division Needs funds, which are highly competitive. She said it would be a long time before DOT funds a project in the Rex Rd. area. Ms. Goodson said when we talk about fire response time, it is calculated by where the roads are now. When new developments come in, we can do things to route fire trucks different ways to improve response time.

MPT Drees asked if we are waiting for Eagles Landing to come online before deciding a direction on Carolina Springs. LeeAnn Plumer, Director of Parks and Recreation, said somewhat, but staff expects to begin the planning process next year with community engagement, etc. There are restrictions on the site that make it unsuitable for more extensive building. Council member Deshazor asked if it would be more focused on trees. Ms. Plummer said staff is looking at more passive recreation, nature-based type of feel. Council member Deshazor asked if the two public parking deck partnerships would be done before the downtown development. Mr. Hills said they are looking for a partnership with the RFP process that is currently underway. Mayor Kondratick asked what the build-out time for a parking deck is. Mr. Hills said about 18 months. But the cost per space is extraordinary. Council member Hewetson asked what the cost and timeline on the leased parking was. John Schifano, Town Attorney, said the only cost was that we paved it, and they were 20-year leases.

Mr. Harrington asked for direction on programing Fire Stations 4 and 5 and seeing how the other projects rank. Consensus was to move forward. Mayor Kondratick asked where we were in getting the leases extended. Ms. Goodson said we have begun conversations. Ms. Parrish said we have meetings with the leadership of those churches. She said the Stormwater Treatment area could double the parking lot size, so we are talking to them about opportunities to extend and make more out of the land.

Housing Affordability

Sean Ryan, Development Services, introduced Mark Perlman of Wake County. Mr. Ryan talked about the transportation discussion and how that feeds into housing affordability. He said they are seeking guidance on short-and long-term goals. He reminded them of the discussion at the workshop. He reviewed the tools that were looked at in the Housing Affordability Tools. He said that Tenants' Rights tools were less common in North Carolina, so they focused on the other two: Land Use & Regulatory Tools, and Subsidy Tools. He said the tools were matched up with Holly Springs' values and personality.

Mr. Ryan said that home sale prices have increased 65% between 2019 to 2023. The price increase from 2019 to 2025 is 62%. He compared that to our neighbors. House prices are stabilizing. Rent prices increased 22% from 2019 to 2023 and that number has stabilized. The number of multifamily units has increased, so that there are 2,440 today. He said he would like to look at a few more years of data, but it may be that the increase in units stabilized the prices. He said the growth of households making over $150,000 is driving the cost of housing. If we bring it up to 2024, the number has increased 700%. He said the number of households earning less than $30,000 almost doubled from 2010 to 2024.

Mr. Ryan showed, for rental households the numbers of cost-burdened and severely cost-burdened households. He said that the unit shortage for renter households making under $35,000 in was identified as 460 units. Staff noticed some anomalies in the data, and it was revised down to 388.

Council member Hewetson asked what rent would be for a $35,000 household to be not cost burdened and Mr. Ryan said it would be under $600.

Mr. Ryan said that this is an issue that will take a long time to address. We can make small changes to move the needle, but these will change the trajectory. He outlined challenges that were identified in the study and the opportunities to address these challenges.

Mr. Perlman, Housing Affordability Community Revitalization Deputy Directory of Wake County, said he was here to give a high-level look at policy and program options. He outlined the state constraints on municipalities' ability to address affordable housing. He outlined regulatory options that do not require an outlay of funds. These include Incentive Zoning; Expedited Approvals; and Land Use Regulatory Changes. He outlined direct investment options (funding appropriation or revenue reduction) including Development Financing; Homebuyer Assistance; Homeowner Rehabilitation; and Public Land Disposition. He compared the impact of various options of one-time investments. He outlined options for municipal housing program infrastructure in neighboring municipalities and how much funding they have allocated. He summarized the options available, the resources required and the impact of each.

Dr. Carlson led an activity to discuss what short- and long-term success would look like. She then conducted a dot exercise to set up priorities for tools to use. The top priorities were expedited approvals, incentive zoning, and land use and regulatory changes. Long term goals identified were homeowner rehabilitation assistance and development financing.

Utility Infrastructure Investments

Kendra Parrish, Executive Director of Utilities and Infrastructure, said they were going to be talking about:

a. Current Utility Projects and Water Quality
b. Utility Rates Modeling
c. Future Project Considerations
    1. Utley Creek Water Reclamation Facility Phase II Expansion Planning
    2. Water

Current Utility Projects and Water Quality

Ms. Parrish gave an overview of the growth of utility investments from the 1980s to the present and into the future. She said the "easy" things were exhausted, and now we need to work on more complicated partnerships and solutions. The next big milestone is wastewater investments. She said that where you pull your drinking water, you need to return your treated water. She said we discharge to Utley Creek, which goes to Harris Lake, then Buckhorn Creek, and back into the Cape Fear River, which is where our water comes from. She discussed PFAS in drinking water and said that we are in an initial monitoring period and will bring the report card to Council in June. The enforceable regulations will be finalized by the EPA in 2029-2031. She outlined the timeline for treatment of PFAS.

Ms. Parrish told Council where we are currently with funded water investments; the Sanford Water treatment plant and Harnett County / Holly Springs hydraulic improvements. She said the Utley Creek Water Reclamation Facility expansion is funded and underway and the business park pump station upgrade is funded and underway.

Utility Rates Modeling

Tina Stroupe outlined the Utility Debt Rate Model and how the rates provide the ability to finance and maintain utility projects. She said our revenue bond is Aa2 from Moody's which is a strong rating. Doug Carter told them that this was the borrowing method for the Sanford plant. They made a strategic decision to use revenue bonds to give Council discretion as to when and how and at what level they issue the revenue bonds. But there are covenants in those bonds that you need to meet, one of which is that you will raise the rates to cover the debt.

Mr. Andrew Carter said the Town has moved to a larger system because of growth, which drove the decision to use the revenue bond model. The rate model runs the enterprise account. Because you are pledging revenue, you are agreeing to set the rates in order to cover the costs. He explained how the rate model is created. It is data-driven to forecast revenues and expenditures over multiple years.

Mr. Doug Carter outlined the key financial metrics adopted by Council, including bond ratings, days cash on hand policy, debt service coverage, and current and outstanding debt. He said that prior and projected rate adjustments to sustain service levels, fund current capital projects, and maintain financial targets were considered. Council adopted a 15% increase in FY24, FY25, and FY26; 12% in FY27 and FY28, 9% in FY29, FY30, and FY31. Factors that could influence future actual rate adjustments are the timing of projects and bid costs; interest rate adjustments for financing of projects; funding from grants; and increased usage by population growth and economic development partners. He said these percentage increases could change in the future depending on these factors and they will adjust the model each year.

Ms. Stroupe outlined the projected increases per this model on various sized users. There was discussion of conducting a rate study and that it was a difficult lift to residents, and balancing the rates between residents and businesses. Ms. Stroupe said that UNC figures comparing us to the rest of the state are not available but will be in March. She said seeking grants will help lower borrowing costs and thus reduce rate increases. She said that potential future factors are continued escalation in project costs; project timing and delays; and changes to consumption trends.

Future Water and Wastewater Investments

Ms. Parrish said we have secured 14 MGD of water and now we need to shore up wastewater. She explained why the expansion is necessary based on growth and expansion. She talked about

expansion through 2040 and planning ahead to prevent large rate increases. She said an additional water tank and transmission lines and additional wastewater capacity were needed. She explained that Utley Creek cannot handle more than 8 MGD so they are looking for other options to discharge. They are talking to municipalities who have capacity available because it will be more expensive in the future. She said options include Harris Lake, which NCDEQ has issues with, but would be the cheapest. They are still working with NCDEQ on this solution. Other options are the Western Wake Facility in the New Hill area, owned by Cary; Sanford is an option but they are not on the same trajectory, and it would take longer. She said they also evaluated a pipe to the Cape Fear River, but the regulatory path was impossible, and it was eliminated. She outlined rough estimates of these projects and other considerations. She said there is an additional possibility of getting partial capacity of 2.7 MGD as an interim option if they need more before 2035.

Mayor Kondratick brought up PFAS and chemicals we don't know about yet. Council member Foster brought up educating the community about things in their environment and things people can do. Mr. Harrington said the sources for why the Cape Fear has these chemicals are major industries and addressing it at the state level is needed. He said we are working on having a page on the website with more information about chemicals. Mr. Harrington said there would be more information on the state level coming and that this will be probably the most important thing this Council does.

Dr. Carlson walked through the agreements that arrived over the day. 1. Committing to the pay and class studies every 3 years; support for the two fire stations; shifting percentages on transportation funding; housing affordability priorities set as stated above; and to pursue the additional MGD of wastewater expansion.

Dr. Carlson did a wrap up of what worked well and where there was a delta for change.

The meeting was recessed until 9:00 am Saturday.

SATURDAY:

PREPARING FOR OUR FUTURE – SERVICE CONSIDERATIONS AND PARKING LOT

Stormwater Management

Daniel Colavito, Utilities and Infrastructure, said this was to reiterate the challenges discussed at the workshop and provide a way forward. He outlined the management of the quantity and the quality of stormwater. He said the programmatic (quality) portion, our infrastructure is aging and it becomes a challenge to manage. There is a backlog of inspections and repairs; regulatory requirements exist in perpetuity and are driven by population, not development. He gave the background on the stormwater fee calculations, which were done pre-COVID. He talked about balancing the ability to pay for the system with fees. Corey Petersohn, Budget, Innovation, and Strategy, explained the way fees were charged.

Mr. Colavito said the current fee is a flat fee of $5.20 per home. Businesses are assessed through Equivalent Residential Unit (ERU) which is based on the impervious footprint of a residential lot, currently established 2,930 square feet.

He said that out of about 800 non-residential accounts, about 50% of the total impervious area in Town is owned by above 30 users. These are large shopping centers, manufacturing, and apartment complexes. About 50% of nonresidential accounts are billed for 40,000 sq ft or less of impervious surface. He said the current level of service is a C, which is considered good. We meet compliance requirements, have some routine inspections; routine and reactionary operations and

maintenance. But we are lacking a comprehensive multi-year CIP that would allow us to be proactive, not reactive.

Mr. Colavito showed examples of current major repair projects, and said that the total major repairs would be about $2.5 million over the next five years. He talked about the grant possibilities for stormwater improvements at Womble Park.

Mr. Petersohn showed the need to generate additional funds. He showed how we benchmark our stormwater fees in comparison with other North Carolina cities. Holly Springs is below the $7.19 average. He said that Cary, Fuquay-Varina and Garner are currently working to set their stormwater fees as an enterprise fund. He said the current fee structure appears in 2021. Since then, CPI has increased 24%. Nonresidential maintenance has increased 34% and construction for government is up 35%. He said that at the current level of funding, there will be a shortfall in the next few years that will mean one emergency repair could gut the budget. The current model is not generating enough revenue to maintain the system. Mr. Colavito said that operational expenses are spread across the dedicated stormwater staff, but also other departments. Mr. Petersohn said that adding capital expenses into the equation makes the shortfall larger at the current fee structure.

Mr. Petersohn said staff recommends a $6.50/ERU rate which generates the additional funds to shift the program back to being self-supporting. He showed examples of what this would mean for residential and nonresidential customers. From $1.30/month increase for residential customers, to increases of $6.93 for 8,000 sq ft, $17.37 more for 40,000 sq ft and $43.34/month for the largest category of businesses customers.

Mr. Petersohn asked Council for feedback. Council member Hewetson said she doesn't like a two-year ramp up. She prefers a jump that covers the expenditure and prevents another fee increase in a year. She doesn't think it's going to be a problem for businesses, but she worries about households. She would rather do it at one time. Mr. Petersohn said the recommended $6.50 fee takes normal inflation into account and allows them to manage expected capital projects and repair. Mr. Colavito said he thinks it is a sustainable and sensitive number. He said of the CIP that is proposed, they are working hard to get grant funding. It's not guaranteed, but it would help and they have been successful in the past.

Mayor Kondratick said we have accrued a $2.5 million backlog over the past five years. He asked, if another $2.5 million in repairs crop up, would the $6.50 cover the backlog and account for things we don't know about yet. Mr. Colavito said some of these projects have existed for more than five years. There will be more expensive projects that crop up. But if we can get through these, our backlog will never reach this level again and we will reach the place, year over year, where we can fund things as they occur. Mr. Petersohn said he expects this to be sufficient, barring another COVID type disruption. Mr. Colavito said with this allowing us maintenance, the projects will be less expensive because we will catch them earlier when they're not so difficult. Mayor Kondratick asked if every municipality that has a stormwater fee charges businesses the same way we do. Mr. Petersohn said the ERU is an industry standard best practice. It provides equity in funding projects. But he can't say for sure how each municipality does it. Council member Hewetson asked what happens if the average house size changes. Mr. Colavito said staff revisits the impervious data every 2 years and can look at that data and see if the ERU needs to be adjusted. It was set for five years and last year we looked at it and it stayed fairly stable – increasing only slightly. But if we see the trends skewing one way or another, we can revisit the ERU.

MPT Drees asked how many homes are significantly smaller than the ERU and whether they could be charged a different rate. Mr. Colavito said staff looked at a tiered rate for residential, but when they looked at the data Holly Springs has a tight grouping around that median - 80% fall within 500 sq ft of that. We do have some older homes, but that is a very small number. And only 15-20%

fall above that median. At the time the fee structure was set Council decided it wasn't worth tiering because of the administrative work required by Finance. If we want to revisit that as we trend toward larger homes, we could make that model and if it is still showing the outsize influence of larger homes we could revisit tiers. Mr. Petersohn said it is a large administrative burden given the range being so tight. There are issues of how to adjudicate it if residents claim to be in a lower tier than they have been assigned. Mr. Colavito said that tiering is not the norm – most municipalities charge a flat fee. If a commercial user challenges a fee, we make them provide engineering data. But if a resident challenged, it would be up to staff to provide that data.

Ms. Lassiter said that she has done analysis of municipalities of our size and we are in line with their ERU. Most places use 3000 sq ft. Council member Deshazor said he feels like we are raising too many fees. He worries about seniors and those on a fixed income. He would prefer building the fund more slowly. He thinks it is necessary, but how do we do it with the least amount of impact. Council member Hewetson said that was why we didn't do it last year. This is now another year, and these repairs need to be made. She understands that this is going to be a pain point for some residents. But at the same time, we have to keep the level of service. Pushing it off another year isn't feasible.

Mayor Kondratick said to him $6.50 is putting our heads above water. Mr. Petersohn said increasing the fee to meet the known price increases would have produced more than we need, so they recommend it to be $6.50. If you wait, the projects not getting done become more expensive projects and the rate would have to increase even more. Council member Deshazor said he would prefer an even higher fee for the larger businesses as they are using more water. Mr. Colavito said we could set a tier that larger users pay more, but it is industry standard for them to pay less per square foot. But large corporations understand it as a cost of doing business. If Council's direction is to tier it so that they pay more we can do that, but it is not industry standard. Council member Foster said this is small town growing pain. People who move here know what they are getting into. The challenge is for people who have been here for a long time in smaller houses. She asked if there was a program we could offer them, to put them in a lower tier and keep everything else the same. John Schifano, Town Attorney, said fees must be rationally related to something. You can't set the fee that way. If you want to supplement you could take money from somewhere else and use it for that. But fees must be set relative to the problem you are trying to solve. Council member Hewetson said the administrative cost would be higher than the amount of the increase. What that would cost the town would increase the operating costs for everyone.

Council member Drees said that if we have an appeals process for people who believe their home is smaller than the ERU it would effectively create a tier system. Mr. Colavito said you would be creating a system by which the people who need assistance have to understand what it is in order to apply for it, which is another burden.

Council member Larson said she understands the separation of the fees is transparency. You are seeing where your money is going, which is beneficial. But it would be a disservice not to be proactive. She agrees that this is necessary. Mr. Colavito said he understands that lots of fees are going up. But this is not going away and if we can't address it this way, it is going to cause more problems in the future. Council member Deshazor asked if this would increase the staff in Stormwater. Mr. Colavito said it would not. We are staffed for the foreseeable future; we just need to give them the means to do the things that need to be done. He explained how the equipment and crew that has been built over the last five years has enabled the Town to do repairs for lower cost. It allows us to put problems on a prioritized list, rather than telling residents that they have to repair a pipe on their own property that is taking water from the right of way.

MPT Drees said she wants to make sure that we are syncing between Development Services and Stormwater to make sure we do the ERU evaluations on a regular basis. Mr. Colavito

said we look at it every 2 years and GIS helps us with that. Council member Larson asked if golf courses count toward this. Mr. Colavito said their buildings and paved paths do.

Mr. Harrington asked if Council want to do some level of increase, and if so, is $6.50 appropriate and reasonable. Consensus was an increase was needed and $6.50 was the right amount.

There was a short recess.

Parking Lot Items / Open Discussion

- **Eagles Landing Park Marketing**

LeeAnn Plumer, Director, Parks and Recreation, said she had been asked to review the background on the Eagles Landing Park naming and the Council's Town Facilities Naming Policy. She outlined the objectives, general principles, and categories in the Policy which Council adopted in October of 2022. She said that, among other considerations, it states that Council has the authority to name Town Assets, that a permanent name should be identified prior to bid award for construction and that renaming is generally discouraged, with certain exceptions. She outlined the reasons included in the policy that justify renaming assets.

Ms. Plumer identified the twelve names discussed by the Parks and Recreation Advisory Committee (PRAC) in January of 2024 prior to advancing six names to Council: Springside Park; Hollyview Park; James Norris Park; Eagle View/Eagle Landing Park; Cass Holt Road Park; and Summit Point Park. She outlined which features each of those names checked off the list of Geographic, Cultural/Historical/ Natural Features/ and People or Organizations which are identified in the naming policy. At their retreat in February 2024 Council voted using a "dot exercise" and Springside and Eagle View/Eagle Landing tied. This was followed by a series of Council votes. A motion to allow residents to vote on the name failed 2/3; a motion to name the park Springside Park failed 2/3; and a motion to name the park Eagles Landing Park passed 3/2.

Mayor Kondratick asked what the rational for the community not voting was. Ms. Plumer said there was discussion, but the vote did not pass. Council member Hewetson said this had come before Council two or three times. They were fatigued. She was in PRAC meetings and there had been a lot of resident input. Every name had reasons put forward, but when it came down to it, there was no unanimity. But it was time to make a decision and go on. Council member Deshazor said that when that motion was made it was made because Eagles Landing Park came up as a recommendation from Council. He made the motion to give the residents a chance for input because the name didn't come from PRAC. MPT Drees asked if the PRAC considered Eagles Landing or was it a separate track. Ms. Plumer said PRAC had heard that name, but they did not vet it. It came from a council member but was not generated by PRAC.

MPT Drees asked why we were talking about it now. Mayor Kondratick said a Holly Springs Sports marketing class put together an idea and marketing plan around changing the name to Hawks Landing and sent him an email and that is why we are discussing it.

Council discussed the original process that led to the name Eagles Landing Park. They discussed the costs and delays involved in changing the name, the requirements put forth in the naming policy for changing an asset's name, and whether there were smaller elements of the park that could be named with the students' input. There was discussion around the differences in a named sponsorship and other naming practices, and a desire was expressed to get teenagers involved earlier in the process, perhaps through the Teen Recreation Advisory Committee, in the future.

The direction of Council was to keep Eagles Landing Park, look to these groups for future naming opportunities, and bring smaller naming opportunities back to Council. There was also

consensus to revisit the naming policy in the next six months to make it less ambiguous and more robust.

E-bikes / E-scooter Safety

Chief Paul Liquorie spoke of the proliferation of e-bikes, e-scooters and e-motos and said we have seen some problems and heard some complaints. But they are also a mode of transportation, and the town wants to balance transportation needs and safety concerns. He outlined the challenges of identifying the different vehicles and their statutory identity. He said enforcement becomes an issue because of these different classifications. He showed the different ways the statutory identifications affect what is allowed. The concerns for those which go over 20 mph are more severe accidents. Mopeds and Motorcycles have to be registered, the type of helmet is different, there is an age restriction, and they must be insured. He explored what state law controls vehicles, whether powered electrically or not.

Council member Foster said is this an education thing, since complaints are about higher speeds. Chief Liquorie said that staff looked at options to take an informative approach. If we then aren't getting results, we can look at greater enforcement or engineering solutions. He suggested an online parent informational guide and a video. There is a lack of knowledge by parents. There could be printed guides and/or QR code distributed at special events. There is also a safety component with the batteries. They are different from other combustibles, and there is a recycling component that would also be a part of the education. Greenways would need signage that could have a QR code to educate people about the differences in the various bikes. MPT Drees said greenways are tricky because allowing e-bikes makes it more dangerous for the pedestrians, but safer for the kids. She suggested that signs explaining proper passing etiquette would be good. Council member Larson suggested the police go to HOA meetings and teach bike safety, like the motorcycle classes.

Chief Liquorie suggested that ordinance changes might be necessary, and discussed which types of ordinances aren't useful because they are not enforceable. For example, there is currently no mechanism to fine a person under 16, so the only option is a very cumbersome process. Council member Hewetson asked if there was a way to mark the vehicles so that parents know what they are buying. Chief Liquorie said he was not aware of a federal regulation. This is an area where technology is getting ahead of legislation. He would ask Council to consider new ordinance being practical, realistic, and enforceable. Our current ordinance does not allow motorized vehicles on the greenway, but it is not being enforced. And given the guidance given to encourage multimodal use of the greenway, we need to change the ordinance. We need to address where the allowable places for e-bikes (e-motos are already excluded by state statute). We need to address allowable uses (ramps etc.) Council member Larson asked if there was any space in future parks where we would allow these. Ms. Plumer said we haven't planned any because this is coming up quickly. We're looking at the where, the what, and the why. Council member Hewetson said as we talk more about using greenways as transportation, this is a big consideration. Chief Liquorie said the issue with a set place to ride is that wherever this is established, the biker has to get there. They won't have mom and dad drive them. They'll take the roads. Chris Hills, Director of Development Services, said a lot of our funding for greenways comes from CAMPO and it is for transportation, not recreation. E-bikes are probably a big part of that. MPT Drees suggested that we need to consider what materials are on particular trails and not use them if they tear them up. Chief Liquorie said suggestions for ordinance amendments would incorporate that e-bikes must yield to pedestrians and would limit motorcycles from going on greenways.

Chief Liquorie offered community engagement ideas, recommended enhanced signage and information-kiosks. He said they would continue to engage Parks and Recreation Advisory

Committee and Police Community Advisory Group and bring proposed ordinance modifications and policy modifications to Council in the next 1 to 2 months. He said they would create a parent information guide for use online during community events and through key stakeholders.

Council discussed making the online guide easy for parents to understand and using community policing to educate the public. The different helmets required were discussed with a suggestion that parents bring helmets to the police station or fire station for evaluation.

Mr. Harrington asked Council to recognize that there are short-term and long-term things we can do. What he hears is the need to make tweaks to the ordinance, make an effort to educate bikers on passing etiquette, and engaging with youth.

Legislative Action Agenda

Mr. Harrington showed a draft Legislative Action Agenda for the year that came up from the committee and the Mayor. Mayor Kondratick said the issues were broken down to primary and secondary priorities with each group: the Wake County School Board; the Wake County Board of Commissioners; the General Assembly; and Congress.

There was discussion of keeping local control items as a philosophy and addressing other items through that lens. Council discussed their priorities and Mr. Harrington said a refined agenda would come to Council for approval at the March 3rd meeting.

Council discussed the institution of additional civic spaces as we connect greenways and sidepaths through town. Ms. Plumer said staff is pursuing that on the Middle Creek Greenway and Chris Hills said the UDO addresses standards for civic spaces, but they could be looked at and revised if necessary.

Mr. Harrington said staff needs to come back to Council with an update on Greenway projects. Maybe that conversation is a way to incorporate this conversation and get some additional clarity on what is wanted.

Adjournment: There being no further business, Council member Deshazor made a motion to adjourn at 12:41 pm on Saturday, February 7, 2026. It was seconded by Council member Larson and passed with a unanimous vote.

Respectfully submitted on Tuesday, March 17, 2026.

Linda C. McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, February 17, 2026. Mayor Kondratick presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Kondratick, Mayor Pro Tem Annie Drees, Council members Danielle Hewetson, Chris Deshazor, Sarah Larson, and Kara Foster.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager;* Scott Chase and Daniel Weeks, *Assistant Town Managers;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT;* Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability;* Cassie Hack, *Director*, *Communications and Marketing*; Tina Stroupe, *Finance Director;* Chris Hills, *Director of Development Services;* Elizabeth Goodson, Brett Gosney, Sarah Sularz, and Elliot Blonshine, *Development Services;* Irena Krstanovic, *Director, Economic Development;* Anna Murphy, *Economic Development;* LeRoy Smith, *Fire Chief*;.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jonathan Sherrod of Kirk of Holly Springs Presbyterian.

4. Agenda Adjustment: The February 17, 2026, meeting agenda was adopted with changes, if any, as listed: *moving Item 23 to after the Consent Agenda and prior to Item 19.*

Motion: Drees
Second: Hewetson
Vote: Unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: ten comments regarding e-bikes, two comments in favor of the NDO, and one comment about loud vehicles in Trinity Creek.

The following public comments were received in person:

Rob Nestor, 105 Back Woods Circle, said he was here a few years ago when members of the community spoke against the NDO. Despite its brief nature he was told by a previous Council that he didn't understand what it meant. He spoke up then and asked that Council to sign on. He is not a member of a protected group, but in 12 years of living here he has gained friends, family, and loved ones who deserve this protection. He is encouraging this Council to sign the NDO because empathy and love make us a good community. He said what we do for the most vulnerable is what we will be judged on.

Laura Weygandt said she was here as executive director of Wester Wake Tennis. She said tennis is the healthiest sport on the planet and tennis players live longer than sedentary people. She praised the Parks & Recreation department for their tennis programs. Holly Springs is growing and tennis is growing. She said that in 2025, there were 99 adult league teams. They expect to surpass that in 2026. She praised staff for the programing of the existing courts. She said it was time to consider new tennis courts in Holly Springs, 6-8 new courts. There is funding from US Tennis for resurfacing and new courts, and Western Wake Tennis is here to help. They love the partnership with Parks & Recreation.

Donna Friend, 112 Split Trunk Path, thanked Council for speaking on behalf of the NDO. For the first time we have a Mayor and Council that are willing to listen to the residents. She reminded the audience of who the NDO protects. She said the main focus of opposition has been against sexual orientation. She requested support from Council to pass the NDO.

Wendy Lynn Puopolo, 324 Silent Bend Dr., spoke about Mira Ridge Development. She said she chose Holly Springs for the sustainable development and chose her lot because the lot behind it was rural residential. She opposed the zoning changes for Mira Ridge, even though the plan had changed. She said zoning is key and Council should not give up their power. She asked that they not rezone the plot. She said her parents can't cross Avent Ferry because of the traffic. She said it is beautiful the way it is and it should stay that way. If she wanted development behind her she would have bought elsewhere. She asked them to consider the Planning Board's vote against the project.

Karyn Mulligan, 316 Holly Green Lane, said she is a 26-year resident of Holly Springs. She asked the Council to reconsider passing the NDO. Wake County and NC already have protections in place and she said it places an unfair burden on small businesses. She said it would not be a problem for large businesses, but would be for small businesses. If it passes she thinks they would have to hire attorneys to review manuals and service policies. She said most small businesses don't draft their own, they download a template. She said this would add cost, and liability. She said the data shows no crisis requiring new legislation. She asked if they had sat down with the small business community to see how it would affect them. She said it did not reflect transparency.

Beth Richardson, 224 Springside Dr., 27-year resident, said when she moved here there was nothing but Food Lion. They watched the town grow with limited government and she wants it to stay that way. There is no reason to duplicate the County's NDO. People have the 14th Amendment to the Constitution that gives everyone equal rights. In the 1960s the civil rights movement made sure everyone had equal rights. She hasn't seen anyone denied employment or housing because of the color of their skin or their sex. There is no reason for more government overreach into our lives or businesses. She asked Council not to pass the NDO. Keep small government and keep Holly Springs the way it is.

Rosemary Sanozky-Dawes, 5128 Beckwyck Dr. in Fuquay-Varina spoke against Mira Ridge. She said the density calculation failed to account for the right-of-way. She said the density figures are inaccurate and higher than what is shown in the documentation. Second, this property is bordered on north, west and south by Lake Harris game land. Increasing density in an active hunting zone is a significant municipal liability. It is an incompatible use that must be avoided. Hunters don't always adhere to the rules and stray rounds are more likely to strike a home if they allow this development. She thinks it will place a burden on 911 resources because she thinks a flood of "shots fired" calls will happen. She said Holly Springs has been fortunate that there have not been incidents at Lochridge because of this. She asked them to uphold their oath to protect the community and deny this development.

Dawn Santoiani, 209 River ledge Dr., Lochridge Subdivision, said she was here to talk about Mira Ridge Development. Her property directly adjoins the property, and she is speaking on behalf of her neighbors too. She thanked staff for their transparency and responsiveness and the thoughtful discussion of the Planning Board. The development of Mira Ridge is inevitable, so she believes it is essential that the neighbors have a voice. Earlier versions raised concerns. The current plan came about through dialog with neighbors, and the developer has committed to home sizes that are compatible with Lochridge and other changes, including buffers along the property line. She said this

creates meaningful separation to protect wetlands, and improves the project. Rejecting this would send a signal that resident collaboration has little influence.

Recognitions

5. Women's History Month Proclamation

Mayor Kondratick proclaimed March as Women's History Month in Holly Springs and presented the proclamation to Kimberly Henry.

6. Developmental Disabilities Awareness Month Proclamation

Mayor Kondratick proclaimed March as Developmental Disabilities Awareness Month in Holly Springs and presented the proclamation to Theresa Randall, ADA Coordinator for the Town.

7. Oath of Office – Board of Adjustment and Planning Board Members

Linda McKinney, Town Clerk, issued the oath of office to new Planning Board members Kathy Stamper, Van Crandall, and Tanner Davis and new Board of Adjustment members Ben Copeland, Carl Pautlitz, and Cecelia Allen-Webb.

8. Winter Storm Response Recognition

Randy Harrington, Town Manager, said we have an incredible team of public servants in Public Works, Police and Fire and they are outside in all weathers, and interact with our residents more than other employees. We want to recognize them for the great work they did. We had 2 weekends in a row of snow, sleet and ice. They worked very hard. He invited Paige Scott, Director of Public Works to speak.

Ms. Scott said that she was proud to recognize these employees, who over the course of the two back-to-back storms were involved in treating or plowing 152 routes using 220 tons of salt/sand material. Critical town facilities and downtown sidewalks were pre- and post-treated to keep the public safe. She said there were no accidents, injuries, or equipment failures. She said this reflects professionalism and pride in their work.

REQUESTS AND COMMUNICATIONS

9. Black History Month Presentation

Pastor Jahmar Cobb gave a presentation on black history in the town of Holly Springs. He said he was speaking as a Holly Springs native, not as a pastor. He said Holly Sprngs was incorporated in 1876, but it didn't begin with the incorporation. There were people here before then, at a crossroads with fresh springs and holly trees. It was a small hamlet for black farmers who worked all week and went to services on Sunday. Often, they met at the Grigsby's after services for lunch. The fellowship strengthened the community. Before 12Oaks, Sunset Ridge, Holly Glenn, there was Easton Acres, Holly Acres, West Holly Springs, Utley Town, and Prince Town. There was a railroad track and he grew up in West Holly Springs, on the other side of that track. These communities didn't have welcome signs or brick entrances. But there was grit and vision and people who believed in the town. Before gated communities, there were grounded communities. He talked about programs at the Hunt Center for after school and summer. He said that before it was a community center, it was a Rosenwald School, where a generation found their legacy. We are not at 50,000 population because of chance – something attracted people here. This town has grown quickly and accomplished a lot. He said before the world knew what Instacart was, Mr. Green Prince opened a grocery store and delivered groceries and ice from house to house. He spoke of the first black commissioners, mayor, - from segregated classrooms to the dais. He spoke of Dessie Mae Womble being the first female black police chief in the state. Before NMAC, there was a baseball field on Holly Springs Road. He said his sister went first round, 10th draft pick for the WNBA. Holly Springs is more than a crossroads, it's more than the spring. It was an incubator for success. He thanked Mayor and Council for allowing him to present. He said this is not

just black history, this is history. This town stands on the shoulders of those who came before us. He takes pride in being from Holly Springs, a strong community that bears each other's burdens. If we remember what we were, it will shape where we are going.

10. LaunchHOLLYSPRINGS Annual Update

Anna Murphy, Economic Development, said Pastor Cobb was a hard act to follow. She introduced Bob Shimmel, the Program Manager for LaunchHOLLYSPRINGS (LHS). She spoke of how LHS' work has strengthened the business community of Holly Springs and launched many entrepreneurs. She spoke of the community support, Mr. Shimmel's support and the leadership team that have made LHS what it is.

Mr. Shimmel gave a brief history of the program and how it works. He spoke about the program's impact on the economy of Holly Springs. He explained the progress the program has made and offered statistics on its graduates' successes. He said Council will get copies of the monthly LHS Gazette.

Council member Larson asked how many people are in cohort 9. Mr. Shimmel said up to 20. They get far more applications than they have slots. Council member Deshazor said he would love to see these businesses joining the Chamber. Mr. Shimmel said many of their members join the chamber; graduates have been on the board and on town boards. About 20% of Rotary is made up of LHS graduates because they want to serve. Mayor Kondratick asked how many applicants there were for Cohort 9. Mr. Shimmel said they had received over 30 and said it was going to be tough to choose. Council member Foster thanked him and said as a small business owner she knows how much that support means. And getting them through COVID was a major help.

Consent Agenda

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

11. Minutes of January 13, 2026, and January 20, 2026 – The Council approved the minutes of the January 13, 2026 Workshop meeting and the January 20, 2026 Business Meeting.

12. Budget Amendments – The Council received the Town Manager approved budget amendments and adopted Water Projects Capital Projects Ordinance 26-02.

Copies of the budget amendments and Ordinance 26-02 are attached to these minutes.

13. Courtyards at Holly Grove Amenity Center – Utility Allocation Request – Council approved an additional 3,250 Gallons Per Day Utility Allocation Request for Courtyards at Holly Grove Amenity Center.

14. NCDEQ Division of Water Infrastructure Grant Funding Resolution for Water and Wastewater Asset Inventories - The Council adopted Resolution 26-05 to close out the Water Asset Inventory Assessment grant funded project, and Resolution 26-06 to close out the Wastewater Asset Inventory Assessment grant funded project.

Copies of Resolutions 26-05 and 26-06 are attached to these minutes.

15. Voluntary Annexation A25-09, 975 Avent Ferry Rd. – The Council adopted Resolution 26-07 directing the Town Clerk to investigate the sufficiency of annexation petition A25-09.

A copy of Resolution 26-07 is attached to these minutes.

16. Voluntary Annexation A25-03, 3020 Avent Ferry Rd. – The Council adopted Resolution 26-08 directing the Town Clerk to investigate the sufficiency of annexation petition A25-03.

17. FY26 Vehicle and Equipment Installment Financing Contract – The Council authorized staff to enter into Installment Purchase Agreement with Pinnacle Financial Partners, adopted Resolution 26-02 for financing terms and documents, and authorized the Town Manager to sign and execute an agreement for the FY26 installment purchase financing of vehicles and equipment with Pinnacle in the amount of $2,312,000 and authorized Pinnacle Financial Partners as a Town Official Depository.

A copy of Resolution 26-02 is attached to these minutes.

18. Janitorial Services at Town Facilities and Public Restrooms – The Council authorized the Town Manager to execute a one-year contract with two, one-year optional renewal years for a maximum contract length of three years with DeWhitt Facility Services, LLC for janitorial, day porter, and as-needed custodial services related to town facilities and public restrooms, not to exceed $266,640 for the first term with a 3% increase for each subsequent term, if extended by the Town.

(item 23 moved to this position during Agenda Adjustment)

23. Interlocal Agreement (ILA) to Authorize County Enforcement of County Nondiscrimination Ordinance in Town Limits

John Schifano, Town Attorney, said that this item was to consider the adoption of the Wake County Nondiscrimination Ordinance. He said that Wake County enacted the ordinance which was adopted by several municipalities in 2021-2022. He said that county ordinances are not applicable within municipal limits without the consent of the town's governing body. This one requires an interlocal agreement. The enforcement mechanism is the County staff fields complaints. We heard people say that there have been no complaints in Holly Springs. There wouldn't be because the ordinance hasn't been adopted, so it wouldn't have gone to the County. County staff will refer parties to a conciliatory process through Campbell Law School. The ordinance does permit injunctive relief. The Ordinance allows the County to enforce the County ordinance in Holly Springs.

MPT Drees said it is time that protections that apply in Wake Co apply in Holly Springs. Council member Foster said that speaking as a small business owner in Apex when this passed in Apex in 2021 or 2022, she has listened to both sides and there is a lot to be said about government overreach. But this affects our citizens in their day to day. We have a responsibility to keep our residents feeling welcome and everyone protected. The NDO doesn't change what good businesses are already doing. She said she does not believe it will lower any standards; it just reinforces that decisions are being made fairly. The business policies that small businesses download already include these protections. This has not harmed any of the small businesses in Apex and it won't harm those in Holly Springs.

Council member Hewetson said she agrees that there should be protections in place and all classes in this ordinance deserve not to be discriminated against. That is the purpose of ordinances and laws. In this particular instance, we are talking about protection for two types of discrimination; public accommodation and employment practices. Since the NDO was passed by the County, we have seen that only 14 cases have actually been forwarded to Campbell Law. It has been misunderstood as this broader scope. Of those 14, a smaller portion did come from employment practices, but over 70% were public accommodation. In January we heard that there was a precedent in Orange County that made the practice of municipalities and counties taking employment action unconstitutional. Her suggestion, even though the Orange County case was different, would be to carve employment practices out to protect the town from litigation. This removes potential extra cost for businesses, but most of it is still there. She supports it in cases of public accommodation. She said that at one point she thought multiple municipalities had made that carve out, but Raleigh and Cary added additional verbiage so that it removed the liability from the municipality and put it on the County. She asked John Schifano, Town Attorney, to speak to that. He said Cary's ordinance did not exempt employment

practices. He is not sure that Raleigh's did. The Wake NDO has language that talked about discriminatory conduct for contractors for the County and everyone exempted themselves from that portion. Regarding the Orange County case, there is a constitutional prohibition not allowing municipalities to regulate businesses. What you are voting on is Wake County's ability to enforce their ordinance in Holly Springs. He doesn't know that there is a tremendous amount of risk to Holly Springs for Wake County enforcing their ordinance. If this were your ordinance, it would be different. Council member Hewetson said that he said that a litigious attorney could pull in Holly Springs. Mr. Schifano said we could always be pulled in for things that Wake County is doing; in Federal Law there is section 1983, which says if you violate civil rights, you can get punitive damages, but there's nothing like that in state law. You might have to cover attorney fees for the other side but that is the risk. If we get a lot of these challenges, you can revisit this. Or you can carve it out now. It is Wake County's ordinance. Council member Hewetson said we have updated ordinances in the past after the fact, but why not start today and not worry about it coming back later.

Council member Deshazor said from his professional background, looking at discrimination, if we carve out employment law we leave a gap for smaller businesses – businesses with fewer than 15 employees aren't covered by federal law. By signing on to the Wake County NDO we are not on the hook and it covers that gap. If we have 19% of the people who don't feel safe, but everyone should feel safe. He hopes at the next survey, that percentage goes down. He would go with the Wake County ordinance as written. We know that it is not changing a lot, but it is giving people a feeling of safety, which is worth a lot. He said he wanted to address things said in public comment. One resident said that 158 years ago there were equal rights – but only white males could vote. We have to continue to evolve and grow. By signing this NDO we are giving people safety and attracting businesses. Businesses look at these things to see what kind of community they are asking their employees to join. They want to see that this is a welcoming community. Pastor Cobb nailed it – we need to continue being a welcoming community. He supports this tonight as he did a few years ago.

Council member Larson said she supports it. Once we know better, we do better. No percentage is too small to protect. This is the step we need to take. Council member Hewetson said she thinks case law does not allow us to pass this. MPT Drees said the Orange County legislation was so significantly different that it doesn't apply.

Action 1: Motion to adopt resolution 26-09 providing for the applicability of the Wake County Nondiscrimination Ordinance within Town limits.

Motion: Drees
Second: Deshazor
Vote:
Aye: Drees, Deshazor, Foster, Larson
Nay: Hewetson

Action 2: Motion to enter into the Interlocal Agreement regarding county enforcement of the ordinance, and authorize the Town Manager to execute the agreement.

Motion: Drees
Second: Deshazor
Vote: unanimous

Mayor Kondratick said that fulfilling his oath as Mayor requires him to ensure that our ordinances match the community feeling. This is a caring and welcoming community. Our strength is our residents who are always ready to help neighbors without exception. Council's vote is in part a recognition that residents and businesses have been far ahead of your elected officials up to this point. Holly Springs offers a home to everyone without question and without exception. He said the next step

is to sign a resolution recognizing the Wake County Ordinance, and he signed it in front of the audience.

Council took a five-minute recess

PUBLIC HEARINGS

19. Rezoning 24-REZ-06 Sunset Lake Road Bank

Brett Gosney, Development Services, said that this item was for the consideration of a rezoning at 5260 Sunset Lake Rd. to allow a financial institution. He said that after the public hearing tonight, the item would go to the Planning Board and then return to Council in March for a decision. He showed where the property is located. He said it was an Option 1 rezoning, with the rezoning and development plan considered at the same time, and he outlined the expectations of a conditional zoning district. He said the land is designated Mixed-Use Center on the Land Use and Character Plan and is currently zoned Suburban Residential. He outlined the project history since May of 2024 and explained that the project has been reduced to one parcel due to neighborhood feedback and a deed covenant on the second parcel. The stormwater control measure (SCM) will now be underground, rather than a pond. He said the building would be approximately 3,500 square feet for a Chase Bank. There will be 22 parking spaces, with 3 of them being EV ready. There will be urban civic space located in front of the building as well as along the southern property line. Proposed standards include a drive-through, a reduction of the thoroughfare setback from 25' to 14.4' and an increase in the maximum number of parking spaces from 14 to 22.

Elliot Blonshine, Development Services, said that the site is currently served by water and sewer and that the fire flow analysis showed the pressure was sufficient, and sewer studies showed the proposed use was no more than the current use, so it is not subject to the Utility allocation policy. Transportation updates include widening Lassiter Road to a three-lane road along the frontage, installing curb, gutter, and sidewalk, and restriping the road; expanding the sidewalk along Sunset Lake Road to 10 feet from its current 5 feet; and restriping two crosswalks to be high-visibility crosswalks at the intersection. Traffic study showed there would be minimal impact on traffic.

Council member Deshazor asked why the entrance had to be on Lassiter. Mr. Blonshine said there was not enough distance from the other intersection for NCDOT to allow access on Sunset Lake Rd. It is preferable to have access on the smaller road. Council member Deshazor asked about the crosswalk across Lassiter and whether there would be another one down Lassiter. Mr. Blonshine said not with this project. There is no sidewalk on that side of Lassiter currently. Mayor Kondratick asked how the 232 additional trips affect the current traffic volume on Lassiter. Mr. Blonshine said he will ask the traffic engineer for the applicant to address that. The Tier 1 study says that with how many trips it will produce, there is not enough impact to warrant improvements. Council member Deshazor asked if traffic leaving the bank could be pushed to go left and return to Sunset Rd. rather than going along Lassiter to Holly Springs Rd. Mr. Blonshine said he doesn't know if that is possible. Generally, you would want the option to go left or right. He has not seen a case restricting right-out. It is more common to restrict left-out. This is not something that we have considered to this point. Council member Hewetson said with Holly Springs Rd. widening, when you come around Lassiter, you can only turn right, not left. She thinks very few people will go on Lassiter because they can't make a left on Holly Springs Rd. She doesn't see a reason for people to go that way now that you can't turn left on Holly Springs Rd. from Lassiter.

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

Ashley Honeycutt-Terrazas, of Parker Poe, speaking for the applicant, said the .88-acre parcel at the intersection of Sunset Lake Rd. and Lassiter Rd. across from Sunset Lake Commons, is currently zoned Suburban Residential and occupied by one single-family home. She said the rezoning to mixed-use center would bring it into harmony with the properties across the street. She said the NE Gateway

Plan calls for this area to be commercial. She said with NDOT regulating traffic, it no longer makes sense for this to be used as a single-family lot.

Ms. Honeycutt-Terrazas outlined the development plan, showing the location of the building and the parking. She said this would be a low impact use. She showed which existing trees would be preserved and where the landscaping would build on that to create buffers. She said the drive through would be screened from Lassiter by dense plantings. She showed the plantings and said that Chase Bank works with a landscape architect to landscape their buildings. She showed which trees would be preserved on the site. She explained that they needed 22 parking spaces, rather than the maximum 14 because of the concerns of the neighbors, to prevent parallel parking on Lassiter. She said Chase was open to an agreement with a neighboring business to share parking. She showed the proposed elevations and discussed the façade materials that would be used. She explained that the plan had evolved after receiving feedback from staff and from neighbors, and showed the improvements they had made.

Ms. Honeycutt-Terrazas explained how this project was consistent with Vision Holy Springs and the Town's policies and plans.

Council member Deshazor said he would like them to consider lighting and how they would balance bright enough for safety without bothering the neighbors. He appreciates their willingness to work on the parking issue. He asked if the ATM was facing Sunset Lake. Ms. Honeycutt-Terrazas said no, it will be along the back. Council member Deshazor asked them to consider which placement was safer. He said he appreciated their listening to the neighbors.

MPT Drees asked what the 3rd lane on Lassiter would be. Ms. Honeycutt-Terrazas said DOT owns the signal and Sunset Lake Rd. so they will have more conversation as they approach the construction drawings. They will need NCDOT feedback. We will stripe in the 3rd lane but we need DOT input on how it works with the existing signal at the intersection. MPT Drees asked if there was an opportunity to true up the crosswalks to make them more of a right angle. Ms. Honeycutt-Terrazas said they would look at that. MPT Drees said she appreciates the path behind, which will be convenient for bikers and walkers.

Council member Foster asked if there were any traffic calming efforts planned for Lassiter. A bike lane or something to calm traffic. Ms. Honeycutt-Terrazas said probably not with this project. The ultimate cross section doesn't have a bike lane either. The majority of the issues are happening further down.

Kevin Dean, Kimley Horne, traffic engineer said that there will 20 – 40 peak hour trips at either end, entering or exiting the site. That is about 1% of the total volume, so it is relatively little impact.

Mayor Kondratick said no one else had signed up. Anyone with comments can go to Planning Board or contact him or Council directly with their concerns.

Mayor Kondratick closed the public hearing

Mr. Gosney said that next steps would be Planning Board for review and recommendation.

20. Economic Development Agreement with Genentech

Irena Krstanovic, Director of Economic Development, said this public hearing was related to an Economic Development Agreement (EDA) between Genentech and the Town of Holly Springs. She gave a brief overview of the company and their first (Phase 1) investment in Holly Springs. She said key project points include no proposed changes to the existing footprint of the site and no increase in water/sewer requirements, and the addition of new manufacturing lines and additional jobs. She showed where the project is located. She outlined the benefits to the community including high quality jobs and industry diversification for the town. She reminded Council and the public of the key terms of the original EDA from Phase 1 and said that the terms of the amended and restated EDA include a target of an additional 100 jobs, with target wages of $119,833 and a capital investment of $650 million.

The Business Investment Grant (BIG) is 50% incremental tax grant over 8 consecutive years up to a max of $22,671,000, which is the same timeline as the original BIG, just a higher cap.

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

Mayor Kondratick closed the public hearing

Action: Motion to approve Economic Development Agreement between the Town of Holly Springs and Genentech
Motion: Larson
Second: Hewetson
Vote: unanimous

21. Voluntary Annexation A25-08, Twin Springs

Sarah Sularz, Development Services, said that this item was a voluntary annexation, but the applicant had requested that it be tabled to March to allow the other pieces of the project to move at the same time. She showed where the property is located, mostly in the ETJ, with a small portion in Wake County.

Mayor Kondratick opened the public hearing.

Action: Motion to table the public hearing to the March 17, 2026 meeting
Motion: Hewetson
Second: Larson
Vote: unanimous

NEW BUSINESS

22. Rezoning and Development Agreement for 24-REZ-07 Mira Ridge

Brett Gosney, Development Services, said this item was to consider a request for rezoning, utility allocation, and a Development Agreement. The public hearing was held on May 20, 2025 after which the project underwent modifications and was presented to the Planning Board on January 27, 2026. Tonight, this item is before Council for a decision. He showed where the property was located along Avent Ferry Rd. adjacent to Lochridge Subdivision, and said that this was an Option 1 project, with the rezoning and major subdivision considered at the same time. He reminded the public of the expectations of a conditional zoning district. He said this property was designated Conservation Neighborhood on the Land Use and Character Plan and said that designation required that 30-50% of the buildable land to be conserved as permanent open space, which should be primarily informal in character, with variable lot width and depth, with larger lots near the edges of the neighborhood. Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited. He said these typically have small, closely clustered lots. He said that if the Suburban Residential Conditional District is adopted, the Future Land Use Map would change from Conservation Neighborhood to Residential Neighborhood. This would be consistent with Lochridge Subdivision. This would change the Future Land Use Map to Residential Neighborhood. He outlined the characteristics of Residential Neighborhood zoning.

He said the site is currently zoned RR Rural Residential, which is assigned to all new property brought into the town limits, but it is expected that they be rezoned in the future to conform to the Future Land Use Map. He said the recommended zoning was suburban neighborhood. He said the

project is no longer requesting conservation zone subdivision, due to feedback from neighbors. He outlined the history of the project since Oct. 2024.

He outlined the concerns that were brought forward at the public hearing and the changes that were made to the project after the public hearing, including reducing the number of lots, increasing the buffer and changing to front loaded lots. After the Planning Board meeting they made further updates to increase the buffer, reduce lots further and increase total open space. He showed the evolution from the 1st site plan to the current proposed site plan.

Mr. Gosney said one of planning staff's concerns is consistency with the Comprehensive Plan. The main concern was the lack of open space. The currently proposed plan is not consistent with the comprehensive plan but they are proposing a change to the Future Land Use Map. He said the buffer was changed to be consistent with the Lochridge buffers. He said staff feels the applicant is using the new process to address feedback from staff and the public. He outlined the plan, as currently proposed. He said proposed standards include lower density, and smaller side setbacks. Landscape buffers are proposed to be larger, and façade standards do not differ from the UDO.

Elliot Blonshine, Development Services, said watermain extensions along Avent Ferry Rd. and into the site are proposed. Fire flow analysis indicated sufficient pressure. Sewer will be tied into stubs with Lochridge. Existing downstream infrastructure has adequate capacity. The project is a Utility Policy priority level 2, and they commit to vegetative wetlands and preserving 10% of specimen trees on site. Staff recommendation is that there is enough capacity. Transportation improvements include the full widening of Avent Ferry Rd., including a 10' sidepath; two site access drives are proposed connecting to existing stubs and providing stubs to adjacent parcels. They will install a 6' sidewalk on Avent Ferry to the entrance of Lochridge.

Mr. Blonshine said a traffic study was conducted. Improvements include stop control for site driveways and dedicated left turn lanes and a pedestrian refuge. He said the offsite sidewalk is slightly over 800 feet.

He said the Development Agreement includes commitment to the Water Resource Management policy and a rental community clause.

Rick Madoni, Planning Board representative, said their concerns included density and losing the conservation district. Another concern was that Holly Springs can regulate use but not ownership. They appreciate that the developer tried to match the adjacent neighborhood. Overall, they found it inconsistent and voted 7-2 to deny the rezoning.

MPT Drees asked if Planning Board chose to deny mostly based on density or on the zoning change. Mr. Madoni said it was the zoning change and going from conservation district to matching what was there at the time.

Mr. Gosney said staff analysis was that the proposed change is more consistent with the adjacent neighborhood and is providing lot sizes and product type that is more consistent with the adjacent subdivisions, and staff recommended approval.

Tommy Craven, speaking for the applicant, said that in response to the concerns of the Planning Board that rezoning turns us loose to do a subdivision different from the plan, that doesn't apply because the subdivision plan is part of the rezoning and we would have to come back to Council to rezone. It is not our intention to become a rental neighborhood. We understand that it is not enforceable, so we agreed to put that in the development agreement. That doesn't prevent a homeowner from renting their property, but it will not be built as a rental neighborhood. We have been trapped between the conservation district and the opinions of the Lochridge neighborhood. We have continued to reduce our lot count. We worked to lower the density and still maintain the environmental standards similar to the Conservation subdivision. We couldn't quite get there, but we got close. He said their proposal has 37% open space. That is not buildable area because that isn't defined. But in his opinion the whole site is buildable. He said their tree preservation is 22%, with 15% of the specimen trees preserved. Preserving this number of trees, on environmentally sensitive slopes – they thought that was the highest and best use of that portion of the site. Given the conflict between what Lochridge residents want, and the Comprehensive Plan, and what is shaping up at the Ragan Development, we

think Mira Ridge, as a residential neighborhood with Conservation district elements, is a way to blend this area. Without something like this as a buffer, you will see this conflict repeatedly as things develop on that end of town. He said the staff recommendation sums up their efforts best. He said he believes they have hit that mark and asked Council to support this rezoning.

Council member Larson asked if there was a builder attached to this project. Mr. Craven said the father and son who own the property will sell the lots to a builder – he expects it to be a custom builder or a team of custom builders. Mayor Kondratick asked about price points for the units. Mr. Craven said that when they were at the public hearing, the projected price point with 60 lots was $600,000-850,000. With this development, there are fewer lots and more costs for each lot to carry, $800,000 - $1.2 million. He knows these are not considered affordable, but the way to decrease the cost of housing is to increase the supply. When one owner moves up to a more expensive house, others move up and that trickles down to the lowest price point. We can't build houses at the lower price points but we can cause less expensive housing to become vacant by building more houses.

Council member Hewetson said Council just had a conversation about the shortage of housing at this level for the reasons he just explained. She appreciates the work they have done since the public hearing. She believes they listened and she sees it as a transition. She thinks there is a point to ask, at what point do we stop and say "this is conservation." But that aside, the work done is what you were asked to do.

Council member Deshazor said Council has seen this coming. He remembers the first project and it has changed significantly. He asked if every lot was 10,000 sq ft. Mr. Craven said 10,000 sq. ft. was the average. The lot sizes vary from 7,500 to 13,370 sq. ft.

MPT Drees said she appreciates the intention in responding to the Lochridge requests. The opportunity in Avent Ferry for conservation, is moving away from us. She would rather hold on to the Conservation zoning here. But she is grateful for the engagement and collaboration. That is really valuable.

Council member Foster said she appreciates everything that has been done in listening to input. But she worries about Avent Ferry Rd. and what it brings to the area. She asked how this project would benefit the people already there. It is already a busy road and a contentious area. She worries about taking away the Conservation Area.

Council member Larson said she saw the previous proposal with the higher density. She sees less density and more responsiveness to neighbors and the town with emphasis on open space. She sees the conservation characteristics in this with the lower density.

MPT Drees asked Chris Hills, Director of Development Services, about the "buildable space" definition in the UDO and if there were an opportunity to clarify the language there. Mr. Hills said that is something staff can dig into. Cases like this can reveal things like that that need tweaking.

Council member Deshazor said we were talking about Conservation Neighborhood. It is designed to have more density and smaller lots. If we leave this as a Conservation Neighborhood, that makes Avent Ferry worse, because we are adding more cars. His major concern is that we as a Council keep moving the goal posts on this one. We started last February at LUAC and gave a lot of feedback. They came back in May and got a lot of feedback then. He is looking at density and the numbers on open space almost get to Conservation Neighborhood, so this is not Conservation, but we are getting less desnity with more open space and double the tree preservation. Where he has a question, is do we want that kind of density on Avent Ferry? Or do we want to change that area and put the density in the town center. There are no grocery stores or gas stations there. Do we put the density in the town center and have lower density out there. Council member Foster asked, if we don't approve this, is there potential for Mixed-use residential that would bring a benefit to people there, or would it only allow more townhouses. Council member Deshazor said that from his point of view, commercial adds more traffic. Council member Hewetson said this is adjacent to a neighborhood. If less dense lots are an issue, commercial would be even more of a problem. Mayor Kondratick asked what the density was for commercial. Mr. Gosney said it depended on the zoning. Conservation just allows for smaller lot sizes to allow for the preservation. MPT Drees asked if Ragan changes the intention, because we will have

some commercial there. Mayor Kondratick asked if the school sufficiency takes into account Ragan, now that it has been approved. Mr. Gosney said it does. Mayor Kondratick asked what the maximum additional daily trips on Avent Ferry were. Mr. Blonshine said the traffic study was based on the original number of units, 61. And that showed 640 daily trips. But that has been reduced.

Council member Foster asked if, since this hasn't been taken on by a builder, they would have to follow this plan. Mr. Gosney said the only way they could make a change is to go back through the Public Hearing process.

Action 1: Motion to adopt Rezoning Ordinance RZ26-01 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 24-REZ-07 Mira Ridge Rezoning.

Motion: Deshazor
Second: Hewetson
Vote:
Aye: Deshazor, Hewetson, Larson
Nay: Foster, Drees
The motion passed.

Action 2: Motion to approve the Utility Allocation Request for Mira Ridge.

Motion: Deshazor
Second: Hewetson
Vote: unanimous

Action 3: Motion to approve the Development Agreement for Mira Ridge

Motion: Deshazor
Second: Hewetson
Vote: unanimous

24. Board of Adjustment Midterm Appointment

Linda McKinney, Town Clerk, said that there was a resignation from the Board of Adjustment, leaving a partial term to be filled. The position was advertised according to Council's policy and four applications were received.

Action: Motion to appoint Nora Leet as in-town member of the Board of Adjustment with a term ending February 29, 2028.
Motion: Hewetson
Second: Deshazor
Vote: unanimous

UNFINISHED BUSINESS

25. Bond Order for Water Sewer Revenue Bonds Series 2026 – Utley Creek Water Reclamation Facility Upgrade

Tina Stroupe, Finance Director, said this item was to review the process for issuance of 2026 Enterprise Revenue Bonds and discuss next steps. She said this was the last step in the process and explained how it pledges the utility revenues to repay the bond. She said this was for the Utley Creek Water Reclamation Facility Upgrade from 6 – 8 MGD and showed how the costs were broken out from Phase 1 to Phase 2. She said the bond issuance would be structured as two distinct issuances, with

not to exceed $140,000,000 issued in March of 2026, and the second issuance in spring of 2027. She explained the benefits of multiple issuances to maintain optimal cash flow, minimize arbitrage concerns and minimize the effects to utility rates. She said the project received a $3 million grant from the EPA in addition to the revenue bond funding.

Ms. Stroupe gave the timeline of the project, saying it had been submitted to the Local Government Commission (LGC) this month and if Council adopted the Bond Order and it received LGC approval, the bond sale would be in March.

Action: Motion to adopt Bond Order 26-04 authorizing the issuance of the Town's 2026 Enterprise System Revenue Bonds.

Motion: Hewetson
Second: Larson
Vote: unanimous

OTHER BUSINESS

Council member Foster said the retreat earlier this month was so productive and we worked towards the future of Holly Springs. As a female small business owner, and up until 1989 she wouldn't have been able to own her own business. She thanked Public Works for their winter storm work.

Mayor Kondratick said he wanted to note that Pastor Sherrod graciously filled in for Pastor Billingsly who was unable to attend due to surgery. Related to Developmental Disabilities Month, the Disability Action Network will be the first advocacy organization started and managed by people with disabilities, and it is launching February 24th.

MPT Drees said it was great to have a consistent roll out of the new policy on filling midterm openings. She celebrated lunar new year with some of her colleagues. She said this is heart month so check your numbers, get outside, and eat healthy.

Council member Deshazor said it was great retreat and he thanked staff for their efforts. He gave a big thank you to staff for not allowing a car wash to go where the bank is coming. That would have been a problem. He said that on Feb 27th Black Expressions at the Cultural Center from 6 – 9 pm. He said Rev. Jackson passed yesterday. He was bigger than life. As he read about him, he remembered when he read "I am somebody" on Sesame Street. He said it is interesting to have a bunch of kids saying "I Am Somebody." We signed the NDO and now everyone can say "I am Somebody"

Council member Larson thanked Chief Liquorie for a great presentation at the retreat on e-bikes. She said it will take personal responsibility and education to solve the problems. Please watch traffic laws and yield to pedestrians. Happy Lunar New year. She said today is National Random Acts of Kindness Day.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had four other items in addition to Cultural Expression that Council member Deshazor mentioned. First, he wanted to recognize two of our federal delegation members who helped us in receiving grants. Just over $1million from Senator Tillis for police radios; and $1 million from Rep. Foushee for water infrastructure. Second, on Feb. 21st, Sat. 10-11 at Womble Park the Tree Advisory Committee is sponsoring a tree trimming session. You can learn about tree pruning. Please sign up so that we can plan. You can email developmentservices@hollyspringsnc.gov, include your name and address. Third, next week we have the start of the 3rd Annual Citizens Academy next Thursday. Finally, several of you have talked about e-bikes and e-motos. We discussed it at the retreat, and we have gotten public comments on them. He invited Police Chief Paul Liquori to the podium to discuss what we have been working on and to share information with Council and the public.

Chief Liquori said they have met with the attorney to revise the ordinance to address e-bike usage on greenways. They are scheduled to meet with Teen Recreation Advisory Committee (TRAC) at their next session, and collaborating with Holly Springs High School Student Government to hold a forum. We are discussing a communications plan to inform the community about our new ordinance and on the differences between e-bikes and e-motos.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic incentive, with a motion by Council member Deshazor and a second by Council member Hewetson and a unanimous vote.

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

Adjournment: Council member Deshazor made a motion to adjourn at 11:03 pm. It was seconded by Council member Foster and passed with a unanimous vote.

Respectfully submitted on Tuesday, March 17, 2026.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

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

Action(s):
Receive the following Town Manager approved budget amendment(s):

- Amendment 1 - Service Fees

Approve the following budget amendment(s):

- Amendment 2 - Capitalized Interest Payment

Explanation:

- The Budget Ordinance for Holly Springs delegates the authority to the Town Manager to approve budget amendments between departments up to $50,000. These amendments are reported to Town Council.
    - Amendment 1 - Service Fees: this amendment transfers $30,000 for service-related fees to Parks and Recreation for similar such fees pertaining to credit card fees incurred from program registrations. This amendment does not increase the total appropriation.
- Budget amendments that increase the total appropriation require approval from Town Council.
    - Amendment 2 - Capitalized Interest: This amendment is re-appropriating revenue from last fiscal year (FY25) to the current fiscal year (FY26) in the Utility Debt Service Fund.
    - Unused funds in the Town's operating funds automatically fall to fund balance at the end of the fiscal year.
    - To utilize these funds, Town Council has to approve the re-appropriation in the form of fund balance.
    - This action is part of the 2024 Utility Fund Revenue Bond and capitalized interest as part of the Town's Utility debt model and a financial transaction to manage cash flow and meet necessary financial metrics to maintain the Town's credit rating.

Background:

- Budget amendments in North Carolina local governments (cities, towns, and counties) occur because state law requires budgets to remain balanced and ensure no funds are

spent unless appropriated.

Funding Source(s):

- Amendment 1 - Operating Budget - General Fund Revenues
- Amendment 2 - Operating Budget - Utility Debt Service Revenues

Attachment(s):

1. Amendment 1 - Service Fees
2. Amendment 2 - Capitalized Interest

Town of Holly Springs
FY2025-26 Budget Amendment Request

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

Department: Parks and Recreation **Date:** 3/5/2026

Reason for Budget Amendment:

Shifting funds intended for fees and fines (such as credit card related fees) from a Central Services account to Parks and Recreation. These fees are incurred when customers pay for Parks and Recreation services using a credit card or e-check.

Expense

Account #	*Account Description*	*Increase*	*Decrease*
10-410-81.02	General Fund - Central Services - Fees & Fines		$ 30,000
10-425-39-81.01	General Fund - Parks & Recreation - Fees & Fines	$ 30,000	
	Total Expense:	**$ 30,000**	**$ 30,000**

Revenue

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

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Town of Holly Springs
FY2025-26 Budget Amendment Request

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

Department: Administration **Date:** 3/17/2026

Reason for Budget Amendment:

Re-appropriating FY25 capitalized interest from the 2024 Revenue Bond for payment in the FY26. These are funds from a prior fiscal year that fell to fund balance and now need to be re-appropriated in the current fiscal year.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
61-8545.003	Utility Debt Service Fund - 2024 Rev Bond Interest	$ 3,002,950	
	Total Expense:	**$ 3,002,950**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
61-355.11	Utility Debt Service Fund - Approp. Fund Balance	$ 3,002,950	
	Total Revenue:	**$ 3,002,950**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Annual Certification of Zoning Map
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Adopt Resolution 26-13 approving certification of Zoning Map.

Explanation:

- The Unified Development Ordinance (UDO) requires the Town to adopt and maintain an official Zoning Map.
- The purpose of the Zoning Map is to visually designate allowable types of land uses in different areas of the Town in order to promote orderly development and ensure compatible land uses within the community.
- At least one copy of the map must be maintained as a paper hard copy and certified as the "official" Zoning Map.
- This map certifies all rezonings that were adopted by Town Council since the previous certification, between March 1, 2025 and February 28, 2026.
- The last certification of the Zoning Map occurred in March 2025 for rezonings adopted by Town Council through February 28, 2025.

Background:

- A zoning map shows the boundaries of zoning districts throughout town.
- Additional technical corrections have been made to correct map projection errors and shifts in creek lines.
- All rezonings shown on this map were previously reviewed and adopted by Town Council.

Funding Source(s):
N/A

Attachment(s):
1. 2026_ZoningMapCertif_Resolution
2. 2026_ZoningMap_Certified

Resolution No. 26-13
Date Adopted: March 17, 2026
Effective Date: March 17, 2026

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL
ADOPTING THE NEW OFFICIAL ZONING MAP OF THE TOWN OF HOLLY SPRINGS

WHEREAS, The Unified Development Ordinance requires the Town to adopt and maintain an Official Zoning Map; and

WHEREAS, the Official Zoning Map must establish and depict each of the individual zoning district boundaries; and

WHEREAS, said individual zoning district boundaries are depicted on a map titled "Zoning Map" for the Town of Holly Springs and dated March 1, 2026;

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

1. That it adopts and certifies the "Official Zoning Map" (dated March 1, 2026) of the Town of Holly Springs.

2. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 17th day of March, 2026.

Town of Holly Springs by

Michael D. Kondratick, Mayor

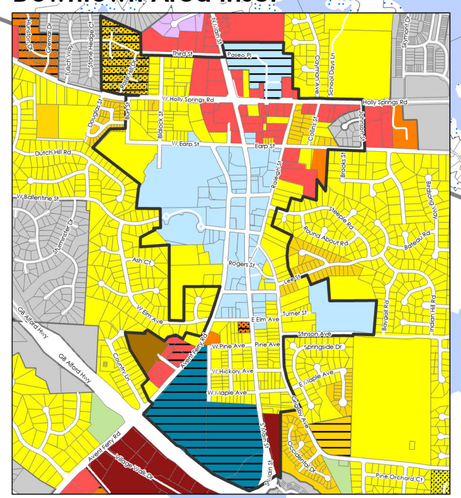
ATTEST:

Linda McKinney, Town Clerk

Zoning Map

March 1, 2026

Downtown Area Inset



Legacy PUD Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Arbor Creek PUD
4	97-PUD-01	Ballenridge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Braxton Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhamkatte Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Trotter Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Carolina Springs PUD
19	21-PUD-01	Green Oaks Tech PUD

Residential Use Districts

- Rural Residential (RR)
- Suburban Residential (SR)
- Neighborhood Residential (NR)
- Neighborhood Center Residential (NCR)
- Mixed-Use Residential (MXR)

Commercial & Mixed-Use Districts

- Neighborhood Mixed-Use (NMX)
- Downtown Mixed-Use (DMX)
- Regional Mixed-Use (RMX)
- Community Business (CB)
- Planned Unit Development (PUD)

Employment / Campus Use Districts

- Special District (SP)
- Innovation Mixed-Use (IVMX)
- Business Research Technology (BRT)
- Heavy Industrial (HI)

Other

- Water
- Proposed Lake Level
- Conditional Zoning District
- Legacy Development Options
- Long Range Planning Boundary

0 0.5 1 2 3 4 Miles

Map prepared by: GIS/Development Services | Town of Holly Springs

The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that they should verify the accuracy of the information/data.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: Strategic Asset Management Plan Phase 1 Contract
Strategic Priority Area: Growth Management & Economic Vitality
Organizational Excellence
Community Safety
Staff Resource: Sara Emig, Utilities and Infrastructure, Theresa Randall, Utilities and Infrastructure

Action(s):
Award contract to Freese and Nichols in the amount of $432,100 to complete Phase I of the Town's Strategic Asset Management Plan (SAMP) project.

Explanation:

- Asset Management ensures preventative maintenance can be conducted, and capital assets can be repaired, replaced, or upgraded at the appropriate time and that adequate funding is identified and planned for major asset replacement/refurbishing. Asset Management also reduces the total cost of owning and operating assets while delivering desired service levels. A high-performing Asset Management program includes detailed asset inventories, operation and maintenance tasks, and long-range financial planning.
- This project will build on the Town's initial asset inventory assessment investments by formally establishing the Asset Management program to ensure its continuation and further development for improved management of assets.
- Freese and Nichols and their team of sub-consultants were selected from a Request for Qualifications (RFQ) process to assist the Town of Holly Springs with completing their Strategic Asset Management Plan ("SAMP.")
- This project will include development of the Town's Asset Management Strategy and Policy, assisting with determining a method for Life Cycle Modeling to meet the Town's needs, and developing comprehensive reporting and preventative maintenance on all asset types, including but not limited to: facilities, utilities, parks, stormwater, and streets.
- The project will create a governance plan that guides how organizational assets are managed and protected throughout their lifecycle, ensuring compliance, accountability, and reduced risk.
- The project is planned for two phases. This contract covers Phase 1, which is focused on establishing the Asset Management program and framework.
    - Phase 1 (associated with this agenda item):
        - Asset Management Program Gap Assessment
        - Asset Management Policy Development
        - Asset Lifecycle Modeling Software Needs Assessment
        - Preventative Maintenance Program Evaluation
        - Strategic Asset Management Plan Development

    - Future Phase 2 (future Council action following completion of Phase I):
        - Asset Management Program Reporting System
        - Tactical Asset Management Plan Development
- The Town will implement the recommended actions outlined in the Asset Management Plan and continue to develop and enhance the future of the Asset Management Program.

Background:

- Over the past four years, staff and Council have initiated efforts to enhance the overall management of the Town's assets.
- Asset management helps shift maintenance and replacement from being reactive to a more proactive approach and allows more data-driven decision-making on infrastructure investments. For example, recent improvements to the facilities maintenance program were guided by lifecycle data that improved visibility and prioritization of needs across all Town facilities.
- The previously completed inventory and assessment projects documented the assets and their conditions for inclusion in the Town's asset management software, Cityworks, creating a single source of information for these assets. This SAMP project builds on these previous efforts by establishing the framework to ensure consistency and continued development of the Town's asset management program.
- Asset Management is an organization-wide initiative involving assets managed by multiple departments.
- Development of the Strategic Asset Management Plan was scheduled to begin after completion of the asset inventories and condition assessments.
- To ensure consistency and efficiency, Utilities & Infrastructure, Public Works, and Parks & Recreation consolidated efforts into a single asset inventory and assessment project, with multiple phases managed by the Business Asset Management division of the Utilities & Infrastructure Department.
- As of December 2025, the following asset inventories have been completed with assistance from WithersRavenel:
    - Water
    - Wastewater
    - Stormwater
    - Facilities
    - Parks and Recreation
- This project is funded with existing approved funds within the Utility PAYGO funds per the Community Investment Plan (CIP)

Funding Source(s):

Community Investment Plan - Utility PAYGO

Attachment(s):

1. 26-25011 RFQ Consulting Svcs_Strategic Asset Management Plan_POSTED
2. Matrix for Consultant Services for Strategic Asset Managment Plan
3. Contract for PROFESSIONAL SERVICES - Freese & Nichols3

Town of Holly Springs

REQUEST FOR QUALIFICATIONS

RFQ# 26-25011
Consulting Services for
Strategic Asset Management Plan

ISSUE DATE: August 11, 2025

DUE DATE and TIME: September 15, 2025 by 2:00 p.m.

Prepared by
Holly Springs Utilities & Infrastructure Services Department
June 2025
Holly Springs, North Carolina

I. PURPOSE

The **Town of Holly Springs (Town)** is seeking a Statement of Qualifications from a Professional Consulting Firm for development of the Town's **Strategic Asset Management Plan.**

II. BACKGROUND

Holly Springs is a global biomanufacturing hub located in Wake County, NC, the third fastest growing county in the country. Located approximately 10 miles from Raleigh and Research Triangle Park, minutes from RTP airport and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

III. SCOPE OF WORK AND PROJECT DESCRIPTION

Work will include development of the Town's Asset Management Strategy and Policy, assist with developing a Life Cycle Modeling Solution, and develop comprehensive reporting and preventative maintenance on all asset types, including but not limited to: facilities, utilities, parks, stormwater, and streets.

The successful firm will provide the following services:

Phase 1: Asset Management Strategy and Policy Development

a. **Gap Analysis**: Assessing the current asset management program and identifying the necessary improvements or steps to reach the desired asset management goals.
b. **Asset Management Policy Development**: Creating formal policies that define how assets should be managed within the organization, which would establish clear governance and operational guidelines.
c. **Asset Management Strategy Development**: Crafting a comprehensive strategy that outlines how assets will be managed, including objectives, timelines, and approaches.
d. **Governance and Plans Development**: Setting up frameworks, processes, and procedures that ensure the asset management program is sustainable and continually improves over time.

Phase 2: Life-Cycle Modeling Development

a. This service involves establishing a Life-Cycle Modeling tool. The goal is development of a planning tool to model the life cycles of various asset types and funding scenarios. The solution should be designed in a way to ultimately be maintained and utilized by the Town asset management professionals and staff internally.
    i. Asset data factors may include replacement costs, condition, life-expectancy, age, critically, repair history, budget scenarios, planned treatments and projects.
    ii. The solution may be one that your firm can implement in-house using your own tools and capabilities, or one where you can assist the Town with the selection and implementation of a third-party software solution.

Phase 3: Implementation of High-Priority Items

a. From Gap Analysis in Phase 1, the Town would like to begin the practical application of the most critical improvements to ensure the asset management system is functional and starts delivering results quickly.

i. The Town will identify and prioritize specific items from Phase 1 for which it seeks assistance. The Town reserves the right to accept or reject this consultant for any or all future services under this phase.

Phase 4: Comprehensive Reporting and Preventative Maintenance

a. **Comprehensive Reporting**: Develop a robust reporting system that can merge data from multiple sources (systems, databases, etc.) to create a unified view of the organization's asset landscape. The goal is to provide the management team with non-proprietary software that gives user-friendly access to complete and up-to-date information for data driven decision-making.
b. **Preventative Maintenance**: The firm will assess the maintenance and operational needs of different asset types, including comparing industry standards for maintenance schedules and inspection practices with the organization's current processes. Recommend preventative maintenance schedules that will be implemented into our CityWorks software that balances industry standards with Town resource availability to ensure assets are properly maintained, reducing downtime and extending asset life. Additionally, staffing requirements for effective maintenance will be evaluated.

Each of these services is critical to building a long-term, sustainable asset management program that maximizes the value of the organization's assets while minimizing risks and inefficiencies.

IV. PROCUREMENT SCHEDULE

The following table shows the schedule of events for the conduct of this solicitation. Details for some of the events are described in subsequent sections. All dates are subject to change.

DATE / TIME	EVENT
August 11, 2025	Issuance of Solicitation
August 29, 2025, by 4:00 p.m.	Deadline to Submit Questions
By September 5, 2025	Town to Post Answers to Questions (if any)
September 15, 2025, by 2:00 p.m.	Statement of Qualifications Submission Deadline
September 16 – September 26, 2025	Evaluation Committee Review
September 29 – October 10, 2025	Interviews conducted, if necessary
November 2025	Contract Award

V. STATEMENT OF QUALIFICATIONS SUBMISSION INSTRUCTIONS

Format

Responses shall be submitted in a single, digital PDF file and contain the content described below. The file should be a maximum of 15 pages in length, not including the cover letter or authorized appendices detailed in the content section. Please use size 11 point or larger font for readability.

Content

Responses must satisfy the criteria outlined below to be responsive to this solicitation. Any modifications or enhancements proposed beyond the identified scope of work outlined in this document must be clearly identified. The successful Consultant must demonstrate previous similar project expertise, working knowledge of the Town, technical capabilities of the proposed staff, and a solid understanding of the proposed scope of work and issues. The Consultant must also possess

sufficient technical and staff availability to complete the project within the expected timeline.

- **Cover Letter** [no more than one (1) page]
  Provide the legal name, address, and telephone number of the firm along with the designated contact's name, title, email address and telephone number. Provide with the type of business entity (Corporation, partnership, sole proprietor, etc.) and the year the business was established. Provide the location in which most of the work will be executed and managed. Provide the same information for each subconsultant or each member of a joint venture, if applicable. Include a statement attesting to the submittal's accuracy and signed by an individual authorized to execute binding legal documents for the firm. Communicate your understanding of the scope and a brief description of your approach to performing the requested services.

- **Qualifications and Experience of the Consultant's Firm(s)**
  Please describe the prime Consultant's recent experience relevant to this project. Provide 3 similar projects completed by the proposed project team within the past two years, as appendices. Include brief project profiles with project reference contact information for each profile. Place emphasis on projects managed by the key personnel proposed for this project.

- **Qualifications and Experience of Key Staff**
  Identify key individuals (task leaders) to be assigned to this project and include the qualifications and expected responsibilities of each of the identified individuals. Provide experience summaries of key individuals, placing emphasis on previous experience with similar projects in similar roles. Resumes of key individuals, including licensure information if applicable, should be included in the appendices and will not be counted in the response page limitation.

  For each subconsultant or each member of a joint venture, please include a brief description of relevant experience and qualifications. Describe what work and the percentage of work will be shared with a subconsultant or other business entity

- **Project Approach/Work Plan**
  This section should include a detailed description of the proposer's understanding of the intent, objectives, and overall approach to the project to deliver services in an effective, timely, and professional manner. Describe the firm's project management, coordination, and quality control procedures. The project approach must identify whether subconsultants/firms will be utilized and the subconsultants to be used. The proposer should identify the level of assistance required from the Town and/or project partners to complete each task.

- **Schedule**
  The schedule should show all milestones, critical stakeholder/public meetings, and deliverables to maintain project progress by the project end date.

- **Appendices**
  Appendices to include the following (pages will not be counted in the response page limitation):
    - Copy of engineering firm license to practice in North Carolina, if applicable
    - Resumes of key individuals, including licensure information, if applicable
    - Three (3) references to previous work (similar to this proposed work) along with key contacts. If possible, add hyperlinks to past projects.
    - Certificate of insurance evidencing that all coverages, limits, and endorsements

required herein are maintained and in effect:

- Professional Liability Insurance greater $5M per occurrence, and per aggregate. OR an umbrella policy of $5M plus general commercial liability of $2M aggregate/$1M per occurrence
- Commercial General Liability
- Automobile Liability
- Worker's Compensation within statutory limits
- Employer's Liability

- (Optional) Standard contract language or general conditions that the firm seeks to incorporate.

No work product, design, or costs/fees specific to this project may be submitted. Failure to meet the requirements listed in this section may deem the submission as non-responsive and be removed from consideration.

Contact Information for Response Submissions:

Firms should submit one (1) navigable PDF file electronically via email to the contact listed below by the response due date. Please reference the solicitation name and number in the email's subject line. Upon receipt, all responses and support materials become the property of the Town and are subject to public record. Responses received after this deadline will not be considered.

To: Purchasing Division, purchasing@hollyspringsnc.gov
Subject: RFQ 26-25011 Strategic Asset Management Plan

Contact Information for Questions:

Respondents may submit all questions, in writing, to the contact listed below by the deadline provided in the procurement schedule. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable.

Theresa Randall, Asset Management/ADA Coordinator, Theresa.randall@hollyspringsnc.gov

Questions submitted after the deadline do not require a response, though the Town will make reasonable efforts to provide clarification before the response deadline, if possible. Apart from question submissions, respondents should refrain from contacting Town staff prior to the response deadline.

Addenda

Responses to question submissions and addenda (if applicable) will be posted on the Town of Holly Springs website at the following hyperlink: https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals
It is suggested that you sign up for email updates at the bottom of this page to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understand all posted addenda.

VI. EVALUATION CRITERIA

Responses will be reviewed by an Evaluation Committee designated by the Town and per the evaluation criteria defined below:

- **Relative Experience (35%)**
  Demonstrated relative experience to the scope of work listed in this solicitation.
  Experience completing similar projects provided in the response.

- **Qualifications (30%)**
  Qualifications of the firm and personnel assigned to this project, demonstrating the Consultant's capacity to complete requested scope of work services.

- **Overall Project Understanding and Approach (30%)**
  Demonstrated overall project understanding and an outlined project approach that demonstrates the ability and commitment to ensuring a successful project.

- **References (5%)**
  References to previous similar work.

VII. SELECTION

Firms will be selected on the basis of demonstrated competence and qualification for the services required and in accordance with Chapter 143, Article 3D of the North Carolina General Statutes. The Town encourages minority firm participation. A resident firm, defined as a firm that has paid unemployment taxes or income taxes and whose principal place of business is located in the state of North Carolina, shall be granted a preference over a nonresident firm. No project-specific work product, design, or costs/fees, with the exception of unit price information, will be considered as part of the selection process.

VIII. CONTRACT AWARD

Upon completion of response evaluations and potential interviews, if the Town has determined a suitable candidate, a contract will then be negotiated at a fair and reasonable fee with the best qualified firm. If a contract cannot be negotiated with the best qualified firm, negotiations with that firm shall be terminated and initiated with the next best qualified firm. The Town intends to use its standard contract, and a sample contract is available for review upon request to Lindsay.goldstein@hollyspringsnc.gov. All respondents will be notified of the contract award decision via email after the Town Council awards the contract.

It is anticipated that a recommendation will be forwarded to the Town Council for a contract award in October 2025. The awarded firm is expected to begin work upon receipt of the notice to proceed shortly after.

IX. TOWN'S RIGHTS AND OPTIONS

The Town reserves the right, at the Town's sole discretion, to take any action affecting this solicitation, this solicitation process, or the services or facilities subject to this solicitation, that would be in the best

interests of the Town, including:

- To supplement, amend, substitute, or otherwise modify this solicitation, including the schedule, or to cancel this solicitation, at any time;
- To require any respondent to supplement or clarify its submission or provide additional information relating to its response;
- To investigate the qualifications, experience, capabilities, and financial standing of each respondent submitting a response;
- To waive any defect or irregularity in any response received;
- To reject any or all responses;
- To share the responses with Town employees, as deemed necessary by the Town;
- To award all, none, or any part of the services and enter into contracts with one or more of the respondents deemed by the Town to be in the best interest of the Town, which may be done with or without re-solicitation;
- To discuss and negotiate with any respondents their response terms and conditions, including but not limited to financial terms; and
- To terminate discussions and negotiations with any respondent at any time and for any reason.

Accuracy of Solicitation and Related Documents

Each respondent must independently evaluate all information provided by the Town. The Town makes no representations or warranties regarding any information presented in, or otherwise made available during this procurement process, and assumes no responsibility for conclusions or interpretations derived from such information. Additionally, the Town will not be bound by or responsible for any explanations or conclusions regarding this or any related documents other than those provided by an addendum issued by the Town. Respondents may not rely on any oral statement by the Town or its agents, advisors, or consultants.

If a respondent identifies potential errors or omissions in this or any other related documents, the respondent should immediately notify the Purchasing Manager of such potential discrepancy, in writing. The Town may issue a written addendum if it determines correction is necessary.

Expense of Solicitation Process

The Town accepts no liability and respondents will have no actionable claims for reimbursement of any costs or expenses incurred while participating in this solicitation process. This includes expenses and costs related to response submission, submission of written questions, interview attendance, contract negotiations, or activities required for contract execution.

X. DISCLOSURES

Confidentiality

Responses to the solicitation will become public records and, therefore, will be subject to public disclosure. However, North Carolina General Statutes Section 132-1.2 provides a method for protecting some documents from public disclosure. If the respondent follows the procedures prescribed by those statutes and designates a document confidential or trade secret, the Town will withhold the document from public disclosure to the extent that is entitled or required to do so by applicable law.

Equal Employment Opportunity

The Town does not discriminate in administering any of its programs and activities. The selected respondent will be required to ensure that it has adequate protections in its employment practices and subcontracting work such that no person shall be denied employment, fair treatment or be discriminated against on the basis of race, gender (including sexual orientation), religion, age, national origin, or handicap.

Minority/Women/Small Business Enterprise

It shall be the practice of the Town to provide minority-owned, women-owned, and small business enterprises (collectively "M/W/SBE") as well as other responsible vendors with fair and reasonable opportunity to participate in the Town's business opportunities including but not limited to employment, construction development projects, and material/services consistent with the laws of the State of North Carolina. The policy of the Town prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran status. It is further the policy of the Town to conduct its contracting and procurement programs to prevent such discrimination and to resolve all claims of such discrimination.

Contracting

Any contract developed for work shall be construed and enforced in accordance with the laws of the state of North Carolina. Any controversy or claim arising because of contracting shall be settled by an action initiated in the appropriate division of the General Court of Justice in Wake County, North Carolina.

Conditions and Limitations

The Town reserves the right to reject any or all responses to the solicitation, to advertise for new responses, or to accept any response deemed to be in the best interest of the Town. A response to this solicitation should not be construed as a contract nor an indication of a commitment of any kind on the part of the Town nor does it commit either to pay for costs incurred in the submission of a response to this request or for any cost incurred prior to the execution of a final contract. The Town will reserve the right to dismiss any part or all the contracted team when, in the Town's opinion, the project is not moving as scheduled or is hindered in any way by the actions or personalities of team members.

Project Name: TOHS #25-011 - Strategic Asset Management Plan
RFQ Number: **#26-25011 Consulting Services for Strategic Asset Management Plan**

Selection Committee Member Names: Theresa Randall - U&I Dept., TOHS
Sara Emig - U&I Dept., TOHS
Tina Stroupe - Finance Dept., TOHS
Rachel Ingham - U&I Dept., TOHS
Paige Scott - Public Works Dept., TOHS
Joel Conrad - IT Dept., TOHS

Finance Dept. Purchasing Manager: Brettany DeVolld - Finance Dept., TOHS

SELECTION CRITERIA	FACTOR*	DEWBERRY	EA ENGINEERING	FEA	FREESE & NICHOLS	HAZEN	JFC & ASSOCIATES	LCE LIFE CYCLE ENGINEERING	PROCON CONSULTING	RK&K	WithersRavenel
Relative Experience Demonstrated relative experience to the scope of work listed in this solicitation. Experience completing similar projects provided in the response.	0.35	7	5	7	8	8	3	5	4	5	7
Qualifications Qualifications of the firm and personnel assigned to this project, demonstrating the Consultant's capacity to complete requested scope of work services.	0.30	7	6	6	8	7	4	5	4	5	6
Overall Project Understanding Demonstrated overall project understanding and an outlined project approach that demonstrates the ability and commitment to ensuring a successful project.	0.30	6.17	5.25	6.58	7.83	8.08	4.17	5.25	3.83	6.00	6.17
References References to previous similar work.	0.05	6.00	4.42	5.67	7.00	7.25	2.83	4.83	4.17	5.00	6.00
Total	**1.00**	**6.47**	**5.30**	**6.45**	**8.01**	**7.73**	**3.68**	**4.82**	**4.10**	**5.30**	**6.38**

HOLLY SPRINGS
North Carolina

CONTRACT FOR PROFESSIONAL SERVICES SUBJECT TO Q.B.S.

THIS AGREEMENT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **Freese and Nichols, Inc.** (herein after called the "Contractor").

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in **Exhibit A** (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town.

BRIEF SUMMARY OF SERVICE(S): The Contractor shall assist the Town in the advancement of the Town's Asset Management Program ("AM"), including but not limited to gap analysis of current AM program, development of an AM policy, evaluation of lifecycle modeling software, development of strategic and tactical AM plans, development of comprehensive AM reporting system and evaluation of preventative maintenance for all asset types, as further detailed in **Exhibit A for Phase 1**. Phase 2, if elected by the Town, will be covered by a separate contract.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities and information to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING COMPLIANCE:

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. The Town's Contract Manager for this Contract is:

Theresa Randall, Utilities & Infrastructure (Name, Department)
Email: Theresa.randall@hollyspringsnc.gov
Phone: (919) 567-4009

____X____ The Contract Manager certifies that the Contractor was selected using Qualification Based Selection. An announcement was made through Request for Qualifications # 26-25011, which was circulated on or about August 11, 2025. The Contractor was selected as the best qualified for the work described herein.

OR

_____ An exemption was allowed by the Town Manager, and an Exemption Memorandum is attached as the last page of this Contract as **Exhibit D**.

_____
Contract Manager **Date Signed:**
Printed Name: Theresa Randall

_____
Department Head/Supervisor **Date Signed:**
Printed Name: Sara Emig

PAYMENT

The Town shall pay the Contractor the contract sum in the following manner:

__ Upon completion of the services listed in **Exhibit A,** the Contractor shall invoice the Town, and the Town shall have 30 days from receipt to pay**.** Contract total not to exceed **$**_____ without prior written agreement by the Town and Contractor.

__ Payment on basis of Time and/or Materials as described in **Exhibit A**

_X_ Description of Alternative Payment Terms:

The Contractor shall provide monthly invoices with Net30 terms, detailing the percentage completed of each task detailed in **Exhibit A**. The parties agree that Phase 1 (Tasks A through F) **shall not exceed $432,100.00**, without the prior written authorization of the Contract Manager. The parties agree that Phase 2 is not part of the scope of this contract and will be covered by a separate contract if the parties elect to go forward with it.

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in **Exhibit A**, or as otherwise set forth below:

The contract shall commence upon the issuance of a Notice to Proceed. The Contractor shall have twelve (12) months to complete Tasks A through F (Phase 1) from the date of the Notice to Proceed.

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

   1.1 The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

   1.2 Contractor represents that, prior to submitting the Bid and executing this Contract, Contractor became and remains thoroughly acquainted with all matters relating to the performance of this Contract, all applicable laws and all of the terms and conditions of this Contract. All Services under this Contract shall be coordinated under and performed to the satisfaction of the Town Contact, taking into consideration the standard of care listed above. Town is authorized to withhold payment of any funds under this Contract until periodic performance of the Services has been inspected, accepted, and approved by the Town Contact.

   1.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

   1.4 Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.

   1.5 Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. **Term and Termination.**

   2.1 The term for this contract is as long as necessary to complete the scope of work agreed to, but in no event shall it exceed two (2) years.

   2.2 The mutual obligations of the Parties contained in this Agreement may be terminated:

      2.2.1 For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.

2.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contract.

2.2.3 Upon mutual agreement.

3. Controlling Law.

3.1 This agreement is to be governed by the law of the State of North Carolina, regardless of any language in any quote, contract, agreement supplied by the Contractor.

3.2 Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. Notices.

4.1 Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of the receipt.

4.1.1 For the Town:

Theresa Randall, Asset Mgt./ADA Coordinator	(Name, Title)
Utilities & Infrastructure	(Department)
P.O. Box 8	(Address)
Holly Springs, NC 27540	
(919) 567-4009	(Phone)
Theresa.randall@hollyspringsnc.gov	(e-mail)

4.1.2 For the Contractor/Vendor:

Brian White, Vice President	(Name, Title)
Freese & Nichols, Inc.	(Company)
1017 Main Campus Drive, Suite 1200	(Address)
Raleigh, NC 27606	
(984) 201-6614	(Phone)
Brian.white@freese.com	(e-mail)

5. Severability.

5.1 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6. Waiver.

6.1 Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. Attorney's Fees.

7.1 In the event of a breach of this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this Agreement.

8. Insurance & Indemnification Requirement.

8.1 Contractor shall provide professional liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits, as necessary. Contractor shall supply proof of coverage to the Town, which shall list "Town of Holly Springs" as additional insured, to all professional liability policies for the duration of the contract term. Any waiver of the insurance requirement, or an acceptance of lower limits shall be stated on the **Exhibit B** cover page and a certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and/or the performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract by the Contractor, except to the extent that the same are proximately caused by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent. For the purpose of clarity, any indemnification provision contained in this Agreement shall require the Contractor to indemnify the Town only for the actions of the Contractor in the performance of the work described in this Agreement, and not for the actions of others.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as **Exhibit C**.

10. Independent Contractor.

10.1 Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of Town in the performance of the Services. Contractor shall exercise independent judgment in performing duties under this Contract and is solely responsible for setting working hours, scheduling or prioritizing the workflow and determining how the work is to be performed. No term or provision of this Contract or act of Contractor in the performance of this Contract shall be construed as making Contractor the agent, servant or employee of Town, or making Contractor or any of its employees eligible for the fringe benefits, such as retirement, insurance and worker's compensation, which Town provides its employees.

10.2 Contractor's Control Over Services Provided. Contractor shall retain the unqualified right of control over the means, manner and methods by which the Services are performed, and the right to perform such Services at the locations and times that Service Provider independently determines, as approved by the Town. Contractor shall be responsible for providing all equipment, materials and supplies that Contractor determines are needed to timely provide the Services.

10.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

11. Non-Discrimination.

11.1 As a condition of this Contract, Contractor covenants that Contractor will take all necessary actions to insure that, in connection with any operations under this Contract, Contractor, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, sexual orientation, or handicap unrelated to job performance, either directly, indirectly or through contractual or other arrangements. Contractor shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Contractor shall keep, retain and safeguard all records relating to this Contract or work performed hereunder for a minimum period of three (3) years from final Contract completion, with full access allowed to authorized representatives of Town, upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

12. Contractor's Employees.

12.1 Contractor agrees and consents that the Town is allowing access to the Contractor to both publicly used and private sensitive Town facilities. Contractor, and any employee, agent, subagent, volunteer, or any person authorized to act on behalf of the Contractor shall maintain a professional demeanor at all times during the interaction with the Town's patrons and visitors to Town facilities. Contractor shall refrain from other commercial or political activity while performing this contract on Town Facilities. Contractor shall undergo criminal background checks on all employees and subcontractors working at the direction of the Contractor in this contract, and shall exclude any employees from working in any Town facility any employees that:

1) had a conviction of any felony within the past 10 years;

2) has a conviction in the past 10 years of any violent crime or crime involving theft or dishonesty; or

3) is currently a registered sex offender.

13. Assignment.

13.1 Contractor shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the Town. As an express condition of consent to any assignment, Contractor shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

14. Right of Review and Audit.

14.1 Town may review any and all of the services performed by Contractor under this Contract. Town is granted the right to audit, at Town's election, all of Contractor's records and billings relating to the performance of this Contract. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Contract shall be subject to Town's rights as may be disclosed by an audit under this section.

15. Non-Appropriations.

15.1 No provision of this agreement shall be construed or interpreted as creating a pledge of the faith and credit of the town within the meaning of any constitutional debt limitation. No provision of this agreement shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the town within the meaning of the constitution of the state. This agreement shall not directly or indirectly or contingently obligate the town to make any payments beyond those appropriated in the sole discretion of the town for any fiscal year in which this agreement is in effect; provided, however, that any failure or refusal by the town to appropriate funds which results in the failure by the town to make any payment coming due hereunder will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the town in any action for breach of a contractual obligation under this agreement and the taxing power of the town is not and may not be pledged directly or indirectly or contingently to secure any moneys due under this agreement.

16. Full Agreement. This Contract is the full agreement of the parties, and neither has, or is relaying on any information not contained in this Contract or its Exhibits. The terms of this Contract supersede any conflicting terms which may be contained in any Exhibit attached hereto and incorporated by reference.

17. Modification. The Contract may not be modified except by either a Change Order or an Amendment. Any Change Order or Amendment must be made in writing, utilizing the appropriate Town form, approved by the Town (and Town Council, if necessary) and executed with the same formalities as this original contract.

18. Exhibit List. The following documents shall be attached hereto and incorporated by reference.

Exhibit A – Proposal and Scope of Work

Exhibit B – Certificate of Insurance

Exhibit C – E-Verify Affidavit

Exhibit D – ~~QBS Exemption Memorandum, if applicable~~

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager
Date:

CONTRACTOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

EXHIBIT A

SCOPE OF SERVICES

GENERAL OVERVIEW

The Town of Holly Springs (Town) has commissioned Freese and Nichols Inc. (FNI) to assist the Town in the advancement of the Town's Asset Management Program. This project includes a gap analysis of the asset management (AM) program, development of an AM policy, evaluation of lifecycle modeling software, development of strategic and tactical AM plans, development of a comprehensive AM reporting system, and evaluation of preventive maintenance for all asset types. FNI will collaborate with the Town to develop an asset management program consistent with industry standards and best practices, including the Institute of Asset Management Landscape Principles, US EPA's 10 Step Framework, and ISO 55000 family of standards. Additionally, this project will support the Town's American Public Works Association (APWA) accreditation initiative. The table below summarizes FNI's understanding of the Town's major asset groups, asset classes, and associated departments. Additional asset classes identified during the project will be documented in the strategic asset management plan and included in the asset management program implementation roadmap for evaluation in a future phase of the program.

Department and Asset Group	Managed Asset Classes
Public Works	Facilities, fleet, streets, and signs
Parks & Recreation	Greenways, parks, and recreational property (i.e., fields, courts, playgrounds, and equipment)
Utilities & Infrastructure: Water Resources	Water linear, water pump station, water storage, sewer linear, sewer pump station and force main, sewer treatment, reclaimed linear, reclaimed pump station, and reclaimed storage
Utilities & Infrastructure: Stormwater	Stormwater linear (pipes, culverts, channels), detention/retention facilities, levees, dams, and pump stations
Utilities & Infrastructure: Transportation	Resurfacing, road improvements, bridges, and signals
Financial	Town equipment, fixtures, and furniture
Information Technology	Fiber optic network

The project is planned to be executed in two phases, as noted in the table below. **This contract only covers Phase I**

Task	Name	Phase 1	Phase 2
A	Project Management	●	●
B	Asset Management Program Gap Assessment	●	
C	Asset Management Policy Development	●	
D	Asset Lifecycle Modeling Software Needs Assessment	●	
E	Preventative Maintenance Program Evaluation	●	
F	Strategic Asset Management Plan Development	●	
G	Asset Management Program Reporting System		●
H	Tactical Asset Management Plan Development		●

BASIC SERVICES, PHASE 1

FNI will provide the following professional services in connection with the above-described project. Basic Services for Phase 1 are included in the original project scope.

Task A – Project Management

As part of this task, FNI will perform activities necessary to manage the project and maintain coordination with the Town.

A.1 **Project Administration**: FNI will perform general project management tasks, including project coordination, invoicing, communications with the Town, and monthly status reporting.

A.2 **Monthly Project Coordination Meetings**: FNI will prepare for and conduct twelve (12) virtual one-hour coordination meetings with Town staff.

A.3 **Project Kickoff Workshop:** FNI will prepare for and conduct a 2-hour in-person kickoff meeting with the Town to review the project scope of work, schedule, data request, concepts of AM, and collaborate on project goals and objectives. FNI will prepare training materials on AM concepts to review during the workshop.

Task B – Asset Management Program Gap Assessment

As part of this task, FNI will conduct departmental interviews to assess the current state of the Town's AM program, asset data, and business processes. Once the current state is defined, the Town's desired state will be developed, and the gaps between those two states will be identified. FNI will use industry standards to perform the gap assessment, including the Institute of Asset Management's Asset Management Maturity Assessment and the ISO 55000 family of standards. This task also includes workshops for AM training, program visioning and goal-setting, and gap assessment findings.

B.1 **AM Visioning and Goalsetting Workshop:** FNI will also conduct a one-hour in-person workshop with Town staff to discuss AM program goals and objectives. The discussion will focus on the overall objectives and short- and long-term goals of the AM program, as well as the roles and responsibilities of the Town's AM team, including the role of consultants.

B.2 **Asset Data Request and Data Management:** FNI will prepare an asset data request to support the gap assessment and submit to the Town during the Kickoff Workshop (**Task A.3**). FNI will maintain a Microsoft SharePoint site to manage data received by the Town securely. FNI will provide the Town with SharePoint access to support sharing and collaborating on project-related data. The Data Request will include, but is not limited to the following documents and information covering a range of AM program components:

- **Strategic, Policy, and Governance:**
    - Existing Town and/or departmental Strategic Plan(s)
    - Existing Town and/or departmental AM policies
    - Organizational chart for departments and AM staff
    - Existing AM assessments and/or gap reports
- **Financial Data:**

    - O&M budgets
    - CIP budgets
- **Asset Inventory**:
    - Geodatabase of spatially mapped assets with feature class metadata
    - Tabular export of EAMS or CMMS data
    - IT, GIS, or EAMS/CMMS guidance documents
    - Existing asset inventory tables and tracking methodologies
    - Work order history
    - Condition assessment data, scores, and scoring methodology
    - Summary of facilities with available SCADA and monitoring systems
- **Performance:**
    - Existing level of service framework
    - Existing key performance indicators
    - Existing dashboards and reporting summaries
- **Risk:**
    - Likelihood of Failure and Consequence of Failure methodology and scoring
    - Risk register or prioritized asset list
- **Lifecycle Strategy:**
    - RRP (repair, rehabilitate, or replace) logic
    - Decision trees
    - Deterioration curves or assumptions

B.3 **Asset Data Gap Assessment:** FNI will review and summarize the state of the Town's existing asset inventory and maintenance data, where data is available. FNI will prepare tabular summaries of the data sources, completeness, quality, and spatial connectivity of each asset class maintained by the Town. Where GIS data is available, FNI will perform a topology review to identify spatial discrepancies such as orphan or overlapping features.

B.4 **AM Needs Assessment Interviews:** FNI will facilitate AM needs assessment interviews with Town staff to be scheduled in person over three (3) business days. The interviews will include a review of AM concepts and terminology; a review of existing asset data and maintenance practices; identification of institutional knowledge to be documented; and documentation of the AM needs. FNI will coordinate with the Town to determine the duration of each interview.

B.5 **AM Business Process Mapping:** FNI will develop up to 40 "Existing" and "To-Be" process maps of the Town's major AM workflows. FNI will coordinate with the Town to determine which workflows to map based on feedback from the departmental interviews. The process maps will document the information, decisions, and coordination that staff undertake to complete an AM activity, including asset creation/retirement/update, work order execution, asset inspection, risk assessment, and lifecycle assessment workflows. Potential enhancements to these workflows will be documented in the "To-Be" process maps.

B.6 **AM Business Process Mapping Review Meetings:** FNI will facilitate hybrid meetings, up to 12 hours, with the identified departments to review the business process mapping developed in **Task B.5**. FNI will revise the business process mapping as necessary based on feedback from Staff during the meetings.

B.7 **AM Maturity Assessment:** FNI will perform an AM maturity assessment based on the findings of the gap assessment and departmental interviews. The assessment approach will follow industry-standard best practices to establish and sustain an AM program. FNI will prepare departmental summaries of the assessment, including ongoing activities, opportunities for improvement, and recommended initiatives to improve overall departmental AM alignment.

B.8 **AM Program Gap Assessment Findings Workshop:** FNI will conduct a two-hour in-person workshop to present the findings of the asset gap and AM maturity assessments and lead a discussion on the Town's desired future state of its asset data and AM program.

Task C – Asset Management Policy Development

As part of this task, FNI will collaborate with the Town to develop an AM policy that formalizes the program, communicates its objectives and purpose, and the leadership's commitment. The asset management policy will follow best practices and guidelines from the Institute of Asset Management and ISO 55001.

C.1 **AM Policy Best Practices Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review best practices, examples, and considerations of an AM policy. FNI will facilitate a discussion on the Staff's requirements and considerations to incorporate into the Town's AM policy.

C.2 **Draft AM Policy Development:** FNI will develop a draft AM policy based on feedback received from the Town as part of **Task C.1**. FNI will coordinate with Staff to obtain any Town logos or images to include in the AM policy.

C.3 **Draft AM Policy Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the draft AM policy and obtain feedback from Staff. FNI will provide the draft AM policy in advance of the meeting for Staff to review internally.

C.4 **Finalize and Submit AM Policy Documents:** FNI will finalize the AM policy based on feedback from the Town as part of **Task C.3**. FNI will submit electronic copies of the policy in Microsoft Word, PDF, and Adobe InDesign to the Town.

C.5 **AM Governance Plan:** FNI will prepare an AM governance plan that summarizes roles and responsibilities for executing activities related to the Town's AM program. The governance plan will include strategies for continuous adoption and improvement of the program, as well as the frequency of updates to program documentation. FNI will review the draft AM governance plan with the Town during a project coordination meeting and finalize as part of the SAMP deliverable.

Task D – Asset Lifecycle Modeling Software Needs Assessment

As part of this task, FNI will collaborate with the Town to identify its functional requirements for asset lifecycle modeling software, coordinate vendor demonstrations, and prepare a technical memorandum of software options.

D.1 **Asset Lifecycle Modeling Software Requirements Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review best practices and components of a lifecycle model. FNI will collaborate with the Town during the meeting to identify functional software requirements, which will be used as part of the evaluation criteria. FNI will review potential lifecycle modeling software options to identify vendors for further evaluation and demonstrations.

D.2 **Software Vendor Coordination & Demonstrations:** FNI will coordinate with up to five (5) lifecycle modeling software vendors to obtain additional information and schedule demonstrations with the Town. FNI will attend the five one-hour demonstration meetings in person with the Town and document meeting minutes for each demonstration.

D.3 **Software Demonstration Feedback Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the software demonstrations and seek feedback from Staff. The goal of the meeting will be to discuss the lifecycle modeling software options and guide the Town on recommended selection criteria to utilize in the selection process that best meet the Town's AM Program needs. The Town will coordinate the Request for Proposals (RFP) process to select a lifecycle modeling software. Obtaining and implementing the selected software will be performed as part of Additional Services negotiated with the Town.

D.4 **Draft Asset Lifecycle Modeling Software Needs Assessment Technical Memorandum (TM):** FNI will prepare a draft TM summarizing the Town's functional software requirements, lifecycle modeling software demonstrations, and the findings of the software evaluation. FNI will submit the draft TM for the Town's review and discuss the Town's feedback in a project coordination meeting.

D.5 **Finalize and Submit Asset Lifecycle Modeling Software Needs Assessment TM:** FNI will finalize the TM from **Task D.4** based on feedback from the Town. FNI will submit the TM as a PDF to the Town for its recordkeeping.

Task E – Preventative Maintenance (PM) Program Evaluation

As part of this task, FNI will evaluate the Town's existing preventative maintenance program across all asset classes, identify gaps against industry best practices, and propose PM activity and staffing recommendations. The findings of the evaluation will be documented in a TM.

E.1 **PM Gap Assessment:** FNI will perform a gap assessment of the Town's existing preventive maintenance (PM) program based on information obtained during **Task B**. FNI will summarize existing preventative maintenance activities by department, compare to industry standards and equipment manufacturer specifications, and identify potential gaps for each asset class.

E.2 **PM Gap Assessment Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the findings of the PM gap assessment to verify the existing PM documentation and identified gaps by asset class.

E.3 **Develop PM Program Recommendations:** FNI will develop recommendations for the Town's PM program to close the gaps identified in the gap assessment. Recommendations could include additional PM activities, maintenance strategies, asset lifecycle management, and staffing requirement considerations. FNI will review the proposed recommendations with the Town during a project coordination meeting.

E.4 **Draft PM Program Evaluation TM:** FNI will prepare a draft TM summarizing the Town's existing PM activities, the findings of the gap assessment, and improvement recommendations. FNI will submit the draft TM for the Town's review and discuss the Town's feedback in a project coordination meeting.

E.5 **Finalize and Submit PM Program Evaluation TM:** FNI will finalize the TM from **Task E.4** based on feedback from the Town. FNI will submit the TM as a PDF to the Town for its recordkeeping.

Task F – Strategic Asset Management Plan Development

As part of this task, FNI will collaborate with the Town to develop a Strategic Asset Management Plan that establishes the roadmap to achieve the Town's asset management objectives. The strategic asset management plan will follow best practices and guidelines from the Institute of Asset Management, the US EPA, and ISO 55002. FNI will collaborate with the Town to develop an asset management framework based on the industry concepts and best practices, including the Institute of Asset Management Landscape Principles, US EPA's 10 Step Framework, and ISO 55000 family of standards.

F.1 **Asset Data and Information Standards:** FNI will develop asset data standards that include asset definition and AM terminology, minimum asset attribute requirements, asset risk data management, lifecycle modeling requirements, and an asset hierarchy structure template. FNI will develop asset information standards, including asset data update process and frequency, data auditing, and asset attachment management.

F.2 **Develop AM Framework:** FNI will develop an AM framework, including organizational risk and level of service (LoS) requirements to be applied to the Town's assets in Tactical Asset Management Plans (TAMPs).

F.3 **Asset Data & Information Standards and AM Framework Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the draft asset data & information standards and the AM framework. FNI will finalize the documentation based on feedback from the Town and include it in the Strategic Asset Management Plan (SAMP) deliverable.

F.4 **AM Implementation Roadmap:** FNI will prepare an AM implementation roadmap, which will summarize recommendations to resolve gaps identified in the gap assessment. The recommendations will include departmental and program-level implementation tasks prioritized into a five-year implementation roadmap. Each implementation task will include a task description, drivers, task ownership, objectives, estimated cost, and priority. The roadmap will include recommendations on prioritization, schedule, and cost of TAMPs for asset classes beyond the water mains outlined in **Task H**.

F.5 **AM Implementation Roadmap Review Workshop:** FNI will facilitate a two-hour in-person meeting with the Town to review the draft AM management implementation roadmap and collect feedback from departmental stakeholders. FNI will incorporate the Town's feedback into the draft SAMP.

F.6 **Prepare Draft SAMP:** FNI will prepare a draft SAMP that summarizes the strategic visioning and key objectives, existing asset overview, gap assessment findings, asset data & information standards, AM framework, program governance plan, and the implementation roadmap. This document will serve as a foundation for the development of asset class TAMPs. The recommendations of the lifecycle modeling software will be incorporated into the SAMP.

F.7 **Draft SAMP Review Meeting:** FNI will facilitate a one-hour hybrid meeting to review the draft SAMP and collect feedback from the Town. FNI will submit the draft SAMP document in advance of the meeting to allow the Town time to review and provide feedback in the meeting.

F.8 **Finalize and Submit SAMP:** FNI will finalize the SAMP based on the feedback received from the Town. FNI will submit the SAMP as a PDF to the Town.

BASIC SERVICES, PHASE 2 Phase II is not included in this contract

FNI will provide the following professional services in connection with the above-described project. Basic Services for Phase 2 will be included in the project scope upon authorization in writing by the Town.

Task A.4 – Project Management

As part of this task, FNI will perform activities necessary to manage the project and maintain coordination with the Town. FNI will perform general project management tasks, including project coordination, invoicing, communications with the Town, and monthly status reporting. FNI will prepare for and conduct six (6) virtual one-hour coordination meetings with Town staff.

Task G – Asset Management Program Reporting System

As part of this task, FNI will collaborate with the Town in a series of meetings to define the functional requirements for an AM reporting system and to develop it.

G.1 **AM Program Reporting Requirements Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review reporting software options, pros and cons, data requirements, and reporting best practices. FNI will collaborate with the Town during the meeting to identify functional requirements for each user type of the reporting system.

G.2 **Draft AM Program Reporting Layout:** FNI will prepare draft reporting layouts for up to four (4) user types and a reporting system directory summarizing the layouts and pages. The draft reporting layouts will be developed in a dashboard mockup style in Microsoft PowerPoint. FNI will identify the data requirements necessary for the proposed reporting layouts.

G.3 **Draft AM Program Reporting Layout Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review reporting layouts and seek feedback on the data visualizations presented in the layouts. FNI will also present the data requirements necessary to support the proposed reporting layouts to verify that the data is available and managed in a location that meets the Town's requirements. If data is not available or not managed in a way that supports the reporting system, FNI will summarize the impact on the Town's stated reporting functional requirements.

G.4 **Develop Draft AM Program Reporting System:** FNI will develop the draft reporting system in the identified software using a copy of the AM program data. FNI will prepare documentation of the data model used to support the reporting system to support the system transfer process. Once the draft reporting system has been developed, additional layouts or user types may require additional services to complete or be completed as a future phase of the Town's AM Program.

G.5 **Draft AM Program Reporting System Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the working draft reporting system and its functionality and seek feedback on the data visualization and interactivity. FNI will also present the data requirements necessary to support the draft working reporting system to verify that the data is available and managed in a location that meets the Town's requirements.

G.6 **Finalize AM Program Reporting System:** FNI will finalize the reporting system based on feedback from the review meeting. FNI will finalize documentation of the reporting system including data requirements, data update/refresh procedures, and user guidance for system navigation.

G.7 **AM Reporting System Transfer Coordination:** FNI will coordinate with the Town to transfer the AM Reporting system to the Town's IT environment. FNI will allocate up to 12 hours to coordinate with the Town and troubleshoot issues.

Task H – Tactical Asset Management Plan Development

As part of this task, FNI will collaborate with the Town to develop a Water Main Tactical Asset Management Plan that aligns with the Town's SAMP to identify management strategies. The tactical asset management plan will follow best practices and guidelines from the Institute of Asset Management, the US EPA, and ISO 5500. The Water Main TAMP will serve as a pilot for the development of additional asset class TAMPs to be completed in future phases of the Town's AM Program.

H.1 **Develop TAMP Asset Register:** FNI will develop the Asset Register that will be used to develop the TAMP. The Asset Register will be based on existing asset data identified in the gap assessment. FNI will identify missing assets or asset data attributes and coordinate with the Town on the best strategy to resolve gaps.

H.2 **Develop Asset Specific Risk Assessment Frameworks:** Based on the TAMP Asset Register, FNI will develop frameworks for calculating asset likelihood and consequence of failure (CoF) scores. The likelihood of failure (LoF) framework will include parameters, and parameter weightings, such as installation year, material, work order history, and measured condition data. FNI will develop a framework to calculate asset level risk that includes consideration of risk mitigation strategies such as redundancy, looping, and emergency backup systems. FNI will review the draft risk assessment framework with the Town during a project coordination meeting to collect feedback.

H.3 **Apply Asset Specific Risk Assessment Frameworks:** FNI will update the framework based on feedback from the Town. Then FNI will apply the asset specific risk assessment frameworks to the asset register such that a risk, LoF, and CoF score is assigned to each asset.

H.4 **Draft Asset Specific Risk Assessment Scoring Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the draft risk assessment scores. FNI will prepare tabular summaries and large maps to visualize the draft scores in the meeting. FNI will finalize the risk assessment scores based on feedback from the Town and review the finalized score in a project coordination meeting. The final risk assessment results will be documented in the TAMPs.

H.5 **Develop Asset Class Levels of Service and KPIs:** FNI will identify the LoS parameters, developed as part of the SAMP during **Task F**, that the asset class align with. FNI will develop up to 5 key performance indicators (KPIs) to relate asset information to the identified LoS parameters. FNI will identify data requirements and availability to support each KPI.

H.6 **Draft Asset Class Level of Service and KPIs Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the proposed LoS alignment, KPIs, and associated data requirements. FNI will seek feedback from the Town on the proposed information and verify the data requirements can be met. If the data requirements for a KPI cannot be met, they will be documented in the TAMP as a future enhancement.

H.7 **Develop Asset Lifecycle Modeling Criteria:** FNI will develop criteria based on the asset register and other available data sources to support the asset lifecycle model development. Lifecycle modeling criteria parameters could include asset age, material, and work order history to estimate asset

degradation over time. FNI will develop asset lifecycle management strategies (replacement or rehabilitation), strategy triggers, planning level costs, and impact to asset life. FNI will review the draft asset lifecycle modeling criteria with the Town during a project coordination meeting.

H.8 **Perform Asset Lifecycle Modeling:** FNI will develop an asset lifecycle model using the updated criteria from Town feedback. The lifecycle model will be developed in the software selected by the Town in **Task D**. This task depends on the Town's selection and procurement of lifecycle modeling software. If the software has not been procured by the Town, then FNI will use the criteria to develop a lifecycle model in Microsoft Excel.

H.9 **Prepare Alternative Asset Lifecycle Model Scenarios:** FNI will prepare up to three asset lifecycle model scenarios by making adjustments to the lifecycle modeling criteria and the replacement/rehabilitation triggers. FNI will review the proposed AM strategies with the Town during a project coordination meeting prior to running the lifecycle model scenarios.

H.10 **Prepare Draft Asset Investment Strategies:** FNI will develop potential asset class investment strategies based on the results of the lifecycle model scenarios. The scenarios' results will be summarized to create annual estimates of the asset class's condition, remaining useful life, improvement requirements, and improvement cost under varying levels of intervention.

H.11 **Draft Asset Investment Strategies Review Meeting:** FNI will facilitate a one-hour hybrid meeting with the Town to review the results of the asset lifecycle model scenarios generated with the lifecycle model. FNI will prepare tabular summaries of estimated asset condition, remaining useful life, improvement requirements, and estimated improvement cost and large maps of the draft results to review in the meeting. FNI will finalize the lifecycle scenarios and asset investment strategies based on feedback from the Town and document the final results in the TAMP.

H.12 **Prepare Draft Water Main TAMP:** FNI will prepare a draft TAMP that summarizes the asset register, risk assessment framework & findings, level of service & KPIs, lifecycle modeling analysis, and asset investment strategies.

H.13 **Draft Water Main TAMP Meeting:** FNI will facilitate a one-hour in-person meeting with the Town to review the draft TAMP and collect feedback from the Town on the document. FNI will submit the draft TAMP to the Town in advance of the meeting.

H.14 **Finalize and Submit Water Main TAMP:** FNI will finalize the TAMP based on feedback received from the Town. FNI will submit the TAMP as a PDF to the Town for its records.

H.15 **Incorporate Water Main TAMP Data into AM Program Reporting System:** FNI will organize the final data associated with the TAMP to meet the data requirements of the AM Program Reporting System, then coordinate with the Town to incorporate the data into the System. FNI will provide up to 24 hours to revise the report layouts to support data visualization of TAMP data within the reporting system.

Basic Services Deliverables: The table below summarizes the major deliverables per task.

Task	Deliverables	Purpose	Format
A	Monthly status reports and invoices	Inform Town of project progress	PDF via email and on SharePoint
B.2	Data Request	Provide Town with a collaborative method to document data request item availability, receival, and questions	MS Excel on SharePoint
B.5	Business Process Mapping	Layout the Town's "existing" and "to-be" process maps of major AM workflows documenting information, decisions, and coordination staff take to complete an AM activity	PDF, up to 40 workflows
C	AM Policy	Establish the Town's formal policy that outlines the AM program, its objectives and purpose, and commitment of leadership	Draft (**Task C.2**): MS Word and PDF Final (**Task C.4**): MS Word, PDF, and InDesign
D	Asset Lifecycle Modeling Software Evaluation TM	Summarize the Town's functional software requirements, vendor demonstrations, and software evaluation findings	Draft (**Task D.4**) and Final (**Task D.5**): PDF
E	Preventative Maintenance Program Evaluation TM	Summarize the Town's existing PM activities, findings of the PM gap assessment, and improvement recommendations	Draft (**Task E.4**) and Final (**Task E.5**): PDF
F	Strategic Asset Management Plan	Summarize the Town's strategic visioning and key objectives, existing asset overview, AM maturity assessment (**Task B.7**), asset data and information standards (**Task F.1**), AM framework (**Task F.2**), AM governance plan (**Task C.5**), and AM implementation roadmap (**Task F.4**)	Draft (**Task F.6**) and Final (**Task F.8**): PDF
G	Report Layouts and Reporting System	Develop a reporting system for the Town with reporting layouts and data visualizations using AM program data for up to four user types	Draft Reporting Layouts (**Task G.2**): MS PPT Draft (**Task G.4**) and Final (**Task G.6**) Reporting System: Software TBD
H	Water Main Tactical Asset Management Plan	Summarize the Town's water main asset register (**Task H.1**), risk assessment framework and findings (**Task H.4**), level of service and KPIs (**Task H.6**), lifecycle modeling analysis (**Task H.8** and **H.9**), and asset investment strategies (**Task H.11**)	Draft (**Task H.12**) and Final (**Task H.14**): PDF

ADDITIONAL SERVICES: Additional Services to be performed by FNI will be negotiated with the Town, as requested. Asset Management Roadmap items identified from **Task F.4**, including TAMP development for asset classes, will be an Additional Service.

FEE: The table below summarizes the fee per task for a total lump sum fee of $665,400.

Task	Name	Phase 1 Fee	Phase 2 Fee
A	Project Management	$49,700	~~$13.900~~
B	Asset Management Program Gap Assessment	$188,100	
C	Asset Management Policy Development	$55,900	
D	Asset Lifecycle Modeling Software Needs Assessment	$29,100	
E	Preventative Maintenance Program Evaluation	$34,300	
F	Strategic Asset Management Plan Development	$75,000	
G	~~Asset Management Program Reporting System~~		~~$114,200~~
H	~~Tactical Asset Management Plan Development~~		~~$105,200~~
	Total Fee:	**$432,100**	**~~$233,300~~**

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services as follows and in the table below:

- FNI will complete PHASE 1 (**Tasks A-F**) within 12 months after notice to proceed.
- FNI will complete **Task G** within 4 months of completion of **Task F**. **Phase II tasks NOT included**
- Completion of **Task H** is dependent on the Town's selection and potential procurement of asset lifecycle modeling software. FNI will complete **Task H** within six months of the completion of **Task F**.
- FNI expects PHASE 1 and PHASE 2 to be completed within 18 months after the notice to proceed.

Assumptions utilized for completion dates:

- FNI anticipates the Town's review of deliverables to be performed within two weeks for all completion dates. FNI will finalize deliverables within two weeks of receiving comments from the Town.
- If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust the contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in Town or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc.

Project Schedule

Task	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sept 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	July 2027
Task A: Project Management																	
Task B: AM Program Gap Assessment																	
Task C: AM Policy Development																	
Task D: Asset Lifecycle Modeling Software																	
Task E: Preventative Maintenance Program Evaluation																	
Task F: SAMP Development																	
Task G: AM Program Reporting System																	
Task H: Water Main TAMP Development																	

EXHIBIT B

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

___X_____ **Certificate of Insurance attached**

COI Expires: 10/23/2026

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	PHONE (A/C, No, Ext): (703) 827-2277	FAX (A/C, No): (703) 827-2279
	E-MAIL ADDRESS: admin@amesgough.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Freese and Nichols, Inc. 801 Cherry Street, Suite 2800 Fort Worth, TX 76102	INSURER A : National Fire Insurance Company of Hartford A(XV)	20478
	INSURER B : Valley Forge Insurance Company A(XV)	20508
	INSURER C : Continental Insurance Company A+ (XV)	35289
	INSURER D : Travelers Casualty and Surety Company A++. XV	19038
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			7063394194	10/23/2025	10/23/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			7063394177	10/23/2025	10/23/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			7063394180	10/23/2025	10/23/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		7063394213	10/23/2025	10/23/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab.			107930947	10/23/2025	10/23/2026	Per Claim	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROFESSIONAL LIABILITY AGGREGATE LIMIT: $10,000,000

Town of Holly Springs, NC is included as Additional Insured with respect to General Liability, Auto Liability, and Umbrella Liability when required by written contract. General Liability, Auto Liability and Umbrella Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies include a Waiver of Subrogation in favor of the Additional Insured where permissible by state law and when required by written contract. 30-day Notice of Cancellation will be issued for the General Liability, Auto Liability, Umbrella Liability, Workers Compensation and Professional Liability policies in accordance with policy terms and conditions. Umbrella Liability coverage sits excess over General Liability, Auto Liability and Employer's Liability coverage.

CERTIFICATE HOLDER

Town of Holly Springs, NC
PO Box 8
Holly Springs, NC 27540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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EXHIBIT C

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **Freese & Nichols, Inc.** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES _____
b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

Dated:_____

Signature of Affiant: _____

Print or Type Name: _____

EXHIBIT D

N/A

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda
Title: Joint Use Agreement with Wake Co. for the Cultural Center/Library
Strategic Priority Area: Vibrant Community
Staff Resource: LeeAnn Plumer, Parks & Recreation

Action(s):
Authorize the Town Manager to execute a Joint Use Agreement between the Town of Holly Springs and Wake County for the Holly Springs Cultural Center and Community Library to address operational and maintenance responsibilities for the duration of the current executed Lease and Interlocal Agreement.

Explanation:

- On November 29, 2004, the Town of Holly Springs entered into an Interlocal Agreement (ILA) with Wake County to expand the County's library system in Holly Springs, amended by an agreement dated December 20, 2005. Subsequently, the Town entered into a lease agreement with Wake County on January 9, 2006, to jointly operate the Holly Springs Community Library and Cultural Center for 99 years.
- While the Town and the County have shared responsibility for operating and maintaining the facility since 2006, this Joint Use Agreement (JUA) will formally document the operational, maintenance and capital replacement responsibilities for the shared building.
- The JUA outlines the Town's responsibility for providing repair & maintenance for all furniture, fixtures, and equipment located within the Cultural Center, as well as providing solid waste & recycling services, and janitorial services; while the County is responsible for the facility maintenance, utilities, pest control, life safety systems, landscape and hardscape maintenance, and inclement weather response, as well as repair & replacement of all furniture, fixtures, and equipment in the Library.
- The JUA requires both the County and the Town to collaborate on planning and reviewing future capital projects, including major repairs and replacements, alterations and renovations, and major improvements.
- Staff has worked with the County on several iterations of the JUA incorporating feedback from previous Town Council briefing sessions, most recently in November 2025.
- Financial responsibility for improvements and/or major repairs to the Cultural Center shall be the responsibility of the Town; the County is financially responsible for the Library. The JUA outlines a pro rata cost share, based on square footage of the entire building, for lifecycle replacement items (major mechanical, plumbing, electrical, roof, parking lot, etc.) and capital projects for shared spaces like the lobby and restrooms.

Background:

- The Holly Springs Cultural Center and Library opened to the public in 2006. The facility

encompasses approximately 20,019 square feet, with 6,311 square feet dedicated to the Library and 7,998 square feet serving Holly Springs Cultural Center. The remaining space is allocated to common areas and facility operations. As outlined in the original Interlocal Agreement, the Town donated the land to Wake County and the County constructed the building.

- The Cultural Center provides arts and cultural programming, including performances, educational classes, art exhibits, and community events. Together with the library, the building serves as an important community gathering space for local residents and regional visitors.
- The Joint Use Agreement will follow the same terms as the previously executed Interlocal Agreement and 99-Year Lease. It will detail the shared operational, maintenance and capital replacement responsibilities of the facility into the future. The County will retain the exclusive use of the Library portion of the building while the Town will retain the exclusive use of the Culture Center.

Funding Source(s):

N/A

Attachment(s):

1. Interlocal Agreement.- signed
2. Lease signed
3. JUA for Cultural Center_Town Council Edition

HOLLY SPRINGS, NORTH CAROLINA

AND

WAKE COUNTY, NORTH CAROLINA

INTERLOCAL AGREEMENT

FOR

A LIBRARY AND CULTURAL FACILITY IN HOLLY SPRINGS

Dated as of Nov 29 **, 2004**

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is dated as of Nov 29, 2004 (as supplemented or amended, the "Agreement"), and is between the **TOWN OF HOLLY SPRINGS, NORTH CAROLINA** (the "Town"), a municipal corporation of the State of North Carolina, and **WAKE COUNTY, NORTH CAROLINA** (the "County"), a public body politic and a political subdivision of the State of North Carolina.

RECITALS:

The County has expressed an interest in constructing a branch of the County library system in Holly Springs. The Town has expressed an intent and desire to provide real estate to the County for the construction of the library, and to otherwise assist the County in this project. The Town and the County have also discussed the Town's desire to combine the library with a cultural center planned by the Town, and the County is agreeable to this combination.

The parties are entering into this Interlocal Agreement to set out the terms and conditions for their working together to construct such a facility in Holly Springs.

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, the parties agree as follows:

ARTICLE I

TERMS OF PROJECT AGREEMENT

1.1. Agreement To Work Together. The County and the Town agree to work together in good faith and with all due diligence to provide for and carry out the design, construction and operation in Holly Springs of a combination public library (the "Library") and cultural facility (the "Cultural Facility"), both referred to herein jointly as the "Project."

1.2. Agreement To Convey Property.

(a) The Town agrees to convey to the County, and the County agrees to accept from the Town, except as provided in Section 1.2 (b), title to all that certain lot, piece or parcel of ground, situated in Holly Springs, Wake County, North Carolina, more particularly described on Exhibit A (the "Property"). The Property is the intended site of the Project. The Town represents and warrants to the County that the Property is properly zoned for Library purposes.

(b) Notwithstanding the foregoing, the County's performance of its obligations under this Agreement is contingent upon the County's satisfaction as to the suitability and feasibility of the development of the property for the Project. If the County desires to terminate this Agreement because the County deems the Property unsuitable for the construction of the Project, then the County shall notify the Town in writing at which time this Agreement shall become null

and void. If the County does not notify the Town on or before December 31, 2004, this condition shall be deemed waived and the County shall not have the right to terminate the Agreement under this section. Upon such termination the County shall reconvey the property to the Town.

(c) The Town covenants with the County that the Town is seized of and has the right to convey the Property in fee simple, that the Property is free and clear of all liens and encumbrances other than those shown on Exhibit B (the "Existing Encumbrances"), that title to the Property is marketable, and that the Town will forever warrant and defend title to the Property (subject to the Permitted Encumbrances) against the claims of all persons.

(d) Within forty-five days of the execution and delivery of this Agreement by the parties, the Town will deliver to the County Manager, on behalf of the County, a properly executed general warranty deed for the Property in substantially the form of Exhibit C (the "Deed").

(e) As shown in Exhibit C, the Deed will include a clause allowing the Town to re-take title to the Property if the County has not awarded contract(s) for the construction of the Library on the Property by September 1, 2005.

(f) As also shown in Exhibit C, the Deed will contain a clause allowing the Town to re-take title to the Property if at any time up to January 1, 2024, the County uses the Property for any purpose other than public library and related uses.

(g) The Town will pay for the cost of deed preparation and other document preparation by its counsel, deed stamps and all other conveyance or transfer fees, taxes or costs, and its own counsel fees. The County will pay for the recording fees, title insurance premiums, current surveys and environmental evaluations (if desired by the County) and its counsel fees.

(h) If there is a casualty or condemnation of all or any portion of the Property prior to the County's acceptance of the Deed, the County may either (i) continue to closing, with the Town assigning to the County any and all rights for insurance or condemnation awards, or (ii) terminate this Agreement, in which case this Agreement shall be null and void and of no force, effect or obligation on the part of either party.

(i) The provisions of this Agreement, and in particular the provisions of Section 1.1 and 1.4, will survive the delivery of the Deed.

1.3. Agreement to Lease Property Back. After completion of the Cultural Facility and issuance of the Certificate of Occupancy, the Town and the County will execute and deliver to one another a lease of the Cultural Facility in substantially the form of Exhibit D (the "Lease"), which will allow the Town to operate and maintain the Cultural Facility for its purposes for a period no less than 99 years.

1.4. Design, Construction and Operation of the Project.

(a) The current intent of the parties is that the Project will be a facility comprising approximately 19,000 square feet. Approximately 8,000 square feet of the facility will be a public library and 11,000 square feet will serve as a public Cultural Center. The County agrees to furnish and operate the Library, once completed, on substantially the same basis as with other similar facilities in the County library system, including (but not limited to) taking full responsibility for such matters as security, maintenance, staffing during hours of operation, size and nature of print collections and nature of non-print collections, management of the facilities and provision of services. The Town agrees to furnish and operate the Cultural Facility, once completed, including (but not limited to) taking full responsibility for such matters as security, maintenance, staffing during hours of operation, management of the facilities, and provision of services

(b)The Town agrees to provide up to $50,000 to the County for the County's use in providing for the design of the Library. The parties expect the total design cost for the Library to be approximately $140,000, the remainder of which will be paid by the County. The County agrees to begin work on the design of the Library within 90 days from the date of execution of this Agreement. Any plans, drawings or other design products prepared for the Project will be jointly owned by the Town and the County. The Town has previously paid the County $35,000 in anticipation of this Agreement, and agrees to make the following additional payments relating to a portion of the design costs for the Library ($50,000) :

Payment Date	**Amount**
October 1, 2004	$15,000.00
TOTAL	**$50,000.00**

It is agreed to by the parties that regardless of the contributions by the Town to the overall Project, the County shall have full discretion as to the design and construction of the Project. Because the Project shall be designed by one architect and bid under a single construction contract, and because the County shall be the contracting agency, the County and the Town agree to work cooperatively regarding matters of design and construction. Provided however that the County will seek and accept input from the Town as to the design and construction of the Cultural Facility.

(c) The County included potential funding for construction, furnishings, equipment and books for the Library in the approximate amount of $2.8 million as part of a package for the general obligation bond referendum which was approved by the voting citizens of the County in October, 2003.

(d) The Town agrees to provide funding for the Cultural Facility in an amount, time and manner consistent with the County's plans for construction of the Project. The Town agrees to include all necessary funding for the development of the Cultural Facility in its annual Town budget during Fiscal Years 2004-05 and 2005-06. The Town shall provide

the County with funding to cover the full cost associated with the design and construction of the Cultural Facility. The Town shall pay the County for all professional services and construction costs for the Cultural Facility in accordance with the following payment schedule. The schedule of payment of constructions costs is based on an assumption that the County will award the bid to a contractor by July 1, 2005

Professional Services (for Cultural Facility)

Payment Due Date	**Amount Due**
December 31, 2004	40% of Professional Services.
March 31, 2005	30% of Professional Services
June 30, 2005	30% of Professional Services
TOTAL	**100% of Professional Services**

Construction Costs (for Cultural Facility)

Payment Due Date	**Amount Due**
September 30, 2005	30% of Construction Costs
December 31, 2005	30% of Construction Costs
March 31, 2006	30% of Construction Costs
June 30, 2006	10% of Construction Costs
TOTAL	**100% of Construction Costs**

(e) The Town at its expense will provide certain infrastructure improvements to the Property. Specifically, the Town will realign Ballentine Street running through the Property, and the Town will provide for appropriate public water and sewer utility service, so as not to delay the Project, to the Property in a time consistent with the County's plans for construction of the Library.

(f) Once the Project is operational, the County will have administrative control over the Library, and the Town will have administrative control over the Cultural Facility. The parties will cooperate on matters of mutual concern, including such matters as hours of operation, scheduling events, maintenance of common areas and other matters which may arise. The Town and County agree to enter into a Joint Use Agreement supplementing this Agreement to provide for shared use of specified portions of the Project and set forth the terms and conditions associated with the use, operation and maintenance of the Project for the term of the lease.. A Joint Use Agreement shall be executed by the Town and County on or before the date of issuance of a certificate of compliance for the Project.

(g) The Town will waive certain fees, which would normally be required for the construction of an 8,000 square foot library , and shall pay a pro rata portion of any non-waived fees associated with the construction of the Project, based upon the square footage of the Project building to be used by each party. The fees which will be waived for the library by the Town are as shown on Exhibit E.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

(a) The County and the Town each represents, covenants and warrants for the other's benefit as follows:

(i) Each party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and this Agreement has been properly authorized by the party's governing body. This Agreement is a valid and binding obligation of each party.

(ii) Neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which either is now a party or by which either is bound, or constitutes a default under any of the foregoing.

(iii) To the knowledge of each party, there is no litigation or other court or administrative proceeding pending or threatened against such party (or against any other person) affecting such party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. Neither such party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.

(iv) No party has dealt with any real estate broker or brokerage firm regarding the transactions contemplated by this Agreement, and no person or firm has a claim for real estate commissions arising out of the sale of the Property.

(b) To the best of the Town's knowledge, there are no disputes concerning the boundaries of the Property or concerning the location of such Property lines and corners.

(c) EXCEPT AS PROVIDED IN SECTION 1.2 HEREIN, THE TOWN MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR A PARTICULAR USE OF THE PROPERTY OR ANY PART THEREOF OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE PROPERTY OR ANY PART THEREOF. In no event will the Town or County be liable for any direct or indirect, incidental, special or consequential damage in connection with or arising out of this Agreement or the existence, furnishing, functioning or use by any of them of any item, product or service provided for herein.

(d) To the extent permitted by law, the Town and the County will and hereby agree to indemnify and save one another harmless against and from all claims, by or on behalf of any

person, firm or other legal entity, arising from this Agreement and attributed to the action or inaction of the respective agents of each party.

ARTICLE III

MISCELLANEOUS

3.1 Authority; Term. The parties are entering into this Agreement pursuant to the statutory authority authorizing interlocal agreements, N.C.G.S. Sections 160A-460 to 464. This Agreement will remain in effect until January 1, 2010, and will remain in effect thereafter until cancelled by either party with at least six months' notice.

3.2 Governing Law. The parties intend that this Agreement will be governed by the law of the State of North Carolina.

3.3 Notices.

(a) Any communication required or permitted by this Agreement must be in writing except as expressly provided otherwise in this Agreement.

(b) Any communication under this Agreement will be sufficiently given and deemed given when delivered by hand, by confirmed facsimile transmission or by Federal Express or similar express delivery service, or on the date shown on a certified mail delivery receipt, when addressed as follows:

(i) If to the Town:
Manager, Town of Holly Springs
Re: Notice Under Interlocal Agreement for Holly Springs Library
Post Office Box 8
Holly Springs, NC 27540-0008

(ii) If to the County:
County Manager, Wake County
Re: Notice Under Interlocal Agreement for Holly Springs Library
Post Office Box 550
Raleigh, NC 27602

(c) Any addressee may designate additional or different addresses for communications by notice given under this Section to the other parties.

3.4 Severability. If any provision of this Agreement will be determined to be unenforceable, that will not affect any other provision of this Agreement.

3.5 Entire Agreement; Amendments. This Agreement constitutes the entire agreement between the parties with respect to its general subject matter. This Agreement may not be changed except in writing signed by all the parties.

3.6 Assignments; Binding Effect. No party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other party. Subject to the specific provisions of this Agreement, this Agreement will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

3.7 Time. Time is of the essence in this Agreement and each and all of its provisions.

3.8 Further Assurances; Corrective Instruments. The Town and the County agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Property, or for otherwise carrying out the intention of this Agreement.

3.9 Liability of Officers and Agents. No officer, agent or employee of any party will be subject to any personal liability or accountability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees will be deemed to execute such documents in their official capacities only, and not in their individual capacities. This Section will not relieve any such officer, agent or employee from the performance of any official duty provided by law.

3.10 No Third-Party Beneficiaries. There are no entities which are, or which are intended as, third-party beneficiaries of this Agreement.

3.11 Counterparts. This Agreement may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA By: _____ Richard G. Sears Mayor	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Drew Holland Finance Officer Town of Holly Springs, North Carolina
ATTEST: By: _____ Joni Powell Town Clerk [Town Seal]	This instrument is approved as to form and legal sufficiency. _____ John P. Schifano Town Attorney
WAKE COUNTY, NORTH CAROLINA By: _____ Kenneth M. Gardner Chairman, Board of Commissioners	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Melinda Canady Finance Director Wake County, North Carolina
[Seal] **ATTEST:** _____ Gwendolyn T. Reynolds Clerk, Board of Commissioners	This instrument is approved as to form and legal sufficiency. _____ Michael R. Ferrell County Attorney

Exhibits

A – Property description
B – Form of Deed
C – Survey of Property
D – Form of Lease
E – Fees Waived

EXHIBIT C

Prepared By and Return After Recording To:

Tax Lot No. _____
Parcel Identifier No. _____
Verified by: Wake County
on the ____ day of _____, 20____,
by

BRIEF DESCRIPTION FOR THE INDEX

DEED

THIS DEED made this the____ day of _____ 2004, by and between

GRANTOR	**GRANTEE**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA Attn: Town Manager Post Office Box 8 Holly Springs, North Carolina 27540	**WAKE COUNTY, NORTH CAROLINA** Attn: County Manager Post Office Box 550 Raleigh, NC 27602

The designations Grantor and Grantee as used in this Deed shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Holly Springs Township, Wake County, North Carolina and more particularly described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple subject to the following:

(a) This conveyance will be null and void, and the Grantee's ownership of the Property shall revert to the Grantor, if by September 1, 2005, the Grantee County has failed to award contracts for the construction on the Property of a public library and related facilities.

(b) This conveyance will be null and void, and the Grantee's ownership of the Property shall revert to the Grantor, if at any time prior to January 1, 2024, the Grantee makes any use of the Property other than for public library and related purposes.

(c) It is the Grantor's intent by this Deed to transfer fee simple title subject to two conditions subsequent, and the Grantor expressly retains a right to re-enter (also known as a power of termination) upon the occurrence of either of the conditions subsequent.

Title to the property is subject to all easements, rights-of-way and restrictions of record.

[The Grantor acquired the Property by instrument recorded in Book 2466, Page 404, and Book 2677, Page 243, Wake County Registry. A map showing the Property is recorded in Book of Maps 1978, Page 678, Wake County Registry.]

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly signed, sealed and delivered in its name by its duly authorized officers, all as of the day and year first-above written.

[SEAL]

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

ATTEST:

By: _____
Joni Powell
Town Clerk

By: _____
Richard G. Sears
Mayor

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Richard G. Sears and Joni Powell personally came before me this day and acknowledged that they are the Mayor and Clerk, respectively, of the Town of Holly Springs, North Carolina, and that by authority duly given and as the act of such Town, the foregoing instrument was signed in the Town's name by such Town Manager, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this ____ day of _____, 2004.

_____
Notary Public

My commission expires: _____

Exhibit A- Property Description

BEGINNING at a point at an existing iron pipe the following call and distance from N.C.G.S. monument "WELCOME" said monument having N.C. GRID COORDINATES (NAD 83) :N = 691,898.064; E = 2,049,455.724; CF: 0.99879: N 83 Deg 07 Min 50 Sec E a distance of 612.54 by Grid, thence, thence along the following calls and distances: S 00 Deg. 30 Min. 29 Sec. W a distance of 260.61 feet to an Existing Iron Pipe; thence S 01 Deg. 33 Min. 33 Sec. W a distance of 55.38 feet to an Existing Iron Pipe; thence N 89 Deg. 50 Min. 51 Sec. W a distance of 5.04 feet to an Existing Iron Pipe; thence S 10 Deg. 34 Min. 19 Sec. W a distance of 216.43 feet to an Existing Iron Pipe; thence S 88 Deg. 30 Min. 55 Sec. W a distance of 213.14 feet to a Calculated Point; thence N 78 Deg. 09 Min. 57 Sec. W a distance of 329.07 feet to a Calculated Point; thence N 42 Deg. 11 Min. 23 Sec. W a distance of 227.98 feet to an Existing Iron Pipe; thence N 88 Deg. 07 Min. 25 Sec. E a distance of 102.51 feet to an Existing Iron Pipe; thence N 01 Deg. 16 Min. 11 Sec. W a distance of 276.42 feet to an Existing Iron Pipe; thence N 89 Deg. 00 Min. 30 Sec. E a distance of 515.61 feet to an Existing Iron Pipe; thence N 85 Deg. 47 Min. 36 Sec. E a distance of 125.30 feet to The Point and Place of Beginning; said area comprising of approximately 7.232 acres, more or less, as shown as Tract 1 on a map recorded in Book of Maps 2004, Page 2208, Wake County Registry- Save and Except that portion shown as Tract 2.

Exhibit B – Survey of Property

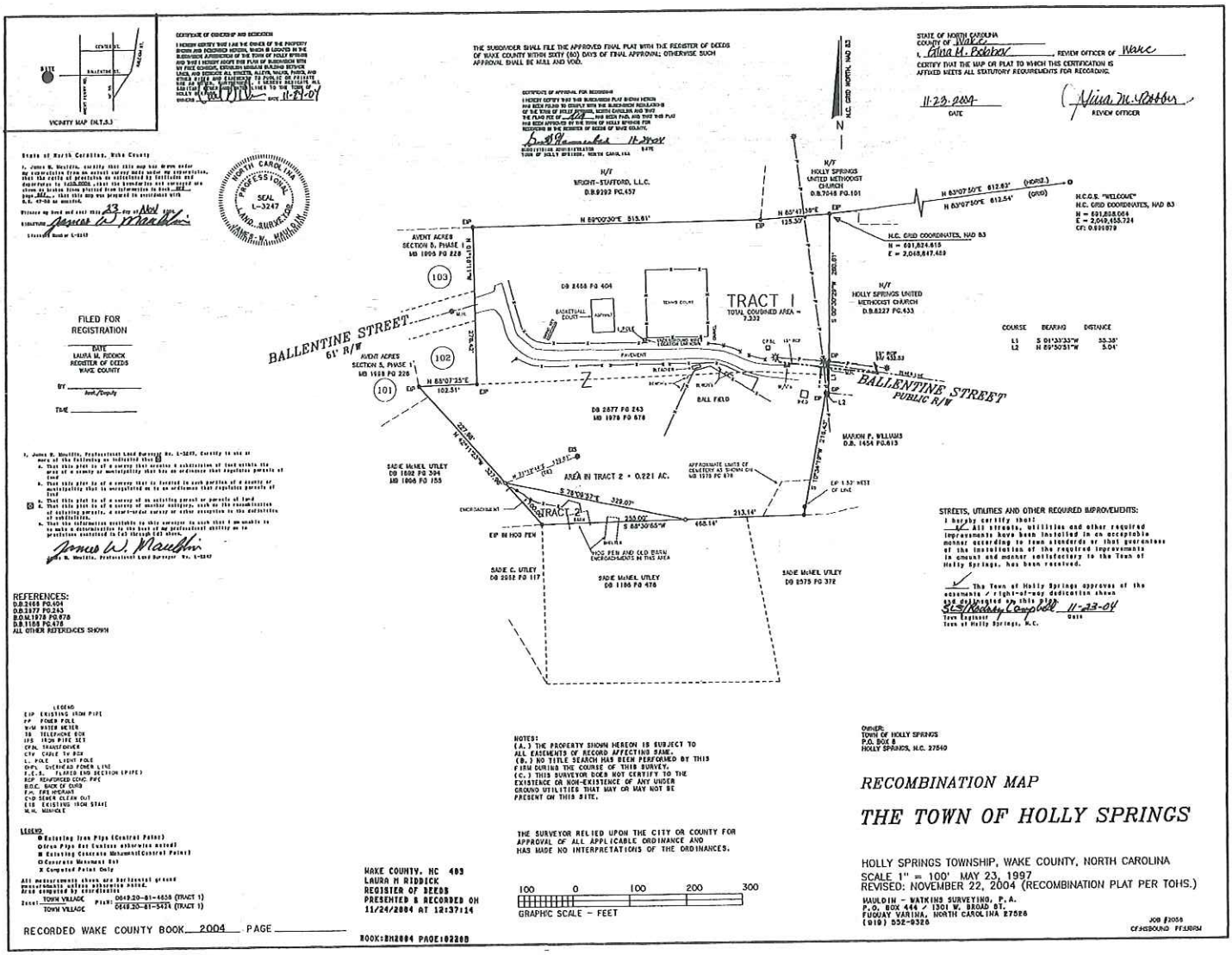

EXHIBIT D

Prepared By And
Return After Recording To:

STATE OF NORTH CAROLINA)
)
WAKE COUNTY)

LEASE

THIS LEASE is dated as of _____, 20__, and is entered into by and between **WAKE COUNTY, NORTH CAROLINA** (the "County"), as lessor, and **THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA**, (the "Town"), as lessee.

WHEREAS:

The Town and County have previously agreed to cooperate in a plan for the development of certain property in the Town described in Exhibit A (the "Property") as a public library and cultural facility through an interlocal agreement (the "Agreement") approved by the Town on August 17, 2004, and approved by the County on September ##, 2004, with an effective date of September ##, 2004. The agreement, among other things, conveyed approximately 7.5 acres of land owned by the Town to the County for purposes of building a library and cultural center.

The agreement also provides that the Town shall pay for its proportionate share of all costs related to the facility, as well as costs associated with the road and utility construction, and an additional $50,000. These expenses represent the consideration for this lease.

The Town therefore proposes to lease from the County that certain portion of the Property known as the cultural facility (the "Cultural Facility") as described in Exhibit B and the County has determined to tender such a lease to the Town.

NOW THEREFORE, for and in consideration of the mutual promises contained in this Lease, the parties agree as follows:

1. **Definitions.**

   a. "Property" – That certain 7.5 acre tract as shown on Exhibit A, attached hereto.

   b. "Project" – The approximately 19,000 square foot building and related real estate improvements constructed on the Property, as shown on Exhibit B, attached hereto.

c. "Cultural Facility" – That portion of the Project as identified on Exhibit B, attached hereto.

d. "Common Space" – Those portions of the Project building as identified on Exhibit B, attached hereto, and the exterior portions of the Project.

2. Demise. The County hereby leases the Cultural Facility to the Town, and the Town hereby leases the Cultural Facility from the County, in accordance with the provisions of this Lease, to have and to hold for the Lease Term (as described in paragraph 3). The County covenants that at the time of the execution of this Lease, it is in legal possession of the demised premises, has full right to lease the same for the term aforesaid, and will put the Town in actual possession of the premises upon commencement of the Lease. In the event that this lease agreement is signed and executed prior to the construction and occupancy of the building, or prior to any act or omission that would under the laws of the state of North Carolina forbid the parties to enter into this lease, the parties agree to re-execute this agreement to effectuate the purpose of the lease.

3. Lease Term. The Lease Term shall commence on the date this Lease is last executed and delivered between the parties, on or about _____, 20__, and the Town shall have and hold the Cultural Facility for a term of 99 years.

4. Consideration for Lease. The consideration for this lease is listed in the precatory language above, together with $1.00 for the entire lease term, receipt of which is hereby acknowledged by the County and sufficiency of which shall not be questioned by the Parties.

5. Quiet Enjoyment. The County agrees that the Town shall have and hold and enjoy continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire Cultural Facility during the term of and in accord with the terms of this Lease, without suit, trouble or hindrance from the County. The County will, at the Town's request and the County's cost, join and cooperate fully in any legal action in which the Town asserts its right to such possession and enjoyment.. In addition, the Town may at its own expense join in any legal action affecting its possession and enjoyment of the Cultural Facility and shall be joined (to the extent legally possible and at the Town's expense) in any action affecting its liabilities under this Lease. The parties agree that the demised premises are unique and special to the Town and County. The parties further agree that a remedy for a breach of the covenant of quiet enjoyment of such a unique property and use does not exist at law and therefore, in the event of a breach or a threatened breach of the covenant of quiet enjoyment, the Town shall have the right of injunction against the County.

6. **Maintenance and Repairs.** The Town and the County shall execute, acknowledge and deliver a Joint Use Agreement ("JUA") as set forth in Paragraph 17 below which shall provide for shared use and maintenance of Common Space. The Town shall have the right at any time and from time to time to sell or dispose of any building furniture, removable equipment or non-structural fixtures which may have become obsolete or unfit for use or which is no longer useful, necessary or profitable in the conduct of the Town's use of the Cultural Facility. County and Town agree that the JUA shall provide that the parties share pro-rata, in the manner prescribed, expenses for repair, maintenance, and life cycle replacement relating to major mechanical, plumbing, electrical, exterior façade, foundation, roof, of the Project during the lease term, as well as use, maintenance and repair of the exterior Common Space. However, interior repairs and alterations shall be the responsibility of the occupying party, except for Common Space, which expenses shall be borne pro rata. Except for maintenance and repair expenses to the interior of the Cultural Facility space itself, the County shall have sole discretion to determine the necessity of all maintenance, repair, of life cycle replacement expenses for the Project and to contract for any such maintenance, repair, or life cycle replacement.

7. **Alterations and Additions.** The Town, shall have the right to make, at its sole cost and expense, any additions, alterations and changes in or to the Cultural Facility it finds necessary, desirable or convenient, upon approval by the County. At or before the expiration or termination of this Lease, the Town shall have the right to remove any and all fixtures that may belong to it or which it may have installed in the premises, except any fixtures that may be so affixed to the building as to become a part of the realty and not removable without causing material damage.

8. **Assignment and Subletting.** The Town shall not be permitted to assign or sublet the Cultural Facility in whole or in part for use in accordance with the provisions of this Lease without prior written approval of the County. Where the Town is required to assign, transfer, or sublet its leasehold interest in conjunction with obtaining third party financing for construction of the Cultural Facility, the County agrees to cooperate and allow such transfer.

9. **Naming Rights.** The Town shall have the rights to assign a name for the Cultural Facility, which shall last for the duration of the lease term, or until such time as the Town in its sole discretion decides to terminate or change the name.

10. **Insurance.** The Town shall carry and maintain, at its sole expense, property damage and public liability insurance for the contents of the Cultural Facility in such amounts as needed. The County shall carry and maintain property damage insurance for the Project, less and except the contents of the Cultural Facility. The Town and County shall pay, pro rata, the costs of such property insurance. All insurance policies shall name both the Town and the County as additional insureds. Each party shall provide the other with proof of insurance upon request.

11. **Indemnification.** To the extent permitted by law, the Town will and hereby agrees to indemnify and save the County harmless against and from all claims, by or on behalf of any person, firm or other legal entity, arising from the operation or management of the

Cultural Facility during the Lease Term, including any arising from (a) any condition of the Property or (b) any negligent act of the Town or of any of its agents, contractors or employees. To the extent permitted by law, the County will and hereby agrees to indemnify and save the Town harmless against and from all claims, by or on behalf of any person, firm or other legal entity, arising from the operation or management of the Cultural Facility during the Lease Term, including any arising from (a) any condition of the Property or (b) any negligent act of the County or of any of its agents, contractors or employees.

12. Damage or Destruction. If, at any time during the term of this Lease, the Project building, or any substantial part thereof, shall be damaged or destroyed by fire or other casualty the County, at its sole option, may repair, replace, restore or abandon all or any portion of the damaged area. If the damaged portion includes the Cultural Facility or any substantial portion thereof the Town, at its sole option, may terminate this Lease or remain as a tenant. If the Town elects to terminate this Lease, it shall notify the County of such intent within 30 days of the damaging event.

If the Town terminates this Lease, the County may use Project building insurance proceeds to repair, replace, or restore only the non-Cultural Facility portion of the Project. Any insurance proceeds not reasonably required for such repair, replacement or restoration, including removal of any damaged portions of the Cultural Facility, shall be returned to Town as compensation for the Town's contribution toward construction of the Project.

If the County elects not to repair, replace or restore the Project building, any insurance proceeds received (excluding those attributable to reimbursement for contents of the non-Cultural Facility portion of the Project building) shall be shared with the Town on a pro rata basis, computed by comparing the contributions of each to the original construction costs of the Project.

13. Cooperation. The Town and the County will cooperate fully together and in good faith in filing any proof of loss or taking any other action under this Lease. In no event will the Town or County voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim with respect to the Property without the other's written consent, which consent shall not be unreasonably withheld.

14. Further Assurances; Corrective Instruments. The County and the Town agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as either may reasonably request to correct any inadequate or incorrect description of the Cultural Facility hereby leased, or intended so to be, or for otherwise carrying out the intention of this Lease.

15. Compliance with Requirements. During the Lease Term, the County and the Town will observe and comply promptly with all current and future orders of all courts having jurisdiction over the Cultural Facility or any portion thereof (or be diligently and in good faith contesting such orders), and all current and future requirements of all insurance companies writing policies covering the Cultural Facility or any portion thereof.

16. Joint Use of Shared Facilities. Town, its invitees and licensees, shall have the non-exclusive right to access and use the Common Space in accord with the Joint Use Agreement which shall be developed pursuant to Paragraph 17 of this Lease. The Parties agree that the future Joint Use Agreement may provide for exclusive use of common facilities on a short-term basis by either party, subject to the proper scheduling so that the use does not inhibit the other party's use of the property.

17. Joint Use Agreement. Prior to issuance of a certificate of occupancy for any portion of the Facility the Parties agree to enter into a Joint Use Agreement governing the following: 1) Programming and scheduling of Common Space, 2) Maintenance and repair of Common Space, 3) Maintenance of separate facilities; and, 4) any other item of mutual concern the parties may subsequently identify. Repair, maintenance, and life cycle replacement of structural components as set forth in Paragraph 6 above shall generally be cost shared according to a pro-rata proportion of square footage allocated to each party's use, with the exception that expenses related to Common Space shall be shared equally.

18. Defaults; Remedies on Default. For the purposes of this Lease, the term **"Event of Default"** shall mean either the Town or the County's breaching or failing to perform or observe any term, condition or covenant of this Lease for a period of 45 days after written notice specifying such failure and requesting that it be remedied has been given to the breaching party by the non-breaching party, unless the non-breaching party agrees in writing to an extension of such time prior to its expiration.

Upon the occurrence and during the continuation of any Event of Default, then the non-breaching party may at its option take one or any combination of the following remedial steps:

a. Terminate this Lease; and

Take whatever other action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant under this Lease.

No remedy herein conferred upon or reserved to the Town or the County is intended to be exclusive, and every such remedy is cumulative and in addition to every other remedy now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, and any such right and power may be exercised from time to time and as often as may be deemed expedient.

19. Waivers. If any agreement contained herein should be breached by either party and thereafter waived by the non-breaching party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach under this Lease.

20. Notices. Any communication required or permitted by this Lease must be in writing except as expressly provided otherwise in this Lease. Any communication under this Lease will be sufficiently given and deemed given when delivered by hand, by confirmed

facsimile transmission or by Federal Express or similar express delivery service, or on the date shown on a certified mail delivery receipt, when addressed as follows:

(a) If to the Town: Manager, Town of Holly Springs
Re: Notice Under Lease for Holly Springs Library
Post Office Box 8
Holly Springs, NC 27540-0008

(b) If to the County: County Manager, Wake County
Re: Notice Under Lease for Holly Springs Library
Post Office Box 550
Raleigh, NC 27602

Any addressee may designate additional or different addresses for communications by notice given under this Section to the other parties.

21. Binding Effect. Subject to the specific provisions of this Lease, this Lease will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

22. Changes. This Lease constitutes the entire agreement between the parties with respect to its general subject matter. This Lease may not be changed except in writing signed by all the parties.

23. Severability. If any provision of this Lease, other than the requirement for the County to provide quiet enjoyment, is determined to be unenforceable, that will not affect any other provision of this Lease.

24. Counterparts. This Lease may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

25. Governing Law. The parties intend that this Lease will be governed by the law of the State of North Carolina.

26. No Third-Party Beneficiaries. There are no entities which are, or which are intended as, third-party beneficiaries of this Lease, however County agrees to allow foreclosure of lease in the event of a default of financing on the part of the town.

27. Construction. The rule that the terms of an agreement are to be strictly construed against the drafting party shall have no application to the construction or interpretation of this Lease.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

[Seal]

WAKE COUNTY,
NORTH CAROLINA

ATTEST:

_____
Gwendolyn I. Reynolds
Clerk, Board of Commissioners

By _____
Kenneth M. Gardner
Chairman, Board of Commissioners

[Seal]

This instrument is approved as to form and legal sufficiency.

_____
Michael R. Ferrell
County Attorney

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Melinda Canady
Finance Director
Wake County, North Carolina

ATTEST:

TOWN OF HOLLY SPRINGS,
NORTH CAROLINA

_____
Joni Powell
Town Clerk

By _____
Richard G. Sears
Mayor

This instrument is approved as to form and legal sufficiency.

_____
John P. Schifano
Town Attorney

This instrument has been preaudited in the manner required by the Local Government and Fiscal Control Act.

_____
Drew Holland
Town Finance Officer

Exhibit E – Development Fees

EXHIBIT E - LIBRARY DEVELOPMENT FEES

Building Permit Fees			
	General Permit	$9,945.00	
	Transportation Fee	$1,000.00	Waived
Utility Fees			
	Acreage Fee- Wastewater	5,000.00	
	Acreage Fee – Water	5,000.00	Waived
	Stormwater Fee in Lieu	1,250.00	Waived
	Capacity Replacement - Water	2,500.00	
	Capacity Replacement - Sewer	2,500.00	
	Utilty Inspection - Water	200.00	
	Utility Inspection - Sewer	200.00	
	Utility Inspection - Street	1,200.00	
	Utility Inspectoin - Sidewalk	100.00	
	Land Disturbance(Grading) Permit	2,000.00	
	Water Tap Fee	3,000.00	Waived
	Sewer Tap Fee	3,000.00	Waived
	Irrigation Meter Tap Fee	500.00	Waived
	New Service Fee/Meter Deposit	150.00	Waived
Planning & Zoning			
	Development Plan Review for Gateway Corridor	437.50	Waived
	Sign Permit (2 signs)	100.00	Waived
	Rezoning Fee	500.00	Waived
	Recombination Plat	150.00	Waived
	Variances (2 @$350)	700.00	Waived
Parks & Recreation			
	Fee In Lieu Development Fee	1,692.00	Waived
	Total Fees	**$41,124.50**	
	Waived Fees	**$17,479.50**	
	Remaining Fees to be Paid	**$23,645.00**	

WAKE COUNTY, NC 424
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/12/2009 AT 15:47:48

BOOK:013431 PAGE:02341 - 02351

Prepared by John P. Schifano, Attorney at Law (Box 105)

STATE OF NORTH CAROLINA)
COUNTY OF WAKE) CORRECTIVE AFFIDAVIT
)

Pursuant to N.C.G.S. § 47-36.1, the undersigned hereby states the following:

1. I am the drafter of the document attached here to as Exhibit 1, which is a lease between the Town of Holly Springs and Wake County and was recorded on January 17, 2006 at 10:23 AM at Book 011775, Page 2014, Wake County Registry.
2. The situs of the lease is known as the Holly Springs Cultural Center and is described by an "Exhibit A" which was inadvertently omitted as an attachment.
3. The attached "Exhibit 1" is the lease in its entirety including "Exhibit A" to the original lease.
4. The error being corrected is the inclusion of "Exhibit A" to the original lease.

Date 3-12-09

John Schifano
Town Attorney for Holly Springs

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public for the said County and State, certify that John Schifano personally came before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 12 day of 3, 2009.
(Official Seal)

Linda R. Harper Notary Public Wake County N.C.

My Commission Expires: 4-6-12

Linda R. Harper
Notary Public Linda R. Harper

Exhibit 1

Prepared By And
Return After Recording To:
John Schifano
PO Box 8
Holly Springs NC 27540

WAKE COUNTY, NC 141
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/17/2006 AT 10:23:48

BOOK:011775 PAGE:02014 - 02021

STATE OF NORTH CAROLINA)
)
WAKE COUNTY)

LEASE

THIS LEASE is dated as of Jan 9th, 2006, and is entered into by and between **WAKE COUNTY, NORTH CAROLINA** (the "County"), as lessor, and **THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA**, (the "Town"), as lessee.

WHEREAS:

The Town and County have previously agreed to cooperate in a plan for the development of certain property in the Town described in Exhibit A (the "Property") as a public library and cultural arts facility. The Town and the County have further agreed that the Town shall lease those facilities known as the Arts Facility for a period of 99 years.

The Town therefore proposes to lease the Property back from the County, and the County has determined to tender such a lease to the Town.

NOW THEREFORE, for and in consideration of the mutual promises contained in this Lease, the parties agree as follows:

1. **Demise**. The County hereby leases the to be constructed Cultural Arts Facility portion of the Property to the Town, and the Town hereby leases the aforesaid portion of the Property from the County, in accordance with the provisions of this Lease, to have and to hold for the Lease Term (as described in paragraph 2). The Town acknowledges that the public library and cultural arts facility has not been constructed as of the date of execution of this lease and that the County's obligations regarding quiet enjoyment and delivery of the premises under this lease shall not ripen until a certificate of occupancy for the improvements to the Property has been awarded by the applicable governmental entity or entities. This lease is being executed pursuant to authority granted in an Interlocal Agreement between the parties dated as of November 29, 2004, amended by agreement dated as of December 20, 2005. In the event of a conflict between the provisions of this lease and the Interlocal Agreement, the terms of the Interlocal Agreement shall prevail.

2. **Lease Term.** The Lease Term shall commence on the date this Lease is first executed and delivered between the parties, on or about January 9, 2006, and shall continue in effect for 99 years.

3. **Quiet Enjoyment.** The County covenants that the Town will, during the Lease Term, peaceably and quietly have and hold and enjoy the Property without suit, trouble or hindrance from the County, except as expressly required or permitted by this Lease. The County will not interfere with Town's quiet use and enjoyment of the Property during the Lease Term. The County will, at Town's request and the County's cost, join and cooperate fully in any legal action in which Town asserts its right to such possession and enjoyment, or which involves the imposition of any taxes or other governmental charges on or in connection with the Property. In addition, the Town may at its own expense join in any legal action affecting its possession and enjoyment of the Property and shall be joined (to the extent legally possible, and at Town's expense) in any action affecting its liabilities under this Lease.

4. **Consideration for Lease.** In consideration for its acquisition of rights to use the Property during the Lease Term, the Town undertakes the obligations imposed on it under this Lease, including the Town's share of construction costs for the Arts Facility and those other obligations imposed by paragraph 5.

5. **Town Obligations**. During the Lease Term, the Town will:

(a) maintain the Property, including taking care of landscaping and other grounds maintenance; and

(b) continue to maintain insurance on the Property and the Town's activities with respect to the Property, substantially in the manner as is now in effect.

6. **County Rights**. Notwithstanding provisions of paragraph 3, during the Lease Term, the Town will allow access to the Property to the County and its representatives, agents and contractors, in order to allow the County to carry out due diligence analysis with respect to the Property and to begin preliminary work in preparation for construction on the Property. The County and such representatives, agents and contractors shall have full access to the Property without additional notice to the Town, but the County must provide that its activities (and those of its agents) do not disrupt the Town's normal operation of the Property or a public park. The County may undertake such actions as surveying, flagging of lines and contours, taking samples for geotechnical, environmental and similar analysis and removal of loose impediments, but may not (without the Town's advance written permission) undertake any earth moving operations on the Property.

7. **Cooperation.** The Town and the County will cooperate fully together in filing any proof of loss or taking any other action under this Lease. In no event will the Town or County voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim with respect to the Property without the other's written consent.

8. **Advances; Performance of Obligations.** If the Town fails to pay any amount required to be paid by it under this Lease, or fails to take any other action required of it under this Lease, the County may (but is under no obligation to) pay such amounts or perform such other obligations. The Town agrees to reimburse the County for any such payments or for its costs incurred in connection with performing such other obligations, together with interest thereon at the annual rate of 5.00%.

9. **Further Assurances; Corrective Instruments.** The County and the Town agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as either may reasonably request to correct any inadequate or incorrect description of the Property hereby leased, or intended so to be, or for otherwise carrying out the intention of this Lease.

10. **Compliance with Requirements.** During the Lease Term, the County and the Town will observe and comply promptly with all current and future orders of all courts having jurisdiction over the Property or any portion thereof (or be diligently and in good faith contesting such orders), and all current and future requirements of all insurance companies writing policies covering the Property or any portion thereof.

11. **Indemnification.** To the extent permitted by law, the Town will and hereby agrees to indemnify and save the County harmless against and from all claims, by or on behalf of any person, firm or other legal entity, arising from the operation or management of the Property during the Lease Term, including any arising from (a) any condition of the Property or (b) any negligent act of Town or of any of its agents, contractors or employees.

12. **Defaults; Remedies on Default.** For the purposes of this Lease, the term **"Event of Default"** means either party's breaching or failing to perform or observe any term, condition or covenant of this Lease on its part to be observed or performed for a period of 45 days after written notice specifying such failure and requesting that it be remedied has been given to the Town by the County, unless the County agrees in writing to an extension of such time prior to its expiration.

Upon the occurrence and during the continuation of any Event of Default, then the County may at its option take one or any combination of the following remedial steps:

Take whatever other action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of the Town under this Lease.

No remedy herein conferred upon or reserved to the County is intended to be exclusive, and every such remedy is cumulative and in addition to every other remedy now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, and any such

right and power may be exercised from time to time and as often as may be deemed expedient.

13. Waivers. If any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach under this Lease.

14. Notices.

(a) Any communication required or permitted by this Agreement must be in writing except as expressly provided otherwise in this Agreement.

(b) Any communication under this Agreement will be sufficiently given and deemed given when delivered by hand, by confirmed facsimile transmission or by Federal Express or similar express delivery service, or on the date shown on a certified mail delivery receipt, when addressed as follows:

(i) If to the Town: Manager, Town of Holly Springs
Re: Notice Under Lease for Holly Springs Library
Post Office Box 8
Holly Springs, NC 27540-0008

(ii) If to the County: County Manager, Wake County
Re: Notice Under Lease for Holly Springs Library
Post Office Box 550
Raleigh, NC 27602

(c) Any addressee may designate additional or different addresses for communications by notice given under this Section to the other parties.

15. Miscellaneous Provisions.

Binding Effect; Assignments. No party may sell or assign any interest in or obligation under this Lease without the prior express written consent of the other party. Subject to the specific provisions of this Lease, this Lease will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Changes. This Lease constitutes the entire agreement between the parties with respect to its general subject matter. This Lease may not be changed except in writing signed by all the parties.

Severability. If any provision of this Lease, other than the requirement for the County to provide quiet enjoyment, is determined to be unenforceable, that will not affect any other provision of this Lease.

Counterparts. This Lease may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

Governing Law. The parties intend that this Lease will be governed by the law of the State of North Carolina.

No Third-Party Beneficiaries. There are no entities which are, or which are intended as, third-party beneficiaries of this Lease.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

[SEAL]

ATTEST:

Gwendolyn I. Reynolds
Clerk, Board of Commissioners

WAKE COUNTY,
NORTH CAROLINA

By _____
Tony C. Gurley
Chairman, Board of Commissioners

[SEAL]

ATTEST:

Joni Powell
Town Clerk

TOWN OF HOLLY SPRINGS,
NORTH CAROLINA

By: _____
Richard G. Sears
Mayor

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.

Drew Holland
Finance Officer
Town of Holly Springs, North Carolina

Finance Director
Wake County, North Carolina

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Gwendolyn I. Reynolds personally came before me this day and acknowledged that they she is the Clerk of the Board of Commissioners of Wake County, North Carolina, and that by authority duly given and as the act of such County, the foregoing instrument was signed in the County's name by such Chairman, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this 12th day of Jan., 2006.

My commission expires: 3/5/10 Notary Public

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Richard G. Sears and Joni Powell personally came before me this day and acknowledged that they are the Town ~~Manager~~ MAYOR and Clerk, respectively, of the Town of Holly Springs, North Carolina, and that by authority duly given and as the act of such Town, the foregoing instrument was signed in the Town's name by such Town ~~Manager~~ MAYOR, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this 13 day of JAN, 2006.

My commission expires: 8-18-2010 Notary Public

OFFICIAL SEAL
North Carolina • Wake County
JOHN SCHIFANO
NOTARY PUBLIC
My Commission Expires 8/18/10

Exhibit A- Property Description

BEGINNING at a point at an existing iron pipe the following call and distance from N.C.G.S. monument "WELCOME" said monument having N.C. GRID COORDINATES (NAD 83) :N = 691,898.064; E = 2,049,455.724; CF: 0.99879: N 83 Deg 07 Min 50 Sec E a distance of 612.54 by Grid, thence, thence along the following calls and distances: S 00 Deg. 30 Min. 29 Sec. W a distance of 260.61 feet to an Existing Iron Pipe; thence S 01 Deg. 33 Min. 33 Sec. W a distance of 55.38 feet to an Existing Iron Pipe; thence N 89 Deg. 50 Min. 51 Sec. W a distance of 5.04 feet to an Existing Iron Pipe; thence S 10 Deg. 34 Min. 19 Sec. W a distance of 216.43 feet to an Existing Iron Pipe; thence S 88 Deg. 30 Min. 55 Sec. W a distance of 213.14 feet to a Calculated Point; thence N 78 Deg. 09 Min. 57 Sec. W a distance of 329.07 feet to a Calculated Point; thence N 42 Deg. 11 Min. 23 Sec. W a distance of 227.98 feet to an Existing Iron Pipe; thence N 88 Deg. 07 Min. 25 Sec. E a distance of 102.51 feet to an Existing Iron Pipe; thence N 01 Deg. 16 Min. 11 Sec. W a distance of 276.42 feet to an Existing Iron Pipe; thence N 89 Deg. 00 Min. 30 Sec. E a distance of 515.61 feet to an Existing Iron Pipe; thence N 85 Deg. 47 Min. 36 Sec. E a distance of 125.30 feet to The Point and Place of Beginning; said area comprising of approximately 7.232 acres, more or less, as shown as Tract 1 on a map recorded in Book of Maps 2004, Page 2208, Wake County Registry- Save and Except that portion shown as Tract 2.

COUNTY OF WAKE & TOWN OF HOLLY SPRINGS
JOINT USE AGREEMENT

This JOINT USE AGREEMENT ("Agreement") is made and entered into this ___day of _____ by and between WAKE COUNTY, a public body politic and corporate of the State of North Carolina (hereinafter referred to as the "**COUNTY**") and the TOWN of HOLLY SPRINGS, a municipality of the State of North Carolina, (hereinafter referred to as the "**TOWN**"). The County and Town being jointly referred to herein as "the **PARTIES**".

WITNESSETH:

On November 17, 2003, the **COUNTY** agreed to accept from the **TOWN** the conveyance of approximately seven acres of land for the development of a new Branch Library, in conjunction with a Cultural Center.

The **PARTIES** entered into an Interlocal Agreement (ILA) on November 29, 2004, to design, construct, build, and operate the Holly Springs Library and Cultural Center (hereinafter referred to as "Library and Cultural Center" or "Facility") for library and cultural arts services and to enter into a Joint Use Agreement (JUA).

Further, the **PARTIES** amended the Interlocal Agreement (ILA) by agreement dated December 20, 2005, providing for a 99-year lease as well as funding and outlining construction requirements for the Facility. Pursuant to the terms of the ILA, in consideration of the obligations of the parties, the **TOWN** conveyed the land to the **COUNTY,** the **TOWN** and **COUNTY** shared in the cost of the Facility with the **TOWN** paying 55% of the construction and design costs, and the **COUNTY** managed the construction and remains the owner of the Facility, land, and related improvements as outlined in this Agreement.

The **PARTIES** entered into a Lease agreement dated January 9, 2006, whereby the **COUNTY** leases to the **TOWN** for a term of 99 years the Cultural Center. This Lease also states that the **PARTIES** will enter into a Joint Use Agreement ("Agreement") governing the programming and scheduling of Common Space; maintenance and repair of the facility; and to address any other operational and maintenance items of mutual concern the **PARTIES** may subsequently identify.

The shared Facility located at 300 W. Ballentine, Holly Springs, North Carolina 27540, consists of an approximate 20,019 SF building (Exhibit A) with a Cultural Center for the **TOWN** and Library for the **COUNTY**, along with approximately one hundred twenty (120) parking spaces; 2 designated and marked for County General Service Administration ("GSA") service vehicles or deliveries, and 50 designated and marked for library patrons. The **TOWN** is assigned 7,998 of dedicated square feet and **COUNTY** is assigned 6,311 of dedicated square feet. The **TOWN** and **COUNTY** will share common space totaling 1,917 square feet. The remaining square feet of 3,793 is attributed to core facility operations.

The **PARTIES** have further agreed that the **COUNTY** will enjoy exclusive use of the Library (hereinafter referred to as "LIBRARY") and the **TOWN** will enjoy the exclusive use of the Cultural Center, (hereinafter referred to as "CULTURAL CENTER"), and the **PARTIES** will equally share in use and enjoyment of the common area.

The **PARTIES** have agreed to enter into this Agreement to document their respective understandings and obligations regarding the occupancy, use, and responsibilities of operating this Facility.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the **COUNTY** hereby presents use of the Facility to the **TOWN** subject to conditions set forth herein.

1. **Term.** That the **TOWN** and the **COUNTY** are, and remain, parties to an operating lease per the terms of the Interlocal Agreement, Exhibit C. This Agreement shall be co-terminus with the Lease, Exhibit D (the "Term"), beginning on the Effective Date of this Agreement (defined as the date when the last person signs) and extending through January 9, 2105. This Agreement shall operate as a continuous agreement, subject only to the continued use of the Facility for the provision of cultural arts and library services. In the event of early termination of the Lease, this Agreement shall terminate at the same time without additional notice to the **TOWN** notwithstanding any other provisions in this Agreement.

2. **Use.** The **TOWN** shall have the exclusive use and shall occupy the CULTURAL CENTER for those uses in keeping with its historical use since the inception of the Lease as well as any purpose customarily associated with Cultural Centers, including (but not limited to) training, staff meetings, meetings of organizations auxiliary to the cultural center's events and services and recognized or sponsored by the **TOWN**, community informational meetings, and event programming and shall comply with all laws, ordinances, orders, or regulations of any lawful authority having jurisdiction over the Facility and the use thereof. **PARTIES** agree that, should a question arise concerning use of the CULTURAL CENTER, **TOWN** shall consult with the **COUNTY**, on application of this section in a manner consistent with the intent of this Agreement.

   The **TOWN** shall not use the CULTURAL CENTER for any activity which might constitute a nuisance, or which increases insurance premiums or makes appropriate insurance unavailable. In the event the **COUNTY** determines any such use meets the foregoing criteria, the **COUNTY** shall notify the **TOWN** in writing and the **TOWN** shall cease any such use immediately. Notwithstanding the foregoing or any **COUNTY** regulation to the contrary, the **TOWN** is authorized under the following conditions, to allow itself or any licensee of the **TOWN** to sell, give, or consume non-fortified alcoholic beverages during events at the CULTURAL CENTER. Said conditions are as follows: 1) any sale or consumption of alcohol on the shared lobby area shall take place outside of normal operating hours of the LIBRARY; 2) no alcohol shall be allowed in the library portion; 3) the **TOWN** or any **TOWN** licensee shall comply with all ABC rules regarding sale or consumption

of alcohol. **TOWN** shall procure liquor liability insurance for events that involve the sale, giving, or consumption of alcohol.

The **COUNTY** shall have the exclusive use and shall occupy the LIBRARY for any purpose customarily associated with libraries, including (but not limited to) training, staff meetings, meetings of organizations auxiliary to the library's events and services and recognized or sponsored by the **COUNTY**, community informational meetings, and event programming and shall comply with all laws, ordinances, orders, or regulations of any lawful authority having jurisdiction over the Facility and the use thereof. **PARTIES** agree that, should a question arise concerning use of the LIBRARY, **COUNTY** shall consult with the **TOWN**, on application of this section in a manner consistent with the intent of this Agreement.

The **PARTIES** agree that such uses comply with and are consistent with any applicable deed restrictions encumbering the property.

3. <u>Maintenance and Access</u>.

The **COUNTY's** General Services Administration (GSA) shall provide maintenance, repair, and modification services to and for all areas of the Facility as follows:

a. Life Safety Systems: Installation and monitoring of such fire protection, fire/smoke alarm, and backup power generation systems as is customary for other **COUNTY** buildings.

b. Utilities: Electric, gas, and stormwater fees, provided that the **PARTIES** may, upon consultation, agree that **COUNTY** responsibility may be exercised in the form of payment for utilities, provided that **COUNTY** shall not be liable for loss or damage arising from failure to provide the foregoing utilities or services as a result of strike, casualty, repairs or other causes beyond **COUNTY's** reasonable control. **COUNTY** shall pay bills through its automated bill payment system.

c. Parking lot lights: maintain, repair, and replacet of all exterior lights owned or leased on the premises.

d. Facility Maintenance: Monitoring, maintenance and repair of foundation and structure, roof, outer walls, inner walls and inner wall coverings (including painting due to normal wear and tear), exterior building pressure washing, windows and coverings, doors and locks, ceiling and floor coverings, heating/ventilation/air conditioning systems, lighting and power distribution systems, water and plumbing systems and life safety systems (including, but not limited to fire/smoke alarm systems and fire extinguishers) and special systems, including (but not limited to) exhaust removal systems and generators, if applicable. Notwithstanding the foregoing, any special systems, fixtures, finishes,

surfaces, and equipment for the CULTURAL CENTER which may be described elsewhere in this Agreement are the responsibility of the **TOWN**.

e. Pest control services integrated pest control management, and such other pest control activities that are customarily provided by personnel; however, non-routine pest control services shall be coordinated with both **PARTIES** and at the expense of the requesting **PARTY**.

f. Landscape maintenance services/Hardscape*: Maintain vegetation and grounds of the facility, including (but not limited to) turf and plantings; irrigation systems, and surface cleaning of parking areas; repair and/or replacement of paved surfaces, including (but not limited to) driveways and parking areas, and exterior hardscape pressure washing.

*Notwithstanding the terms and conditions of the Lease and ILA, the **PARTIES** have agreed that the **COUNTY** will be responsible for landscape maintenance services/Hardscape services.

** Upon execution of this agreement, the **COUNTY** will provide at the **COUNTY's** expense, a landscaping refresh that includes pruning existing healthy landscaping, and replacing overgrown, diseased, or dying plant material; installing additional seasonal plants and shrubs consistent with **COUNTY** standards; weeding, edging, and mulching all landscaped areas; and overseeding and topdressing lawn areas to restore turf and address weed-infested or bare spots.

g. Snow plowing and ice removal service during inclement weather to provide reasonably safe access for employees and emergency vehicles.

h. **TOWN** shall promptly report any deficiencies in routine maintenance to the **COUNTY**. Upon receiving notice, the **COUNTY** shall investigate reported deficiencies and, if confirmed, take reasonable steps to address and rectify identified deficiencies. If the deficiencies result from the **COUNTY's** failure to perform routine maintenance in accordance with the terms of this Agreement, the **COUNTY** shall bear the costs. However, if the deficiencies are determined to arise from extraordinary circumstances, acts of third parties, or conditions beyond the **COUNTY'S** control, the parties shall work collaboratively to develop a mutually acceptable cost-sharing plan.

i. Network for data and other communications including network switches, wireless access points (WAP's), cable TV, along with related subscriptions or recurring costs with service providers for the LIBRARY.

COUNTY shall have access to all spaces in the facility for maintenance purposes regardless of the allocation shown in Exhibit A. **COUNTY** shall work with **TOWN** and provide notice

before entering **TOWN** allocated spaces to minimize any disruptions, except in the case of emergencies.

COUNTY further agrees that it will provide emergency repair response within four hours of notification for emergency repairs and within seventy-two business hours of notification for non-emergency repairs by contacting **COUNTY'S** General Services Administration Request Center (Email gsa.requestcenter@wake.gov or phone (919) 856-2777). **COUNTY** shall notify **TOWN** when emergency repairs are complete. For purposes of this section, "emergency repairs" are those required to maintain the safety, usability and/or habitability of the Facility, including (but not limited to) loss of electrical power (other than general loss of power from the utility provider), water leaks, complete loss of heating and/or air conditioning capability, and perimeter security failures of the Facility. For purposes of this section, "non-emergency repairs" are all other repairs, including (but not limited to) a leaky faucet, water damage to a ceiling tile and/or an inoperative electrical outlet. **COUNTY** further agrees that, in the event the emergency response time standards contained in this section are not met, the **TOWN** may procure repair assistance at **COUNTY** expense, provided that such repair assistance entities can demonstrate their qualifications for the work via license, etc., and document insurance coverages that meet **COUNTY** standards.

TOWN shall provide the following maintenance and related services for all areas of the Facility (unless otherwise noted):

a. All theatrical systems and associated furniture, fixtures, and equipment (including the costs associated with maintaining, repairing, or replacing) within the CULTURAL CENTER, including but not limited to controls, lighting, acoustics, seating, kitchen appliances and concessions equipment, and operable partitions.

b. Utilities: Solid waste collection and removal and recycling services consistent with the **TOWN's** current program(s). Provide all roll-off containers, dumpsters, and containers to collect the waste or recycling materials. Provide stormwater management services to comply with federal requirements. Provide water/sewer utility service.

c. Janitorial services*: including (but not limited to) inside and outside window cleaning, carpet cleaning, floor cleaning and maintenance of clean floor surfaces, cleaning of appliances, restrooms providing paper products, soap, and related dispensers in restrooms and such other housekeeping activities that are customarily provided; non-routine janitorial shall be coordinated with both **PARTIES** and at the expense of the requesting **PARTY**.

*Notwithstanding the terms and conditions of the Lease and ILA, the **PARTIES** have agreed that the **TOWN** will be responsible for janitorial services

d. Life Safety Systems: fire hydrant maintenance, repairs, testing, inspecting, and reporting as required by current codes, laws, or other regulatory agencies.

e. Network for data and other communications including network switches, wireless access points (WAP's), cable TV, along with related subscriptions or recurring costs with service providers for the CULTURAL CENTER. The **COUNTY** furnished and installed the initial voice and data wiring as part of construction of the Facility. All subsequent wiring will be provided to the **TOWN** at cost with installation coordinated with the **COUNTY**.

f. Service delivery (a-e) must be coordinated, via email communication, through the **COUNTY** to cover vendor's Right of Entry

The **TOWN** agrees that it is responsible for furnishing and installing any of the following for the **TOWN'S** use, and retiring or replacing it at the **TOWN'S** discretion within the Cultural Center Space: furniture, furniture partitions, and office equipment and such other furnishings within the Cultural Center space. **TOWN** agrees that it is responsible for any existing or additional fixed building equipment currently located in the CULTURAL CENTER, or subsequently added by the **TOWN**, including theatrical systems - equipment, controls, lighting, and sound, telescoping theatrical seating, kitchen appliances, case work in meeting rooms and theatre rooms, and equipment and operable partitions, for the **TOWN's** use at the **TOWN'S** discretion.

Security-Locks/Keys and Electronic Access:

The **PARTIES** agree to consult each other as to any change of key, combination locks, or access system, but the **COUNTY** retains control of all electronic and physical security systems for the facility.

The **COUNTY** agrees to furnish and install suitable locks on all doors within the **TOWN'S** assigned space and designated entrance door(s), and to present copies of the keys thereto to **TOWN**, at which time **TOWN** agree to assume full responsibility for key control for **TOWN. TOWN** shall not permit any duplicate keys to be made (all necessary keys to be furnished by the **COUNTY).** Any additional new installation of locks requested by the **TOWN**, shall be installed by the **COUNTY** but shall be paid for by the **TOWN** to the **COUNTY**.

The **COUNTY** further agrees to equip the exterior doors with electronic access control (card readers). The system of which shall be furnished and maintained by the **COUNTY**. The **COUNTY** will provide access cards to designated personnel as instructed by the **TOWN** to access doors within their assigned space and designated entrance door(s). Similar to keys, the **TOWN** agrees to assume full responsibility for access card control for **TOWN.** Any additional new installation of electronic security devices requested by the **TOWN** shall be paid for by the **TOWN**.

Common Areas:

PARTIES agree that each shares the right in common with each other, and with each other's licensees and invitees, to use the common areas of the FACILITY for the purpose of ingress and egress, provided, however, that neither **PARTY** shall obstruct means of site or building ingress or egress, or interfere each with the other's use thereof.

Any facility alterations in the Common Areas must be approved by both **PARTIES** and shall be funded by the requesting **PARTY**. All furniture replacement in Common Areas shall be funded on a pro-rata basis per ratio in Exhibit A.

4. <u>Capital Projects</u>.

a. Periodic Project Planning Review

PARTIES agree to prepare and coordinate proposed building improvement plans such as those outlined in paragraphs b through d for a 7-year planning window, and then review those plans on an annual basis. These plans will include scheduled **Major Repairs and/or Replacements**, proposed **Alteration and Renovation** projects, and/or **Major Improvement Projects**. After the annual review meeting, the TOWN and COUNTY will outline the planned Capital Projects to include detailed estimated costs of each project for the next five years and both PARTIES shall sign this planning document. Except for joint projects, the County shall be solely responsible for all capital expenditures added during years one through four of the planning document. A capital expenditure shall be treated as a joint project under this section only if the County and Municipality expressly approve the project and agree to cost allocation in writing. Equipment failures, which are unknown and unplanned, are excluded from this acknowledgement.

TOWN shall send the request for improvements, alterations, and additions to the GSA Request Center. The **COUNTY** will provide a project proposal, including costs, specifications, and floor plans, to the **TOWN** for approval. If the improvements, alterations, or additions are to be made by a contractor other than **COUNTY**, **COUNTY** reserves the right to approve such contractor, which approval shall not be unreasonably withheld, and to require adequate lien waivers, bonds, permits, licenses, and insurance.

At no time may **TOWN** do any work that could result in a claim of lien against **COUNTY**. **TOWN** agrees to indemnify and hold **COUNTY** harmless from any and all mechanics or material liens resulting from work contracted for by **TOWN**. All improvements and additions made by **TOWN** and attached to the Facility, including without limitation all improvements and additions shall be considered a fixture for purposes of Facility ownership. **TOWN** is authorized to make changes to the CULTURAL CENTER portion so long as the changes do not affect the shared building systems, components, or involve modification to building electrical or mechanical panels.

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b. Major Repairs and/or Replacements: (Items that involve restoring existing systems or components to their original or intended functionality. Items typically address wear and tear, failure, or end-of-life issues.)

PARTIES agree that the parties share pro-rata expenses for life cycle replacement relating to major mechanical, plumbing, electrical, exterior façade, painting and finishes (other than that described in paragraph 3(d) above), foundation, roof of the Facility, parking lots, sidewalks, and other hardscapes and designated common space during lease term, that are not reimbursable through insurance. The **COUNTY** shall have sole discretion to determine the necessity of all life cycle replacement expenses for the Facility and to contract for any such life cycle replacement. The **COUNTY** shall provide the **TOWN** sufficient notice of life cycle replacement schedules and estimated costs so that the **TOWN** can incorporate such expenses in its annual budget appropriation. The **COUNTY** will invoice the **TOWN** for their pro-rated share of the life cycle replacement expense on a reimbursement basis with payment due 364 calendar days from notice of completion of the project.

The lone exception to the above prescribed repayment arrangement on a reimbursement basis shall be for the major **COUNTY** projects planned to occur between FY26 and FY30 (the "Initial Period"). The following major **COUNTY** projects are planned to occur during the Initial Period: a lobby renovation; roofing project; and mechanical project (together, the "Three Major **COUNTY** Projects"). At current estimate, the **TOWN**'s portion of the Three Major **COUNTY** Projects totals $2,294,637 ("**TOWN** Portion of Initial Period Projects"). The **TOWN** shall repay to the **COUNTY** the **TOWN** Portion of Initial Period Projects in successive fixed annual payments as described in table below.

FY	Payment Due
FY27	$ 200,000
FY28	$ 320,000
FY29	$ 320,000
FY30	$ 319,637
FY31	$ 1,135,000
Total	**$ 2,294,637**

The effective period for the **TOWN's** delayed repayment to the **COUNTY** for the **TOWN** Portion of Initial Period Projects shall begin July 1, 2026 and end June 30, 2031. Should actual **COUNTY** costs of any of the Three Major **COUNTY** Projects exceed current planned **COUNTY** estimates, and thus increase the previously calculated **TOWN** Portion of Initial Period Projects, the **COUNTY** shall immediately notify the **TOWN** of any such overage and the **TOWN** shall remit any such overage to the **COUNTY** along with, and in addition to, the above prescribed FY31 payment due to the **COUNTY** no later than June 30, 2031.

The delayed repayment arrangement as described in Paragraph 2 and 3 of Section 4.(b.) shall apply only to the Three Major **COUNTY** Projects to occur during the Initial Period. For any other major **COUNTY** projects planned to occur beginning in FY31 or anytime thereafter, the aforementioned repayment arrangement on a reimbursement basis as described in Paragraph 1

of Section 4.(b.) shall apply.

c. Alterations and Renovations: (Projects that involve modifying or updating existing facilities to meet new standards, accommodate new functions, or improve aesthetics and functionality.)
Before any alternations and renovations are undertaken by either Party for their respective space, **PARTIES** agree to consult for purposes of reviewing alteration/renovation plans, establishing a project schedule, and project management and establishing responsibility for the cost and construction of such alteration and/or renovation, consistent with Section 4 of this document. Costs for alterations and renovations within the **TOWN's** allocated space shall be the financial responsibility of the **TOWN;** within the **COUNTY's** shall be the financial responsibility of the **COUNTY**; and within the Core and Common allocated space shall be shared pro-rata between the **PARTIES.**

d. **Major Improvements.** (Long-term investments in new facilities, major expansions, or significant upgrades that extend the useful life or increase the value of the building.)
All major improvements or expansions to the building shall be proposed and discussed as part of the 7-year Capital Planning schedule and reviewed annually.
Additions to the CULTURAL CENTER desired by **TOWN** which expand the physical footprint of the Building or Facility, and not otherwise approved and funded by **COUNTY,** shall be made at **TOWN'S** expense, supervised by **COUNTY**, in accordance with plans and specifications which have been previously approved in writing by **COUNTY**, and in a workmanlike manner as approved by **COUNTY** upon final inspection, such approvals not to be unreasonably withheld. Major Improvements requested and funded by the TOWN shall be requested in writing to the COUNTY two years in advance of the target date to begin design of the project. An additional contract setting at least the following parameters may be entered into by the parties for such specific major improvements requested by the TOWN: the TOWN shall pay the COUNTY 50% of the estimated project costs by the project kickoff meeting, pay 50% when construction bids are received, and then pay a final overage reconciliation payment, if needed, at substantial completion.

5. Quiet Enjoyment. TOWN shall quietly have and enjoy the Cultural Center portion of the Facility during the term of this Agreement without hindrance by **COUNTY** or by anyone claiming through **COUNTY**, subject, however, to the reservations and conditions of this Agreement.

6. Negligence. At its own expense, **COUNTY** shall make any necessary roof or structural repairs, as outlined in Section 3, following notice from **TOWN** to ensure safe and reliable occupancy. However, if repairs are required due to the acts or negligence of **TOWN**, its agents, employees, or visitors, **COUNTY** will perform or oversee the repairs, and **TOWN** will bear the cost.

Unless caused by its negligence, **COUNTY** shall not be liable for loss or damage to property of **TOWN** resulting from any defective condition in or about the Facility. **COUNTY** shall not be responsible or liable to **TOWN** for any loss or damage resulting to **TOWN** or its property from burst, stopped or leaking water, gas, sewer, sprinklers or steam pipes or plumbing fixtures or from any failure of or defect in any electric line, circuit, or facility.

7. Insurance. COUNTY shall, during the entire term hereof, maintain in force property insurance on its interest in the Facility in such amounts and against such hazards and contingencies as **COUNTY** shall deem desirable for its own protection; provided, however, **COUNTY** shall not be obligated to insure any furniture, equipment or other property placed in the CULTURAL CENTER by or at the expense of **TOWN**. **TOWN** shall not use or permit any use of the CULTURAL CENTER that would invalidate or conflict with the terms of any standard form of hazard insurance policy covering risks insured by **COUNTY**.

During the term of this Agreement, **TOWN** shall keep in full force and effect, at its own expense, a policy or policies of commercial general liability insurance with respect to the CULTURAL CENTER with limits of liability not less than $1,000,000 per occurrence/$2,000,000 aggregate. **COUNTY** shall be additional insured under this coverage. **TOWN** shall furnish **COUNTY** with certificates or other evidence acceptable to **COUNTY** that such insurance is in effect. **TOWN** shall be responsible for providing **COUNTY** with thirty (30) days written notice prior to any cancellation, material change, or non-renewal of insurance. To the extent that **TOWN** maintains insurance pursuant to its agreement with **COUNTY** for delivery of fire protection services that meets the insurance standards contained herein, this section shall be deemed to be complied with.

TOWN shall be responsible for maintaining insurance on all improvements, betterments, equipment, inventory, and other personal property and contents brought to and maintained at or on the CULTURAL CENTER.

8. Property of Town. So long as **TOWN** is not in default under this agreement, **TOWN** may, and at the expiration or earlier termination hereof shall, remove all furniture, equipment, and other personal property which **TOWN** has placed in the CULTURAL CENTER provided that **TOWN** shall repair any damage to the CULTURAL CENTER caused by such removal. All such property shall, during the term hereof, be at the risk of **TOWN** only, and **COUNTY** shall not be liable for any loss thereof or damage thereto resulting from any cause whatsoever; and each policy of insurance covering such property shall contain a standard waiver of subrogation endorsement to the extent and only if permitted by such policy of insurance. Any such property not removed at the expiration or earlier termination of this Agreement shall be deemed abandoned and may be disposed of by **COUNTY** in any manner whatsoever.

9. **Assignment and Subletting.** **TOWN** shall not, without the prior written consent of **COUNTY**, which consent shall not be unreasonably withheld, voluntarily assign this agreement or any interest herein or sublet the Facility or any part thereof or permit the use of the Facility by a party other than **TOWN** or otherwise convey any legal interest in the CULTURAL CENTER, except for financing purposes. Nothing herein shall prohibit the **TOWN** from certain programming activities common with municipal owned community or cultural facilities and charging associated fees, however this activity shall not constitute conveyance of a legal interest in the property. Consent to one assignment or sub-agreement shall not constitute a waiver of this provision with respect to subsequent transactions. Each **TOWN** assignee shall be liable to **COUNTY** for all obligations of **TOWN**, but **TOWN** shall not be thereby relieved from such obligations. A sub-agreement or assignment to the survivor in a merger involving **TOWN**, shall not constitute a sub-agreement or assignment which is subject to **COUNTY's** consent; provided, however, that prior to any such sub-agreement or assignment **TOWN** shall give **COUNTY** one hundred eighty (180) days prior written notice. Should **COUNTY** wish to authorize the use of any part of the Facility (other than the CULTURAL CENTER portion) to any other agency, public or private, **COUNTY** agrees to consult with **TOWN** and shall not proceed with such authorization of use without consent of **TOWN**, which consent shall not be unreasonably withheld. The **TOWN** shall consent to any reasonable co-location agreement proposed by the **COUNTY** if such agreement does not substantially interfere with the use and operations of the **TOWN**.

10. **Rules and Regulations. TOWN**, for itself, its agents, and employees, agrees to comply with all rules and regulations, per Exhibit B, which **COUNTY** may from time to time promulgate for the care and protection of the Building and the safety, comfort and welfare of its occupants and **COUNTY** shall reciprocate with regard to rules promulgated by **TOWN**, provided that such **TOWN** rules are not otherwise inconsistent with **COUNTY** rules or this agreement. Neither party shall be liable to the other for the failure of any other person to comply with such rules and regulations.

11. **Partnership and Communication.** The **PARTIES** will endeavor to communicate promptly and coordinate any concerns or requests received by either **PARTY** impacting the operation of the Facility**.** GSA, serving as the Facility Manager, will work closely with the onsite designees for the CULTURAL CENTER and LIBRARY. The **PARTIES** will designate on-site liaisons to coordinate and communicate routinely. Together, these persons will inform each other with matters including, but not limited to holiday schedules, modifications to business hours, escalated citizen inquiries, major events, master planning efforts or other matters requiring coordination and/or intercession of the respective **PARTIES** leadership. The **PARTIES** will meet quarterly, at a minimum, to review and discuss this Joint Use Agreement, including facility maintenance.

12. **Signs**. **COUNTY** agrees to furnish and maintain appropriate standard exterior signage consistent with the Exhibit B and in compliance with the **TOWN'S** sign ordinances. **TOWN** will not paint or decorate any part of the exterior of the Facility without **COUNTY** approval; except that **PARTIES**

agree that **TOWN** may place temporary signage (a) in a manner consistent with past practice, and (b) in a manner consistent with all relevant **COUNTY** or municipal sign ordinances.

13. **Default and Remedies** In the event that **TOWN** discontinues operating a cultural center, **TOWN** agrees to remove all **TOWN** persons and property from the Facility within 180 (one hundred eighty) days and acknowledges **COUNTY's** right of access to (and assignment of use of) the CULTURAL CENTER on and after the first day of the conditions described above for a period of time through and including the remainder of the Lease. **TOWN** will deliver up the Cultural Center and other assigned portions of the Facility upon expiration of this Agreement, or as otherwise described in this Agreement in good order and conditions, reasonable wear and tear excepted.

If, before or during the term of this Agreement or any renewal thereof, (a) **TOWN** shall make an assignment for the benefit of creditors or (b) a receiver shall be appointed for the property of **TOWN** by order of a court of competent jurisdiction by reason of the insolvency or alleged insolvency or otherwise of **TOWN** or (c) any department or agency of the state or federal government, or any officer thereof authorized by order of court, shall take possession of the business or property of **TOWN** by reason of the insolvency or alleged insolvency of **TOWN** or (d) should **TOWN** become bankrupt or insolvent, or file any debtor proceeding for bankruptcy, insolvency, or reorganization, or (e) should any judgment be levied against **TOWN's** interests in said CULTURAL CENTER under this Agreement, and not be discharged within sixty (60) days thereof then, upon the happening of any one or more of such events, at the option of **COUNTY**, this Agreement may be terminated by written notice to that effect. Upon the occurrence of any of these events, the **TOWN** shall remove all **TOWN** persons and property and deliver up the Facility in accordance with this section.

14. **Notices.** All notices provided for in this Agreement shall be deemed to be given when sent by confirmed transmission of electronic mail or confirmed transmission first-class mail.

Notices addressed to County shall be sent to:

Wake County GSA Department
P.O. Box 550, Raleigh, NC 27602
Attn: Director
Re: Notice Under Joint Use Agreement for Holly Springs Library and Cultural Center

With a copy to:

Wake County Attorney's Office
P.O. Box 550, Raleigh, NC 27602

Attn: County Attorney

Notices addressed to Town shall be sent to:

Town of Holly Springs
Post Office Box 8
Holly Springs, NC 27540—0008
Attn: Town Manager
Re: Notice Under Joint Use Agreement for Holly Springs Library and Cultural Center

With a copy to:

Town of Holly Springs
Post Office Box 8
Holly Springs, NC 27540—0008
Attn: Town Attorney

15. **Access**. In addition to **COUNTY'S** continuing presence in the CULTURAL CENTER in connection with LIBRARY uses described herein, **COUNTY** may enter the CULTURAL CENTER at reasonable times and in a reasonable manner to inspect or to comply with **COUNTY's** obligations under this agreement, including the making of repairs and renovations required elsewhere in this Agreement provided such entry does not unreasonably disturb **TOWN's** quiet enjoyment of the CULTURAL CENTER.

16. **Indemnity.** To the extent permitted by North Carolina law, **TOWN** shall defend, indemnify and hold harmless the **COUNTY** from and against any claims, damages or expenses whether due to damage to the CULTURAL CENTER, claims for injuries to persons or property or administrative or criminal action by a governmental authority, where such claims, damages or expenses result from the negligence, misconduct or breach of any provision of this Agreement by the **TOWN**, its agents, employees, or invitees; except to the extent that the same is caused by the negligence, misconduct, or breach of any provision of this Agreement by the **COUNTY**. Nothing herein shall be construed to mandate purchase of insurance by Wake County pursuant to N.C.G.S. 153A-435; or to be inconsistent with Wake County's "Resolution Regarding Limited Waiver of Sovereign Immunity" enacted October 6, 2003; or to in any other way waive Parties' defense of sovereign or governmental immunity from any cause of action alleged or brought against the Parties for any reason if otherwise available as a matter of law.

17. **Waiver**. The waiver by either party of any breach of any covenant or agreement herein contained shall not be deemed to be a waiver of such covenant or agreement or any subsequent breach of the same or any other covenant or agreement herein contained.

18. **Fire or Other Casualty Losses**. If the CULTURAL CENTER shall be partially destroyed by fire or other casualty, if such damage or destruction renders the building unusable, **COUNTY** shall, at its option, replace the CULTURAL CENTER or restore it as nearly as practical to its condition immediately preceding such fire or other casualty as soon as is reasonably practical or replace the CULTURAL CENTER after the occurrence of such damage, provided, however, that **COUNTY** may, by written notice to **TOWN** within thirty (30) days after the date of such damage or destruction, elect not to restore or repair the CULTURAL CENTER, but, instead, to construct a new CULTURAL CENTER or obtain an alternate CULTURAL CENTER for (and in consultation with) **TOWN** in a location within the corporate limits of the **TOWN**, provided that **TOWN** is otherwise in compliance with the provision of this Agreement. The **PARTIES** shall be responsible for any costs of removal of the Facility and fixtures and clearing the property.

19. **Partial Invalidity**. In the event any provision of this Agreement shall be determined to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.

20. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed to be an original.

21. **Section Headings.** Section headings relating to the contents of the particular section have been inserted for the convenience of reference only and shall not be construed as part of the particular sections to which they refer.

22. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

23. **Attorney's Fees.** [**Intentionally Omitted]**

24. **Entire Agreement.** This Agreement, along with the interlocal agreement (ILA), Lease between **COUNTY** and **TOWN** and exhibits hereto constitutes the entire agreement between **PARTIES** on the subject matter expressed herein, and said documents supersedes any and all prior understandings or commitments concerning the subject matter of this Agreement.

25. **Amendments.** This Agreement shall not be modified or amended except by a written instrument executed by **PARTIES**.

DRAFT

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals, the day and year first written above. Dated this day of ___, 2026.

COUNTY OF WAKE

By: _____ Date: _____

David Ellis, County Manager

This instrument approved as to form:

_____
Scott Warren, County Attorney

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

TOWN OF HOLLY SPRINGS

_____ Date: _____
Randy J. Harrington, Town Manager

ATTEST:

By: _____
Linda McKinney, Town Clerk

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

_____
Tina Stroupe, Finance Director

This instrument approved as to form:

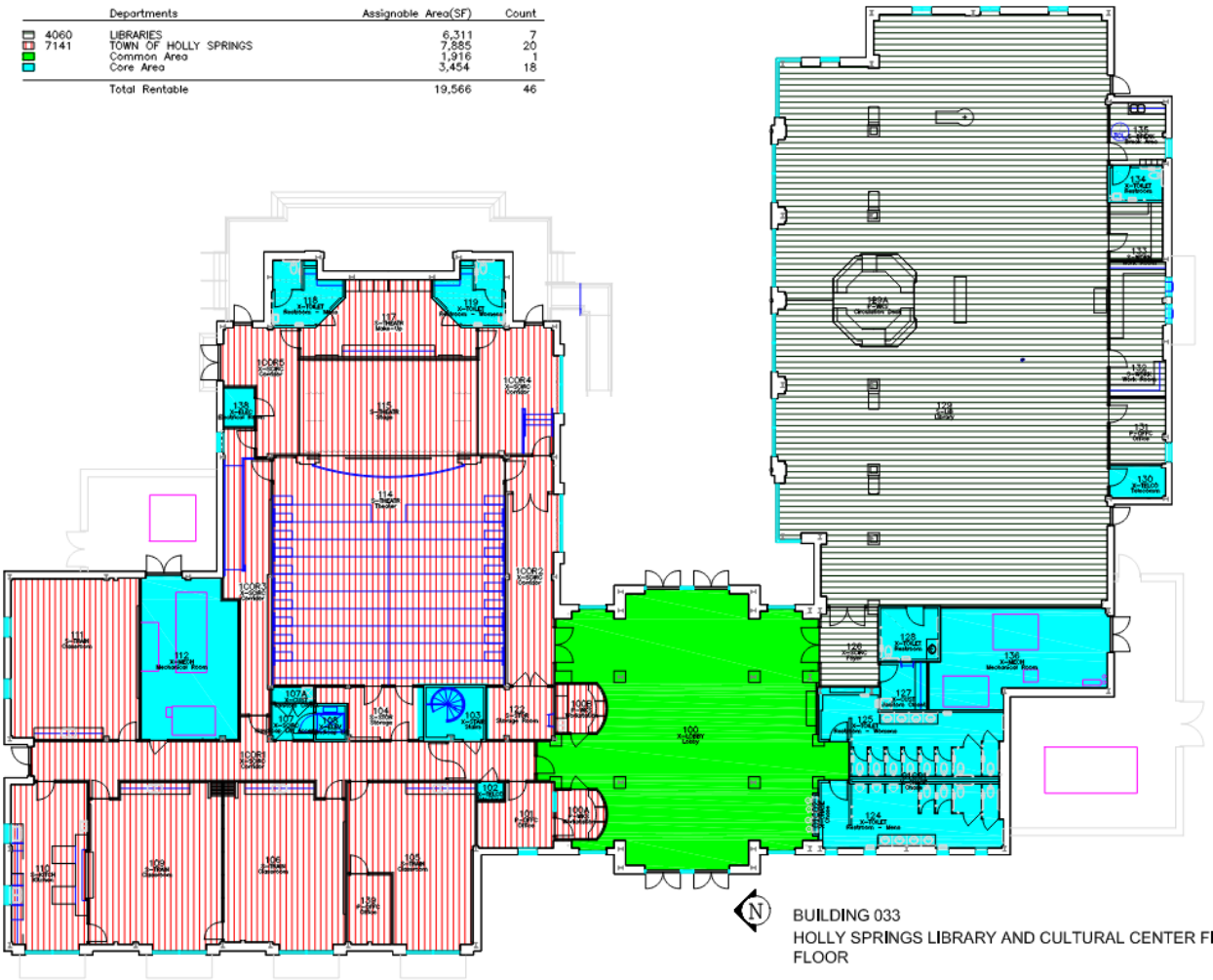
_____
John Schifano, Town Attorney

DRAFT

EXHIBIT A

FIRST FLOOR

	Departments	Assignable Area(SF)	Count
4060	LIBRARIES	6,311	7
7141	TOWN OF HOLLY SPRINGS	7,885	20
	Common Area	1,916	1
	Core Area	3,454	18
	Total Rentable	19,566	46



BUILDING 033

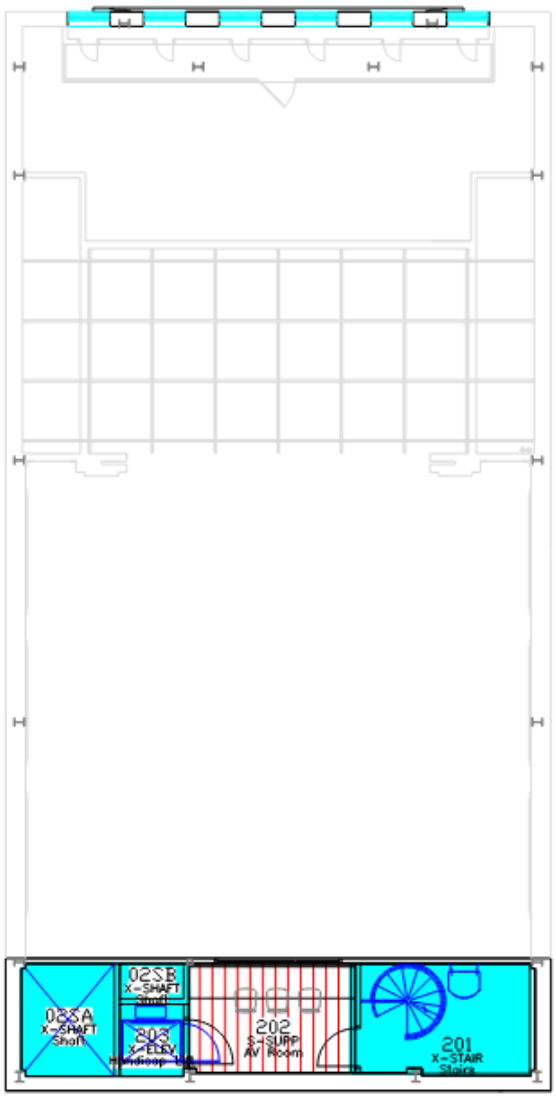
HOLLY SPRINGS LIBRARY AND CULTURAL CENTER FIRST FLOOR

For Official Wake County Use Only

EXHIBIT A

SECOND FLOOR

	Departments	Assignable Area(SF)	Count
7141	TOWN OF HOLLY SPRINGS	113	1
	Core Area	339	3
	Total Rentable	453	4



BUILDING 033
HOLLY SPRINGS LIBRARY AND CULTURAL CENTER
SECOND FLOOR

For Official Wake County Use Only

EXHIBIT A

Pro-rata Space Allocation

Agency	Square Footage	Percentage
Town of Holly Springs	7,998	55.9%
Wake County	6,311	44.1%
Total	**14,309**	**100%**

DRAFT

EXHIBIT A

SITE MAP

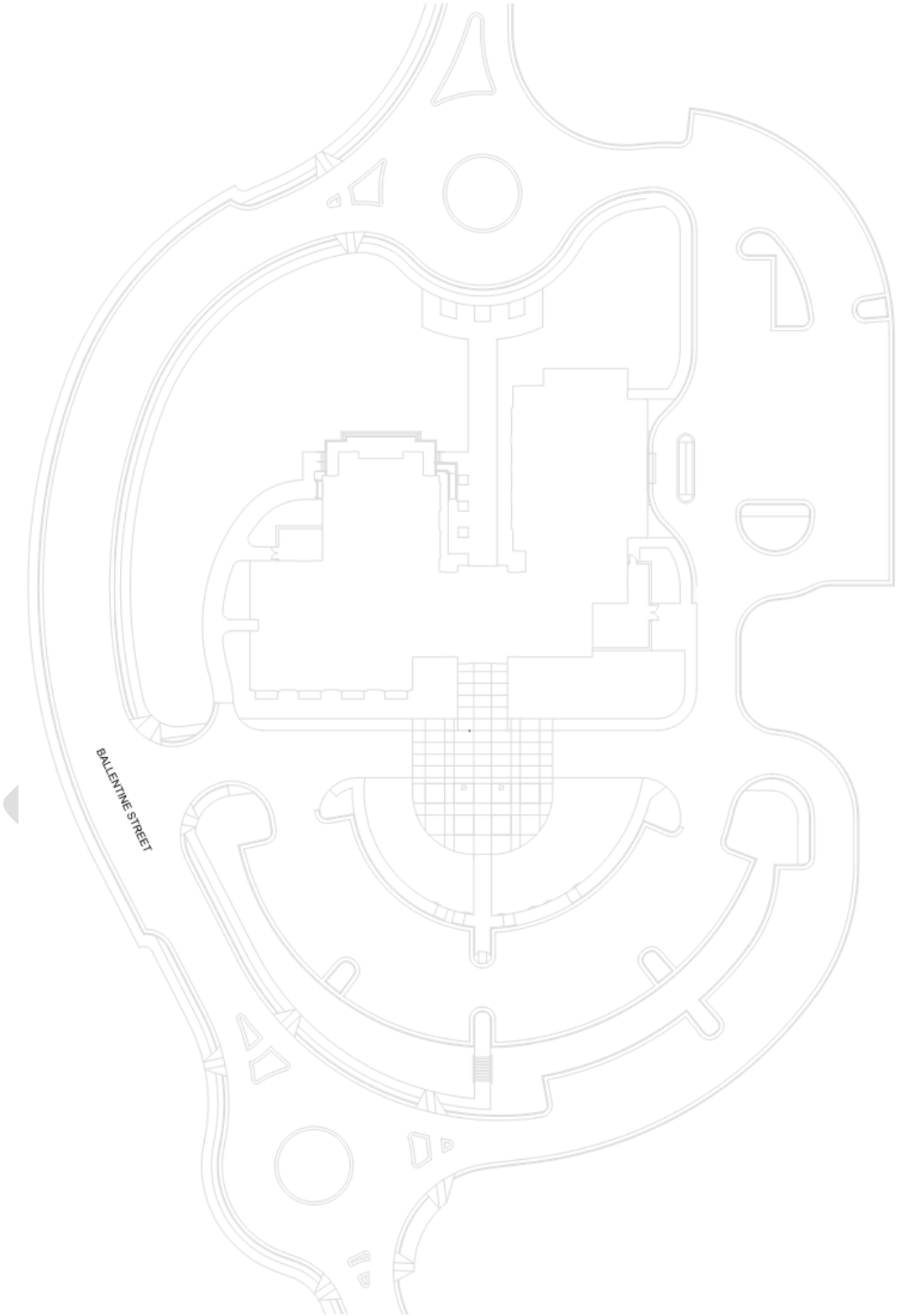


EXHIBIT B

COUNTY's Premise Rules and Regulations

The COUNTY strives for COUNTY facilities to be well maintained, safe and clean to provide a productive environment for their customers, visitors, and other occupants. It is the responsibility of the TOWN to uphold all laws, codes, and regulations as well as comply with all COUNTY policies and procedures throughout the term of this Agreement.

Notwithstanding the contractual duty between the TOWN and COUNTY, the following facility requirements are also expected to be followed by the TOWN in the Cultural Center and the Common Area portions of the Facility:

ENERGY MANAGEMENT. Energy conservation measures must be considered and be practiced while working in a COUNTY facility. Doors and windows must remain closed, lights turned off when not in use, and building systems and controls are only to be accessed or modified by General Services Administration personnel.

INGRESS AND EGRESS. The entrances, corridors, passages, stairways, and elevators shall not be obstructed, nor used by the TOWN or COUNTY for any other purpose that ingress and egress to and from the premises.

OVERNIGHT USE OF PREMISES. The premises shall not be used for the purpose of any overnight lodging or sleeping, nor in any way to damage the reputation of the Building.

SIGNAGE. The TOWN shall neither place nor permit to be placed any permanent signs, advertisements, notices, etc., in or upon any part of the core or COUNTY interior premises or exterior of the Building. The COUNTY may remove without notice any signs not in compliance. Signs designating the TOWN's occupancy of the premises will be furnished by COUNTY, if needed.

WALLS. No additional nails or screws be placed in the walls, doors, or woodwork by the TOWN. Any need of the TOWN to place mechanisms for hanging any material, upon the walls of the Building shall be evaluated by the COUNTY. If the COUNTY determines that the mechanisms are necessary, the COUNTY shall install said mechanisms supplied by the TOWN.

WINDOWS. The TOWN shall neither place nor permit to be placed anything on the outside windowsills nor throw or allow anything to be thrown from the windows of the Building. The TOWN will be charged to replace all glass broken or cracked by TOWN, its agents, employees, or guests and such repair shall be installed by the COUNTY.

FLOORING. The TOWN shall be responsible for repair for all damage to flooring beyond any existing damages and normal wear and tear.

OPERATION OF MACHINERY. The TOWN shall not erect nor operate any engine, boiler, dynamo, or machinery of any kind, nor exercise any mechanical business in said premises, nor place any explosive therein, nor use any kerosene or oils or burning fluids, in said premises without first obtaining the written consent of the COUNTY.

MAIL/DELIVERIES. COUNTY personnel or contractors may refuse to accept any delivery for safety or security reasons. All deliveries by private couriers i.e., Fed Ex, UPS etc., require acceptance by an agent of the TOWN and shall not be accepted at the lobby desk by COUNTY personnel or contractors. The TOWN is solely responsible for ensuring the integrity of perishable goods.

SMOKING, TOBACCO, AND VAPOR PRODUCT USE. Smoking, use of Tobacco Products, and use of Vapor Products are prohibited in any COUNTY Building, any COUNTY Vehicle, and on any COUNTY Grounds as outlined in the Wake County Smoking ordinance §32.15.

LIGHTING FIXTURES. Each office will be equipped with lighting fixtures. Prior written approval of the COUNTY must be obtained for use of any electric current for purposes other than lighting and normal office equipment.

ELECTRICAL APPLIANCES. No electrical appliances are permitted, including, but not limited to toaster ovens, microwaves, portable heaters, etc. The COUNTY may approve use of UL rated appliances in designated breakrooms.

INFORMATION TECHNOLOGY. If the TOWN desires to purchase additional electrical, telephonic or communications connections with the approval of the COUNTY, then the COUNTY will provide direction and/or oversight as to where and how the wires/cabling are to be installed. The TOWN or any 3rd party of the TOWN shall not penetrate, bore, or cut into any COUNTY building surface or connect to any COUNTY infrastructure or systems without the approval of the COUNTY.

NUISANCE. The COUNTY shall have the right to exclude or eject from the Building animals, bicycles, canvassers, and other persons and things that present, in the sole judgment of the COUNTY, any nuisance or annoyance to the TOWN or a detriment to the Building. The TOWN or any 3rd party shall not disturb, nor permit the disturbance of occupants by producing any loud noise nor by any interference whatever.

CONDUCT. Appropriate conduct is required. Boisterous conduct and/or use of profane or inappropriate and/or offensive language is not allowed. COUNTY may trespass individuals who do not comply consistent with the Wake County Safety, Security and Loss Prevention Policy. GSA Safety and Security Division will be notified, will assist, and document all trespass activities.

DRAFT

PARKING. The TOWN may park in parking areas as designated by the COUNTY on a first-come-first serve basis.

DRAFT

EXHIBIT C
Inter Local Agreement

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is dated as of Nov 29, 2004 (as supplemented or amended, the "Agreement"), and is between the **TOWN OF HOLLY SPRINGS, NORTH CAROLINA** (the "Town"), a municipal corporation of the State of North Carolina, and **WAKE COUNTY, NORTH CAROLINA** (the "County"), a public body politic and a political subdivision of the State of North Carolina.

RECITALS:

The County has expressed an interest in constructing a branch of the County library system in Holly Springs. The Town has expressed an intent and desire to provide real estate to the County for the construction of the library, and to otherwise assist the County in this project. The Town and the County have also discussed the Town's desire to combine the library with a cultural center planned by the Town, and the County is agreeable to this combination.

The parties are entering into this Interlocal Agreement to set out the terms and conditions for their working together to construct such a facility in Holly Springs.

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, the parties agree as follows:

ARTICLE I

TERMS OF PROJECT AGREEMENT

1.1. Agreement To Work Together. The County and the Town agree to work together in good faith and with all due diligence to provide for and carry out the design, construction and operation in Holly Springs of a combination public library (the "Library") and cultural facility (the "Cultural Facility"), both referred to herein jointly as the "Project."

1.2. Agreement To Convey Property.

(a) The Town agrees to convey to the County, and the County agrees to accept from the Town, except as provided in Section 1.2 (b), title to all that certain lot, piece or parcel of ground, situated in Holly Springs, Wake County, North Carolina, more particularly described on Exhibit A (the "Property"). The Property is the intended site of the Project. The Town represents and warrants to the County that the Property is properly zoned for Library purposes.

(b) Notwithstanding the foregoing, the County's performance of its obligations under this Agreement is contingent upon the County's satisfaction as to the suitability and feasibility of the development of the property for the Project. If the County desires to terminate this Agreement because the County deems the Property unsuitable for the construction of the Project, then the County shall notify the Town in writing at which time this Agreement shall become null

and void. If the County does not notify the Town on or before December 31, 2004, this condition shall be deemed waived and the County shall not have the right to terminate the Agreement under this section. Upon such termination the County shall reconvey the property to the Town.

(c) The Town covenants with the County that the Town is seized of and has the right to convey the Property in fee simple, that the Property is free and clear of all liens and encumbrances other than those shown on Exhibit B (the "Existing Encumbrances"), that title to the Property is marketable, and that the Town will forever warrant and defend title to the Property (subject to the Permitted Encumbrances) against the claims of all persons.

(d) Within forty-five days of the execution and delivery of this Agreement by the parties, the Town will deliver to the County Manager, on behalf of the County, a properly executed general warranty deed for the Property in substantially the form of Exhibit C (the "Deed").

(e) As shown in Exhibit C, the Deed will include a clause allowing the Town to re-take title to the Property if the County has not awarded contract(s) for the construction of the Library on the Property by September 1, 2005.

(f) As also shown in Exhibit C, the Deed will contain a clause allowing the Town to re-take title to the Property if at any time up to January 1, 2024, the County uses the Property for any purpose other than public library and related uses.

(g) The Town will pay for the cost of deed preparation and other document preparation by its counsel, deed stamps and all other conveyance or transfer fees, taxes or costs, and its own counsel fees. The County will pay for the recording fees, title insurance premiums, current surveys and environmental evaluations (if desired by the County) and its counsel fees.

(h) If there is a casualty or condemnation of all or any portion of the Property prior to the County's acceptance of the Deed, the County may either (i) continue to closing, with the Town assigning to the County any and all rights for insurance or condemnation awards, or (ii) terminate this Agreement, in which case this Agreement shall be null and void and of no force, effect or obligation on the part of either party.

(i) The provisions of this Agreement, and in particular the provisions of Section 1.1 and 1.4, will survive the delivery of the Deed.

1.3. Agreement to Lease Property Back. After completion of the Cultural Facility and issuance of the Certificate of Occupancy, the Town and the County will execute and deliver to one another a lease of the Cultural Facility in substantially the form of Exhibit D (the "Lease"), which will allow the Town to operate and maintain the Cultural Facility for its purposes for a period no less than 99 years.

1.4. Design, Construction and Operation of the Project.

(a) The current intent of the parties is that the Project will be a facility comprising approximately 19,000 square feet. Approximately 8,000 square feet of the facility will be a public library and 11,000 square feet will serve as a public Cultural Center. The County agrees to furnish and operate the Library, once completed, on substantially the same basis as with other similar facilities in the County library system, including (but not limited to) taking full responsibility for such matters as security, maintenance, staffing during hours of operation, size and nature of print collections and nature of non-print collections, management of the facilities and provision of services. The Town agrees to furnish and operate the Cultural Facility, once completed, including (but not limited to) taking full responsibility for such matters as security, maintenance, staffing during hours of operation, management of the facilities, and provision of services

(b)The Town agrees to provide up to $50,000 to the County for the County's use in providing for the design of the Library. The parties expect the total design cost for the Library to be approximately $140,000, the remainder of which will be paid by the County. The County agrees to begin work on the design of the Library within 90 days from the date of execution of this Agreement. Any plans, drawings or other design products prepared for the Project will be jointly owned by the Town and the County. The Town has previously paid the County $35,000 in anticipation of this Agreement, and agrees to make the following additional payments relating to a portion of the design costs for the Library ($50,000) :

Payment Date	**Amount**
October 1, 2004	$15,000.00
TOTAL	**$50,000.00**

It is agreed to by the parties that regardless of the contributions by the Town to the overall Project, the County shall have full discretion as to the design and construction of the Project. Because the Project shall be designed by one architect and bid under a single construction contract, and because the County shall be the contracting agency, the County and the Town agree to work cooperatively regarding matters of design and construction. Provided however that the County will seek and accept input from the Town as to the design and construction of the Cultural Facility.

(c) The County included potential funding for construction, furnishings, equipment and books for the Library in the approximate amount of $2.8 million as part of a package for the general obligation bond referendum which was approved by the voting citizens of the County in October, 2003.

(d) The Town agrees to provide funding for the Cultural Facility in an amount, time and manner consistent with the County's plans for construction of the Project. The Town agrees to include all necessary funding for the development of the Cultural Facility in its annual Town budget during Fiscal Years 2004-05 and 2005-06. The Town shall provide

the County with funding to cover the full cost associated with the design and construction of the Cultural Facility. The Town shall pay the County for all professional services and construction costs for the Cultural Facility in accordance with the following payment schedule. The schedule of payment of constructions costs is based on an assumption that the County will award the bid to a contractor by July 1, 2005

Professional Services (for Cultural Facility)

Payment Due Date	Amount Due
December 31, 2004	40% of Professional Services.
March 31, 2005	30% of Professional Services
June 30, 2005	30% of Professional Services
TOTAL	**100% of Professional Services**

Construction Costs (for Cultural Facility)

Payment Due Date	Amount Due
September 30, 2005	30% of Construction Costs
December 31, 2005	30% of Construction Costs
March 31, 2006	30% of Construction Costs
June 30, 2006	10% of Construction Costs
TOTAL	**100% of Construction Costs**

(e) The Town at its expense will provide certain infrastructure improvements to the Property. Specifically, the Town will realign Ballentine Street running through the Property, and the Town will provide for appropriate public water and sewer utility service, so as not to delay the Project, to the Property in a time consistent with the County's plans for construction of the Library.

(f) Once the Project is operational, the County will have administrative control over the Library, and the Town will have administrative control over the Cultural Facility. The parties will cooperate on matters of mutual concern, including such matters as hours of operation, scheduling events, maintenance of common areas and other matters which may arise. The Town and County agree to enter into a Joint Use Agreement supplementing this Agreement to provide for shared use of specified portions of the Project and set forth the terms and conditions associated with the use, operation and maintenance of the Project for the term of the lease.. A Joint Use Agreement shall be executed by the Town and County on or before the date of issuance of a certificate of compliance for the Project.

(g) The Town will waive certain fees, which would normally be required for the construction of an 8,000 square foot library , and shall pay a pro rata portion of any non-waived fees associated with the construction of the Project, based upon the square footage of the Project building to be used by each party. The fees which will be waived for the library by the Town are as shown on Exhibit E.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

(a) The County and the Town each represents, covenants and warrants for the other's benefit as follows:

(i) Each party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and this Agreement has been properly authorized by the party's governing body. This Agreement is a valid and binding obligation of each party.

(ii) Neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which either is now a party or by which either is bound, or constitutes a default under any of the foregoing.

(iii) To the knowledge of each party, there is no litigation or other court or administrative proceeding pending or threatened against such party (or against any other person) affecting such party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. Neither such party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.

(iv) No party has dealt with any real estate broker or brokerage firm regarding the transactions contemplated by this Agreement, and no person or firm has a claim for real estate commissions arising out of the sale of the Property.

(b) To the best of the Town's knowledge, there are no disputes concerning the boundaries of the Property or concerning the location of such Property lines and corners.

(c) **EXCEPT AS PROVIDED IN SECTION 1.2 HEREIN, THE TOWN MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR A PARTICULAR USE OF THE PROPERTY OR ANY PART THEREOF OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE PROPERTY OR ANY PART THEREOF.** In no event will the Town or County be liable for any direct or indirect, incidental, special or consequential damage in connection with or arising out of this Agreement or the existence, furnishing, functioning or use by any of them of any item, product or service provided for herein.

(d) To the extent permitted by law, the Town and the County will and hereby agree to indemnify and save one another harmless against and from all claims, by or on behalf of any

person, firm or other legal entity, arising from this Agreement and attributed to the action or inaction of the respective agents of each party.

ARTICLE III

MISCELLANEOUS

3.1 **Authority; Term.** The parties are entering into this Agreement pursuant to the statutory authority authorizing interlocal agreements, N.C.G.S. Sections 160A-460 to 464. This Agreement will remain in effect until January 1, 2010, and will remain in effect thereafter until cancelled by either party with at least six months' notice.

3.2 **Governing Law.** The parties intend that this Agreement will be governed by the law of the State of North Carolina.

3.3 **Notices.**

(a) Any communication required or permitted by this Agreement must be in writing except as expressly provided otherwise in this Agreement.

(b) Any communication under this Agreement will be sufficiently given and deemed given when delivered by hand, by confirmed facsimile transmission or by Federal Express or similar express delivery service, or on the date shown on a certified mail delivery receipt, when addressed as follows:

(i) If to the Town:
Manager, Town of Holly Springs
Re: Notice Under Interlocal Agreement for Holly Springs Library
Post Office Box 8
Holly Springs, NC 27540-0008

(ii) If to the County:
County Manager, Wake County
Re: Notice Under Interlocal Agreement for Holly Springs Library
Post Office Box 550
Raleigh, NC 27602

(c) Any addressee may designate additional or different addresses for communications by notice given under this Section to the other parties.

3.4 **Severability.** If any provision of this Agreement will be determined to be unenforceable, that will not affect any other provision of this Agreement.

3.5 Entire Agreement; Amendments. This Agreement constitutes the entire agreement between the parties with respect to its general subject matter. This Agreement may not be changed except in writing signed by all the parties.

3.6 Assignments; Binding Effect. No party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other party. Subject to the specific provisions of this Agreement, this Agreement will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

3.7 Time. Time is of the essence in this Agreement and each and all of its provisions.

3.8 Further Assurances; Corrective Instruments. The Town and the County agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Property, or for otherwise carrying out the intention of this Agreement.

3.9 Liability of Officers and Agents. No officer, agent or employee of any party will be subject to any personal liability or accountability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees will be deemed to execute such documents in their official capacities only, and not in their individual capacities. This Section will not relieve any such officer, agent or employee from the performance of any official duty provided by law.

3.10 No Third-Party Beneficiaries. There are no entities which are, or which are intended as, third-party beneficiaries of this Agreement.

3.11 Counterparts. This Agreement may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA By: _____ Richard G. Sears Mayor	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Drew Holland Finance Officer Town of Holly Springs, North Carolina
ATTEST: By: _____ Town Clerk [Seal]	This instrument is approved as to form and legal sufficiency. _____ John P. Schifano Town Attorney
WAKE COUNTY, NORTH CAROLINA By: _____ Kenneth M. Gardner Chairman, Board of Commissioners	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Melinda Canady Finance Director Wake County, North Carolina
[Seal] **ATTEST:** _____ Gwendolyn C. Reynolds Clerk, Board of Commissioners	This instrument is approved as to form and legal sufficiency. _____ Michael R. Ferrell County Attorney

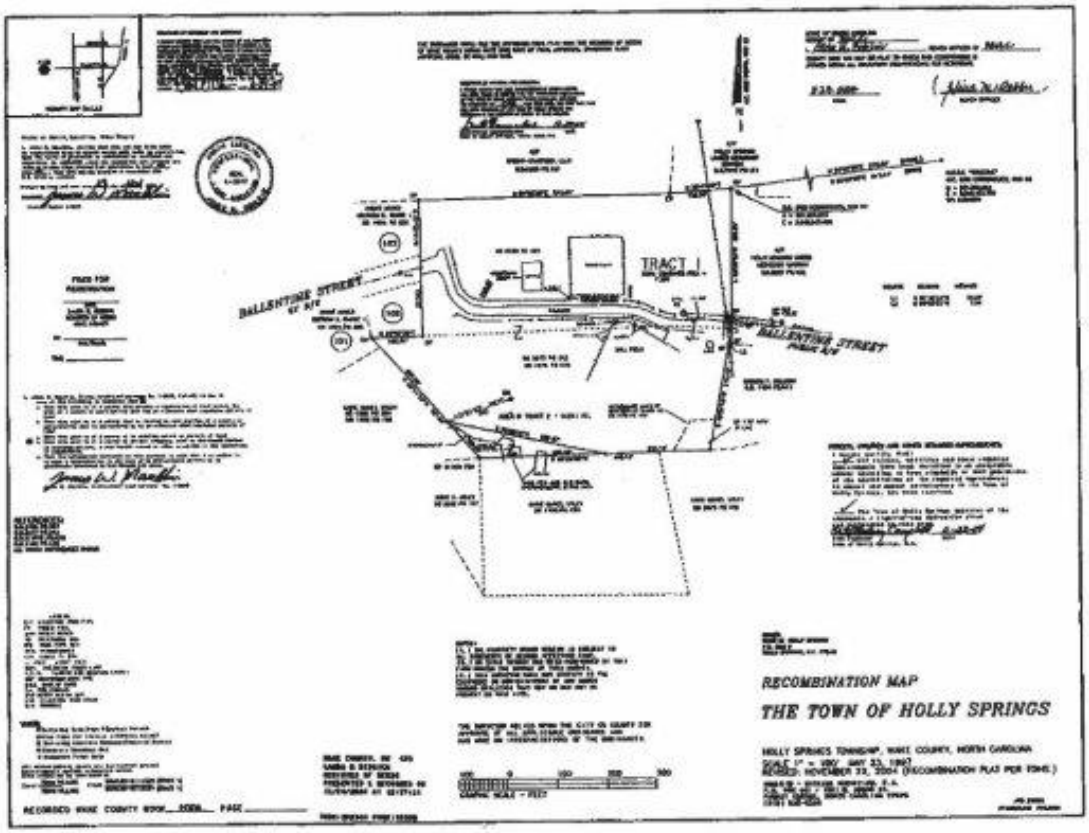
Exhibits

A – Property description
B – Form of Deed
C – Survey of Property
D – Form of Lease
E – Fees Waived

Exhibit A- Property Description

BEGINNING at a point at an existing iron pipe the following call and distance from N.C.G.S. monument "WELCOME" said monument having N.C. GRID COORDINATES (NAD 83) :N = 691,898.064; E = 2,049,455.724; CF: 0.99879: N 83 Deg 07 Min 50 Sec E a distance of 612.54 by Grid, thence, thence along the following calls and distances: S 00 Deg. 30 Min. 29 Sec. W a distance of 260.61 feet to an Existing Iron Pipe; thence S 01 Deg. 33 Min. 33 Sec. W a distance of 55.38 feet to an Existing Iron Pipe; thence N 89 Deg. 50 Min. 51 Sec. W a distance of 5.04 feet to an Existing Iron Pipe; thence S 10 Deg. 34 Min. 19 Sec. W a distance of 216.43 feet to an Existing Iron Pipe; thence S 88 Deg. 30 Min. 55 Sec. W a distance of 213.14 feet to a Calculated Point; thence N 78 Deg. 09 Min. 57 Sec. W a distance of 329.07 feet to a Calculated Point; thence N 42 Deg. 11 Min. 23 Sec. W a distance of 227.98 feet to an Existing Iron Pipe; thence N 88 Deg. 07 Min. 25 Sec. E a distance of 102.51 feet to an Existing Iron Pipe; thence N 01 Deg. 16 Min. 11 Sec. W a distance of 276.42 feet to an Existing Iron Pipe; thence N 89 Deg. 00 Min. 30 Sec. E a distance of 515.61 feet to an Existing Iron Pipe; thence N 85 Deg. 47 Min. 36 Sec. E a distance of 125.30 feet to The Point and Place of Beginning; said area comprising of approximately 7.232 acres, more or less, as shown as Tract 1 on a map recorded in Book of Maps 2004, Page 2208, Wake County Registry- Save and Except that portion shown as Tract 2.

Exhibit B – Survey of Property



TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple subject to the following:

(a) This conveyance will be null and void, and the Grantee's ownership of the Property shall revert to the Grantor, if by September 1, 2005, the Grantee County has failed to award contracts for the construction on the Property of a public library and related facilities.

(b) This conveyance will be null and void, and the Grantee's ownership of the Property shall revert to the Grantor, if at any time prior to January 1, 2024, the Grantee makes any use of the Property other than for public library and related purposes.

(c) It is the Grantor's intent by this Deed to transfer fee simple title subject to two conditions subsequent, and the Grantor expressly retains a right to re-enter (also known as a power of termination) upon the occurrence of either of the conditions subsequent.

Title to the property is subject to all easements, rights-of-way and restrictions of record.

[The Grantor acquired the Property by instrument recorded in Book 2466, Page 404, and Book 2677, Page 243, Wake County Registry. A map showing the Property is recorded in Book of Maps 1978, Page 678, Wake County Registry.]

[The remainder of this page has been left blank intentionally.]

EXHIBIT C

Prepared By and Return After Recording To:

Tax Lot No. _____
Parcel Identifier No. _____
Verified by: Wake County
on the ____ day of _____, 20____,
by

BRIEF DESCRIPTION FOR THE INDEX

DEED

THIS DEED made this the____ day of _____ 2004, by and between

GRANTOR	**GRANTEE**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA Attn: Town Manager Post Office Box 8 Holly Springs, North Carolina 27540	**WAKE COUNTY, NORTH CAROLINA** Attn: County Manager Post Office Box 550 Raleigh, NC 27602

The designations Grantor and Grantee as used in this Deed shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Holly Springs Township, Wake County, North Carolina and more particularly described on Exhibit A attached hereto (the "Property").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly signed, sealed and delivered in its name by its duly authorized officers, all as of the day and year first-above written.

[SEAL]

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

ATTEST:

By: _____
Joni Powell
Town Clerk

By: _____
Richard G. Sears
Mayor

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Richard G. Sears and Joni Powell personally came before me this day and acknowledged that they are the Mayor and Clerk, respectively, of the Town of Holly Springs, North Carolina, and that by authority duly given and as the act of such Town, the foregoing instrument was signed in the Town's name by such Town Manager, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this ____ day of _____, 2004.

_____
Notary Public

My commission expires: _____

EXHIBIT D
Lease Agreement

BK01775PG02014

Prepared By And
Return After Recording To:
John Schifano
PO Box 8
Holly Springs NC 27540

WAKE COUNTY, NC 141
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/17/2006 AT 10:23:48

BOOK:011775 PAGE:02014 - 02021

STATE OF NORTH CAROLINA)
)
WAKE COUNTY)

LEASE

THIS LEASE is dated as of Jan 9th, 2006, and is entered into by and between **WAKE COUNTY, NORTH CAROLINA** (the "County"), as lessor, and **THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA**, (the "Town"), as lessee.

WHEREAS:

The Town and County have previously agreed to cooperate in a plan for the development of certain property in the Town described in Exhibit A (the "Property") as a public library and cultural arts facility. The Town and the County have further agreed that the Town shall lease those facilities known as the Arts Facility for a period of 99 years.

The Town therefore proposes to lease the Property back from the County, and the County has determined to tender such a lease to the Town.

NOW THEREFORE, for and in consideration of the mutual promises contained in this Lease, the parties agree as follows:

1. **Demise**. The County hereby leases the to be constructed Cultural Arts Facility portion of the Property to the Town, and the Town hereby leases the aforesaid portion of the Property from the County, in accordance with the provisions of this Lease, to have and to hold for the Lease Term (as described in paragraph 2). The Town acknowledges that the public library and cultural arts facility has not been constructed as of the date of execution of this lease and that the County's obligations regarding quiet enjoyment and delivery of the premises under this lease shall not ripen until a certificate of occupancy for the improvements to the Property has been awarded by the applicable governmental entity or entities. This lease is being executed pursuant to authority granted in an Interlocal Agreement between the parties dated as of November 29, 2004, amended by agreement dated as of December 20, 2005. In the event of a conflict between the provisions of this lease and the Interlocal Agreement, the terms of the Interlocal Agreement shall prevail.

2. **Lease Term.** The Lease Term shall commence on the date this Lease is first executed and delivered between the parties, on or about January 9, 2006, and shall continue in effect for 99 years.

3. **Quiet Enjoyment.** The County covenants that the Town will, during the Lease Term, peaceably and quietly have and hold and enjoy the Property without suit, trouble or hindrance from the County, except as expressly required or permitted by this Lease. The County will not interfere with Town's quiet use and enjoyment of the Property during the Lease Term. The County will, at Town's request and the County's cost, join and cooperate fully in any legal action in which Town asserts its right to such possession and enjoyment, or which involves the imposition of any taxes or other governmental charges on or in connection with the Property. In addition, the Town may at its own expense join in any legal action affecting its possession and enjoyment of the Property and shall be joined (to the extent legally possible, and at Town's expense) in any action affecting its liabilities under this Lease.

4. **Consideration for Lease.** In consideration for its acquisition of rights to use the Property during the Lease Term, the Town undertakes the obligations imposed on it under this Lease, including the Town's share of construction costs for the Arts Facility and those other obligations imposed by paragraph 5.

5. **Town Obligations.** During the Lease Term, the Town will:

(a) maintain the Property, including taking care of landscaping and other grounds maintenance; and

(b) continue to maintain insurance on the Property and the Town's activities with respect to the Property, substantially in the manner as is now in effect.

6. **County Rights.** Notwithstanding provisions of paragraph 3, during the Lease Term, the Town will allow access to the Property to the County and its representatives, agents and contractors, in order to allow the County to carry out due diligence analysis with respect to the Property and to begin preliminary work in preparation for construction on the Property. The County and such representatives, agents and contractors shall have full access to the Property without additional notice to the Town, but the County must provide that its activities (and those of its agents) do not disrupt the Town's normal operation of the Property or a public park. The County may undertake such actions as surveying, flagging of lines and contours, taking samples for geotechnical, environmental and similar analysis and removal of loose impediments, but may not (without the Town's advance written permission) undertake any earth moving operations on the Property.

7. **Cooperation.** The Town and the County will cooperate fully together in filing any proof of loss or taking any other action under this Lease. In no event will the Town or County voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim with respect to the Property without the other's written consent.

8. Advances; Performance of Obligations. If the Town fails to pay any amount required to be paid by it under this Lease, or fails to take any other action required of it under this Lease, the County may (but is under no obligation to) pay such amounts or perform such other obligations. The Town agrees to reimburse the County for any such payments or for its costs incurred in connection with performing such other obligations, together with interest thereon at the annual rate of 5.00%.

9. Further Assurances; Corrective Instruments. The County and the Town agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as either may reasonably request to correct any inadequate or incorrect description of the Property hereby leased, or intended so to be, or for otherwise carrying out the intention of this Lease.

10. Compliance with Requirements. During the Lease Term, the County and the Town will observe and comply promptly with all current and future orders of all courts having jurisdiction over the Property or any portion thereof (or be diligently and in good faith contesting such orders), and all current and future requirements of all insurance companies writing policies covering the Property or any portion thereof.

11. Indemnification. To the extent permitted by law, the Town will and hereby agrees to indemnify and save the County harmless against and from all claims, by or on behalf of any person, firm or other legal entity, arising from the operation or management of the Property during the Lease Term, including any arising from (a) any condition of the Property or (b) any negligent act of Town or of any of its agents, contractors or employees.

12. Defaults; Remedies on Default. For the purposes of this Lease, the term **"Event of Default"** means either party's breaching or failing to perform or observe any term, condition or covenant of this Lease on its part to be observed or performed for a period of 45 days after written notice specifying such failure and requesting that it be remedied has been given to the Town by the County, unless the County agrees in writing to an extension of such time prior to its expiration.

Upon the occurrence and during the continuation of any Event of Default, then the County may at its option take one or any combination of the following remedial steps:

Take whatever other action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of the Town under this Lease.

No remedy herein conferred upon or reserved to the County is intended to be exclusive, and every such remedy is cumulative and in addition to every other remedy now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, and any such

right and power may be exercised from time to time and as often as may be deemed expedient.

13. Waivers. If any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach under this Lease.

14. Notices.

(a) Any communication required or permitted by this Agreement must be in writing except as expressly provided otherwise in this Agreement.

(b) Any communication under this Agreement will be sufficiently given and deemed given when delivered by hand, by confirmed facsimile transmission or by Federal Express or similar express delivery service, or on the date shown on a certified mail delivery receipt, when addressed as follows:

(i) If to the Town: Manager, Town of Holly Springs
Re: Notice Under Lease for Holly Springs Library
Post Office Box 8
Holly Springs, NC 27540-0008

(ii) If to the County: County Manager, Wake County
Re: Notice Under Lease for Holly Springs Library
Post Office Box 550
Raleigh, NC 27602

(c) Any addressee may designate additional or different addresses for communications by notice given under this Section to the other parties.

15. Miscellaneous Provisions.

Binding Effect; Assignments. No party may sell or assign any interest in or obligation under this Lease without the prior express written consent of the other party. Subject to the specific provisions of this Lease, this Lease will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Changes. This Lease constitutes the entire agreement between the parties with respect to its general subject matter. This Lease may not be changed except in writing signed by all the parties.

Severability. If any provision of this Lease, other than the requirement for the County to provide quiet enjoyment, is determined to be unenforceable, that will not affect any other provision of this Lease.

Counterparts. This Lease may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

Governing Law. The parties intend that this Lease will be governed by the law of the State of North Carolina.

No Third-Party Beneficiaries. There are no entities which are, or which are intended as, third-party beneficiaries of this Lease.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

[SEAL]

ATTEST:

Sondra W. Reynolds
Clerk, Board of Commissioners

**WAKE COUNTY,
NORTH CAROLINA**

By: _____
Tony C. Gurley
Chairman, Board of Commissioners

[SEAL]

ATTEST:

Joni Powell
Town Clerk

**TOWN OF HOLLY SPRINGS,
NORTH CAROLINA**

By: _____
Richard G. Sears
Mayor

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.

Drew Holland
Finance Officer
Town of Holly Springs, North Carolina

Finance Director
Wake County, North Carolina

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Gwendolyn I. Reynolds personally came before me this day and acknowledged that they she is the Clerk of the Board of Commissioners of Wake County, North Carolina, and that by authority duly given and as the act of such County, the foregoing instrument was signed in the County's name by such Chairman, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this 12th day of Jan., 2006.

My commission expires: 3/5/10 Notary Public

STATE OF NORTH CAROLINA;
WAKE COUNTY

I, a Notary Public of such County and State, certify that Richard G. Sears and Joni Powell personally came before me this day and acknowledged that they are the Town ~~Manager~~ Mayor and Clerk, respectively, of the Town of Holly Springs, North Carolina, and that by authority duly given and as the act of such Town, the foregoing instrument was signed in the Town's name by such Town ~~Manager~~ Mayor, sealed with its corporate seal and attested by such Clerk.

WITNESS my hand and official stamp or seal, this 13 day of JAN, 2006.

My commission expires: 8-18-2010 Notary Public

OFFICIAL SEAL
North Carolina - Wake County
JOHN SCHIFANO
NOTARY PUBLIC
My Commission Expires 8/18/10

7



BOOK:011775 PAGE:02014 - 02021

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.

Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate___ of _____

_____

_____

_____

_____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: _____
Assistant/Deputy Register of Deeds

This Customer Group
2 # of Time Stamps Needed

This Document
_____ New Time Stamp
8 # of Pages

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Consent Agenda
Title: Middle Creek Stream Restoration TOHS Project #23-003
Strategic Priority Area: Community Safety
Staff Resource: Darin Eyster, Utilities and Infrastructure

Action(s):

- Award the construction contract for the Middle Creek Stream Restoration for $395,777.00 and contingency of $39,578.00 to the lowest responsible bidder, The Osbourne Co. of NC, Backwater Environmental.
- Authorize the Town Manager to approve any associated contracts and change orders necessary to deliver the project that are consistent with the project scope and within the Council approved project budget.

Explanation:

- This project includes the restoration of approximately 260 linear feet of stream channel. The work will stabilize and protect the stream banks, incorporate a stormwater control measure to improve water quality and flow management, and reestablish the natural floodplain to enhance ecological function and reduce erosion.
- The restoration project is located at the end of Arbor Creek Drive between the Middle Creek Greenway and Arbor Creek Subdivision.
- The stream bank stabilization project will safeguard the Town's sanitary sewer infrastructure and nearby properties by preventing further erosion and reducing the risk of future damage.

Background:

- Severe storm events caused substantial stream bank erosion, threatening the Town's sanitary sewer infrastructure and neighboring properties.
- Middle Creek is listed as an impaired water body on the state's Section 319 list, meaning it has water quality issues caused by runoff pollution from many scattered sources such as streets, lawns, and development. This designation makes the creek eligible for restoration funding under Section 319 of the Clean Water Act.
- The approved total budget for this project is $500,000 including:
    - $300,000 in appropriated Stormwater Reserves
    - $200,000 in granted funding from the North Carolina Division of Water Resources

Funding Source(s):

- Community Investment Plan - Stormwater Reserves / State Grant Funds

Attachment(s):

1. MiddleCreek_Itemized_Bids
2. Middle_Creek_20250626_signed Bid Set
3. Backwater Environmental Contract Middle Creek Stream Restoration 23-003
4. Middle Creek 3

Middle Creek Stream Restoration Itemized Bids

				Backwater Environmental		HGS, LLC (RES)		Wright Contracting		CC&R Land		Jeffrey Birdsall		Crossroads Site Dev.		Gitto Enterprises		Sea and Shoreline	
Task	*Specification Section*	*Quantity*	*Unit*	Unit Price	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*	*Unit Price*	*Total*
Mobilization/ Demobilization (Max 10%)	SP-1 1.0	1	LS	$8,307.20	$8,307.20	$54,574.06	$54,574.06	$61,000.00	$61,000.00	$63,671.00	$63,671.00	$50,000.00	$50,000.00	$31,200.00	$31,200.00	$120,700.13	$120,700.13	$165,000.00	$165,000.00
Clearing and Grubbing	SP-1 2.0	0.9	AC	$10,057.46	$9,051.71	$29,836.83	$26,853.15	$32,740.00	$29,466.00	$16,000.00	$14,400.00	$25,000.00	$22,500.00	$35,400.00	$31,860.00	$14,000.00	$12,600.00	$46,500.00	$41,850.00
Control of Water	SP-2 6.0	1	LS	$12,720.11	$12,720.11	$47,520.96	$47,520.96	$58,495.00	$58,495.00	$98,175.00	$98,175.00	$25,000.00	$25,000.00	$45,000.00	$45,000.00	$52,200.00	$52,200.00	$450,000.00	$450,000.00
Erosion Control	SP-2 1.0	1	LS	$9,703.19	$9,703.19	$43,974.83	$43,974.83	$24,785.00	$24,785.00	$57,275.00	$57,275.00	$10,000.00	$10,000.00	$15,000.00	$15,000.00	$15,705.45	$15,705.45	$110,000.00	$110,000.00
12"-18" Tree Removal	SP-1 2.0	16	EA	$942.89	$15,086.24	$625.93	$10,014.88	$1,125.00	$18,000.00	$1,500.00	$24,000.00	$2,000.00	$32,000.00	$975.00	$15,600.00	$1,600.00	$25,600.00	$1,200.00	$19,200.00
18"-24" Tree Removal	SP-1 2.0	6	EA	$1,047.65	$6,285.90	$1,105.69	$6,634.14	$1,553.00	$9,318.00	$2,000.00	$12,000.00	$2,500.00	$15,000.00	$975.00	$5,850.00	$1,400.00	$8,400.00	$1,500.00	$9,000.00
24"+ Tree Removal	SP-1 2.0	1	EA	$2,514.37	$2,514.37	$2,211.39	$2,211.39	$3,850.00	$3,850.00	$5,000.00	$5,000.00	$4,000.00	$4,000.00	$1,500.00	$1,500.00	$3,200.00	$3,200.00	$5,000.00	$5,000.00
Excavation	SP-3 1.0	640	CY	$47.17	$30,188.80	$38.38	$24,563.20	$31.50	$20,160.00	$45.00	$28,800.00	$40.00	$25,600.00	$10.00	$6,400.00	$750.00	$480,000.00	$250.00	$160,000.00
Fill	SP-3 1.0	1150	CY	$43.73	$50,289.50	$50.79	$58,408.50	$78.00	$89,700.00	$50.00	$57,500.00	$60.00	$69,000.00	$50.00	$57,500.00	$87.50	$100,625.00	$75.00	$86,250.00
#57 Stone	SP-4 2.0	53	TN	$40.46	$2,144.38	$68.16	$3,612.48	$85.00	$4,505.00	$85.00	$4,505.00	$125.00	$6,625.00	$80.00	$4,240.00	$80.00	$4,240.00	$150.00	$7,950.00
Surge Stone	SP-4 2.0	40	TN	$43.61	$1,744.40	$71.36	$2,854.40	$85.00	$3,400.00	$55.00	$2,200.00	$100.00	$4,000.00	$95.00	$3,800.00	$77.80	$3,112.00	$150.00	$6,000.00
Class A Stone	SP-4 2.0	78	TN	$51.82	$4,041.96	$74.57	$5,816.46	$110.00	$8,580.00	$100.00	$7,800.00	$105.00	$8,190.00	$100.00	$7,800.00	$89.00	$6,942.00	$210.00	$16,380.00
Class B Stone	SP-4 2.0	78	TN	$51.82	$4,041.96	$79.37	$6,190.86	$110.00	$8,580.00	$100.00	$7,800.00	$125.00	$9,750.00	$110.00	$8,580.00	$90.00	$7,020.00	$240.00	$18,720.00
Class 1 Stone	SP-4 2.0	78	TN	$61.26	$4,778.28	$82.58	$6,441.24	$130.00	$10,140.00	$100.00	$7,800.00	$150.00	$11,700.00	$125.00	$9,750.00	$98.00	$7,644.00	$260.00	$20,280.00
Small Boulders	SP-4 2.0	42	TN	$63.13	$2,651.46	$255.47	$10,729.74	$180.00	$7,560.00	$100.00	$4,200.00	$350.00	$14,700.00	$135.00	$5,670.00	$125.00	$5,250.00	$350.00	$14,700.00
Larger Boulders	SP-4 2.0	330	TN	$63.13	$20,832.90	$255.47	$84,305.10	$180.00	$59,400.00	$185.00	$61,050.00	$550.00	$181,500.00	$150.00	$49,500.00	$85.00	$28,050.00	$650.00	$214,500.00
In-Stream Structures:																			
Reinforced Riffles	SP-5 1.0	1	EA	$8,480.59	$8,480.59	$996.37	$996.37	$3,850.00	$3,850.00	$11,550.00	$11,550.00	$25,000.00	$25,000.00	$13,700.00	$13,700.00	$12.50	$12.50	$16,000.00	$16,000.00
Boulder Cross Vanes	SP-5 1.0	1	EA	$16,307.29	$16,307.29	$6,476.37	$6,476.37	$16,835.00	$16,835.00	$12,050.00	$12,050.00	$50,000.00	$50,000.00	$30,300.00	$30,300.00	$2,200.00	$2,200.00	$178,000.00	$178,000.00
Boulder Single Arm Vanes	SP-5 1.0	4	EA	$4,165.06	$16,660.24	$1,992.73	$7,970.92	$4,835.00	$19,340.00	$4,212.50	$16,850.00	$12,500.00	$50,000.00	$15,000.00	$60,000.00	$2,200.00	$8,800.00	$78,000.00	$312,000.00
Log Sills	SP-5 1.0	3	EA	$5,101.43	$15,304.29	$1,654.74	$4,964.22	$2,278.00	$6,834.00	$3,000.00	$9,000.00	$500.00	$1,500.00	$8,500.00	$25,500.00	$1,400.00	$4,200.00	$15,000.00	$45,000.00
Geolifts	SP-5 1.0	45	SY	$362.92	$16,331.40	$616.63	$27,748.35	$323.00	$14,535.00	$100.00	$4,500.00	$250.00	$11,250.00	$1,300.00	$58,500.00	$5,625.00	$253,125.00	$900.00	$40,500.00
Boulder Cascades	SP-5 1.0	275	SF	$123.30	$33,907.50	$22.14	$6,088.50	$148.00	$40,700.00	$58.00	$15,950.00	$125.00	$34,375.00	$60.00	$16,500.00	$10.25	$2,818.75	$800.00	$220,000.00
Boulder Walls	SP-5 1.0	284	LF	$250.52	$71,147.68	$110.71	$31,441.64	$193.00	$54,812.00	$300.00	$85,200.00	$150.00	$42,600.00	$160.00	$45,440.00	$12.50	$3,550.00	$800.00	$227,200.00
Coir Matting	SP-2 4.0	1560	SY	$4.57	$7,129.20	$7.55	$11,778.00	$8.50	$13,260.00	$15.00	$23,400.00	$12.00	$18,720.00	$7.50	$11,700.00	$6.25	$9,750.00	$20.00	$31,200.00
Filter Fabric	SP-2 3.0	530	SY	$2.04	$1,081.20	$3.41	$1,807.30	$4.50	$2,385.00	$10.00	$5,300.00	$2.00	$1,060.00	$7.50	$3,975.00	$6.95	$3,683.50	$15.00	$7,950.00
Live Stakes	SP-6 4.0	180	EA	$6.20	$1,116.00	$30.84	$5,551.20	$12.00	$2,160.00	$16.00	$2,880.00	$75.00	$13,500.00	$1,334.00	$240,120.00	$7.25	$1,305.00	$15.00	$2,700.00
Wetland Plugs	SP-6 2.0	900	EA	$8.56	$7,704.00	$22.83	$20,547.00	$6.00	$5,400.00	$5.00	$4,500.00	$25.00	$22,500.00	$117.00	$105,300.00	$7.25	$6,525.00	$7.00	$6,300.00
Bare Root Trees	SP-6 3.0	40	EA	$10.33	$413.20	$70.88	$2,835.20	$12.00	$480.00	$585.00	$23,400.00	$300.00	$12,000.00	$1,800.00	$72,000.00	$22.00	$880.00	$35.00	$1,400.00
Riparian Seed Mix	SP-2 5.0	0.17	AC	$1,858.50	$315.95	$6,067.10	$1,031.41	$6,800.00	$1,156.00	$4,000.00	$680.00	$3,000.00	$510.00	$647.00	$109.99	$1,700.00	$289.00	$50,000.00	$8,500.00
Temporary/ Permanent Seeding And Mulching	SP-2 5.0	0.76	AC	$767.00	$582.92	$3,623.79	$2,754.08	$6,800.00	$5,168.00	$4,800.00	$3,648.00	$2,500.00	$1,900.00	$4,400.00	$3,344.00	$2,550.00	$1,938.00	$35,000.00	$26,600.00
Concrete Diverter Block	SP-7 1.0	4	CF	$45.59	$182.36	$240.28	$961.12	$250.00	$1,000.00	$1,250.00	$5,000.00	$100.00	$400.00	$1,805.00	$7,220.00	$67.50	$270.00	$10,000.00	$40,000.00
Construction Surveing and As-Builts	ADDENDUM 1	1	LS	$14,750.00	$14,750.00	$18,083.55	$18,083.55	$29,850.00	$29,850.00	$28,000.00	$28,000.00	$25,000.00	$25,000.00	$10,000.00	$10,000.00	N/A	N/A	N/A	N/A
			Calculated Total :		**$395,796.18**		**$545,740.61**		**$634,704.00**		**$708,084.00**		**$799,880.00**		**$1,002,958.99**		**$1,180,635.33**		**$2,508,180.00**
			Bid Total:		**$395,776.97**		**$545,740.62**		**$634,704.00**		**$708,074.00**		**$799,880.00**		**$1,000,000.00**		**$1,207,001.33**		**$2,652,180.00**
			Error:		**$19.21**		**$0.01**		**$0.00**		**$10.00**		**$0.00**		**$2,958.99**		**$26,366.00**		**$144,000.00**

MIDDLE CREEK STREAM RESTORATION

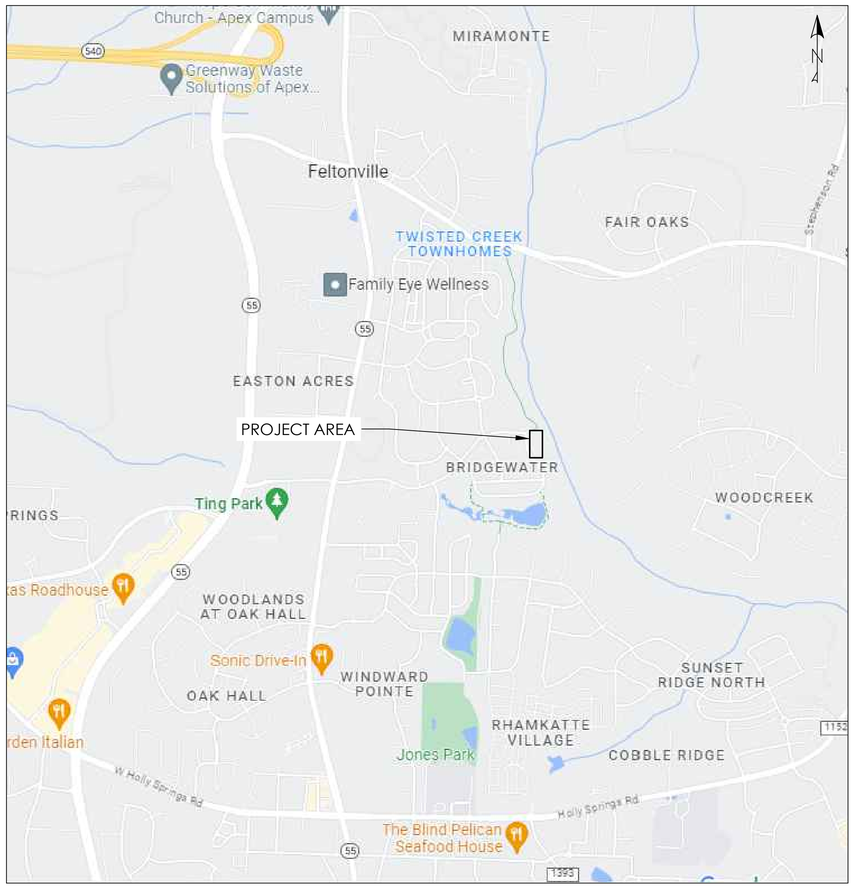
TOWN PROJECT #23-003

PINS: 0659294300, 0750303969, 0659294088, 0659292286, 0659292291

SHEET INDEX:

SHEET C1: COVER
SHEET E1: NOTES
SHEET E2: EXISTING CONDITIONS
SHEET E3: DEMOLITION PLAN
SHEET E4: EROSION AND SEDIMENTATION CONTROL PLAN
SHEET E5: IMPACTS MAP
SHEET S1: SCHEMATIC
SHEET S2: GRADING PLAN
SHEET S3: SECTION VIEWS
SHEET P1: PLANTING PLAN
SHEET D1-D5: CONSTRUCTION DETAILS
SHEET N1-N2: NCG01 GENERAL PERMIT
SHEET TCE: TEMPORARY CONSTRUCTION EASEMENT EXHIBIT A

VICINITY MAP



OVERVIEW MAP



I certify that these plans were prepared and that this project shall be constructed in accordance with the following plans, the latest edition of the Engineering Design and Construction Standards of the Town of Holly Springs and other applicable Town ordinances and policies. The Engineer whose seal and signature appear below certifies that the Town of Holly Springs Engineering Design and Construction Standards have been thoroughly reviewed for applicability to this particular project.

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

All construction shall conform to Town of Holly Springs Engineering Design and Construction Standards.

TOWN OF HOLLY SPRINGS CONTACT:
CARRIE KENNEDY, PE
TOWN OF HOLLY SPRINGS
919.567.4718

PROJECT ENGINEER:
CONNOR BROWN, PE
KRIS BASS ENGINEERING, PLLC
704.641.4621

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
COVER

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS ENGINEERING

REVISIONS	DESCRIPTION	APPROVED
DATE		

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET C1

PROJECT NARRATIVE:

THIS PROJECT SITE IS LOCATED ALONG ANCHOR CREEK WAY IN HOLLY SPRINGS, NORTH CAROLINA IN THE NEUSE RIVER BASIN. MIDDLE CREEK IS CURRENTLY EXPERIENCING HEIGHTENED EROSION AND INCISED BANKS. THE PROJECT INVOLVES THE STREAM RESTORATION OF OVER 260 LINEAR FEET OF STREAM.

TO ACCOMPLISH THE STREAM RESTORATION PROJECT, WORK WILL INCLUDE THE CONSTRUCTION OF POOLS, RIFFLES, GRADE CONTROL STRUCTURES, BOULDER WALLS, AND VEGETATED GEOLIFTS. CONSTRUCTION OF THE STABILIZATION FEATURES SHALL BE COMPLETED IN THE DRY AND A TYPICAL PUMP AROUND SYSTEM SHALL BE USED TO ACHIEVE THIS. AT THE CONCLUSION OF CONSTRUCTION ALL DISTURBED AREAS SHALL BE PLANTED AND SEEDED TO ENSURE A HEALTHY STAND OF VEGETATION.

ENGINEER'S NOTES:

1) THE LOCATION AND ALIGNMENT OF ALL IMPROVEMENTS SHOWN ARE APPROXIMATE. THE FINAL LOCATION AND ALIGNMENT SHALL BE DETERMINED DURING CONSTRUCTION USING BEST PROFESSIONAL JUDGMENT AND APPROVED BY THE PROJECT ENGINEER.
2) MATERIALS LISTS ARE PROVIDED AS AN APPROXIMATION ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY THE NUMBER AND AMOUNT OF STONE, BACKFILL, OR OTHER ITEMS NECESSARY TO PROPERLY COMPLETE THE JOB.
3) THE LATEST VERSION OF THE FOLLOWING STANDARDS APPLIES TO THESE SPECIFICATIONS:
   A. NCDOT "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES" DATED JANUARY 2018
   B. NCDENR "EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, 2013"
4) THE CONTRACTOR SHALL CALL THE "CALL BEFORE YOU DIG" TOLL FREE NUMBER TO MAKE SURE THAT ALL UTILITIES ARE LOCATED AND MARKED. ANY DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5) THE CONTRACTOR SHALL CONDUCT PRE- AND POST- CONSTRUCTION VIDEO INSPECTION OF UNDERGROUND UTILITIES TO ENSURE NO PROJECT RELATED DAMAGE.
6) ANY DAMAGE RESULTING FROM ACTIONS OF THE CONTRACTOR TO STRUCTURES, SIDEWALKS, OR GROUNDS ON SITE WILL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, TO A QUALITY MEETING OR EXCEEDING THEIR PREVIOUS STANDARDS.
7) THE CONTRACTOR IS TO ENSURE PUBLIC SAFETY DURING ALL PHASES OF CONSTRUCTION.
8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY STOCKPILED MATERIALS DURING CONSTRUCTION.
9) THE CONTRACTOR IS RESPONSIBLE FOR CLEARING AND DISPOSING OF ANY MAN-MADE MATERIALS OR OTHER DEBRIS THAT LIE WITHIN THE CONSTRUCTION LIMITS, AS REQUESTED AND APPROVED BY THE PROJECT ENGINEER.
10) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, MARKING, AND PROTECTING SEWER LINES AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE OF THE PROJECT FOR THE DURATION OF CONSTRUCTION.
11) THE LIMITS OF DISTURBANCE FOR THE STABILIZATION WORK UNDER THESE CONSTRUCTION PLANS ARE GREATER THAN 1 ACRE. NCG01 GENERAL PERMIT CONDITIONS APPLY.
12) DEVELOPMENT WHICH WILL TAKE PLACE WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN AT ELEVATION 341.2' IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF EXECUTIVE ORDER NO.123- UNIFORM FLOODPLAIN MANAGEMENT POLICY.

GRADE CONTROL STRUCTURE NOTES:

1. FIELD CONDITIONS AND PROJECT VARIABILITY MAY REQUIRE ADAPTATION OF THE PLAN SHEETS AND/OR DETAILS PROVIDED IN THE CONSTRUCTION DOCUMENTS DEPENDING ON SITE CONDITIONS OR PROJECT NEEDS. MINOR VARIATION(S) OR ADAPTATION(S) OF THE PROPOSED WORK SHOWN ON THE PLAN SHEETS AND /OR DETAILS ARE CONSIDER INCIDENTAL TO THE WORK.
2. PRIOR TO CLEARING AND GRUBBING, THE CONTRACTOR SHALL MARK THE LIMITS OF CLEARING NEAR TREES FOR VERIFICATION OF INTENT BY THE ENGINEER. SOME MINOR ADJUSTMENT OF CHANNEL ALIGNMENT MAY BE REQUIRED TO PRESERVE TREES OR MINIMIZE IMPACT TO TREES AND EXISTING VEGETATION.
3. THE CONTRACTOR SHALL STAKE OUT THE PROPOSED CENTERLINE USING TRADITIONAL SURVEY METHODS OR SURVEY GRADE GPS EQUIPMENT FOR REVIEW BY THE ENGINEER BEFORE BEGINNING EXCAVATION AND GRADING. STAKING MAY BE OMITTED FOR PORTIONS OF THE STREAM WHEN SURVEY-GRADE GPS IS USED TO CONSTRUCT THE CHANNEL.
4. WHERE PRACTICABLE, EXISTING TREES AND VEGETATION SHOULD BE LEFT IN PLACE TO FACILITATE NATURAL REGENERATION AND SOIL STABILIZATION.
5. CONTRACTOR SHALL MINIMUM, TO THE MAXIMUM EXTENT POSSIBLE, IMPACTS TO THE TREES AND EXISTING VEGETATION ADJACENT TO THE WORK AREA.
6. CONSTRUCTION EQUIPMENT TRACKS AND ACCESS PATHS SHALL BE GRADED AND RE-CONTOURED AFTER CONSTRUCTION TO PREVENT RILL AND FULLY EROSION.
7. CONTRACTOR SHALL USE AN EXCAVATOR WITH A HYDRAULIC THUMB TO INSTALL GRADE CONTROL FEATURES.
8. EXCAVATION AND GRADING QUANTITIES DO NOT INCLUDE UNDERCUT EXCAVATION FOR GRADE CONTROL FEATURES.
9. FEATURE INSTALLATION SHALL OCCUR BY FIRST GRADING THE ADJACENT POOLS TO THE SPECIFIED ELEVATIONS THEN EXCAVATING TO THE SPECIFIED FEATURE SUB-GRADE. THE FEATURE SHALL BE THEN CONSTRUCTED BY FIRST INSTALLING THE MEDIA FILTER BED, THEN WORKING FROM THE DOWNSTREAM FOOTER WORKING UPSTREAM INSTALLING THE BOULDER OR RIFFLE IN LIFTS EQUAL TO APPROXIMATELY 8" TO 12" SEGMENTS.
10. THE CHANNEL WORK SHALL BE DONE WITH LOW GROUND PRESSURE TRACK EQUIPMENT AND IN DRY WORKING CONDITIONS.
11. PLAN DETAILS PROVIDE DIMENSIONS, ELEVATIONS, AND SLOPES TO AID IN CONSTRUCTION OF THE CHANNEL. THE FEATURE CONSTRUCTION SHALL OCCUR THEN FINE GRADING OF THE CROSS-SECTION AND SIDE SLOPES SHALL BE PREFORMED.
12. ANY TEMPORARY STOCKPILING OF DOUBLE HANDLING OF EXCESS EARTH NECESSARY TO BUILD THE CHANNEL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
13. FEATURE DIMENSIONS WILL BE HELD TO THE DIMENSIONS SHOWN ON THE DETAIL SHEETS. ELEVATIONS SHALL BE CONSTRUCTED WITHIN 0.1' (VERTICAL). WIDTHS AND DEPTHS MUST FALL WITHIN RANGES SHOWN IN THE PLAN SHEETS. FEATURE CROSS-SECTION DIMENSIONS SHALL BE WITHIN 0.1' (HORIZONTAL).
14. STRUCTURES SHALL BE FINISHED TO A SMOOTH SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND ELEVATION SHOWN IN THE CONSTRUCTION DOCUMENTS. THE FINISHED STRUCTURE SLOPES AND PROFILE ELEVATIONS SHALL BE WITHIN 0.1' (VERTICAL) OF THE CONSTRUCTION DOCUMENTS.
15. ALL FILTER FABRIC INSTALLED AS PART OF THE STRUCTURE SHALL BE A NON-WOVEN GEOTEXTILE OF 6OZ. WEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED IN THE STRUCTURE DETAILS OR SPECIFICATIONS. FILTER FABRIC SHALL BE TRIMMED TO THE SURFACE OF THE STRUCTURE AND SHALL NOT BE OBSERVED BY VISUAL INSPECTION.
16. BOULDER STRUCTURES SHALL BE CONSTRUCTED FROM BOULDERS THAT ARE CUBICAL OR RECTANGULAR IN SHAPE AND SIZE ACCORDING TO THE STRUCTURE DETAILS. GAPES AND VOIDS BETWEEN BOULDERS SHALL BE CHINKED TIGHTLY WITH SMALLER STONE TO CREATE A STRONG RESILIENT MATRIX OF STONE.
17. AFTER THE STRUCTURE IS COMPLETE AND THE FLOW IS RESTORED TO THE CHANNEL, SOME ADJUSTMENT TO THE STRUCTURE OR ADDITIONAL STABILIZATION MEASURES MAY BE NECESSARY TO ACHIEVE THE DESIRE FUNCTION.
18. CHANNEL WORK SHALL BE COMPLETED AND STABILIZED PRIOR TO ALLOWING FLOW TO ENTER IN TO THE NEWLY CONSTRUCTED CHANNEL.
19. THE CONSTRUCTED CHANNEL SHALL BE STABILIZED AS SOON AS POSSIBLE BY TEMPORARY AND PERMANENT SEEDING, ADDING STRAW MULCH TO BARE SOIL AND INSTALLING EROSION CONTROL MATTING FROM THE TOE OF SLOPE TO 10' OFFSET FROM THE TOE COVERING THE FEATURE TOP OF BANK AND GRADING BERM. PRIOR TO INSTALLING THE EROSION CONTROL MATTING, PREPARE THE SOIL SURFACE BY LOOSENING 2" TO 4" OF SOIL OR APPLYING 2" TO 4" OF TOPSOIL TO THE PROPOSED ELEVATIONS AND APPLY SEED AND THE STRAW MULCH. SEED SHALL BE BROADCAST EVENLY OVER THE AREA USING A BROADCAST SPREADER PRIOR TO COVERING WITH THE EROSION CONTROL MATTING. THE MATTING SHALL BE ROLLED OUT IN THE DIRECTION OF ANTICIPATED FLOW. INSTALL MATTING IN ACCORDANCE WITH THE DETAIL INCLUDED IN THE CONSTRUCTION DOCUMENTS. REWORKING OF AREAS THAT DO NOT ESTABLISH VEGETATION OR BECOME UNSTABLE SHALL BE NECESSARY IF THE MATTING SEPARATES FROM THE SOIL.

POCKET WETLAND NOTES:

1. A CLAY OR GEOMEMBRANE LINER SHALL BE INSTALLED ON THE BOTTOM OF THE POCKET WETLAND TO ENSURE SEEPAGE THROUGH THE BERM DOES NOT OCCUR.
2. WETLAND PLANTING SURFACE DESIGN ELEVATION IS 347.47'. BERM DESIGN ELEVATION IS 348.72'. OVERFLOW WEIR DESIGN INVERT ELEVATION IS 348.22'.

EROSION CONTROL NOTES:

1) ALL EROSION CONTROL MUST BE SET-UP AND INSPECTED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2) ALL SLOPES SHALL BE SEEDED AND STABILIZED WITH A DENSE COVERAGE OF GRASS. ANY EXPOSED OR BARE SLOPES SHALL BE RE-SEEDED OR PROTECTED WITH EROSION CONTROL MATTING.
3) ALL BACKFILL SHALL BE SUITABLE FOR PLANT GROWTH AND GENERALLY FREE OF DEBRIS OR OTHER MATERIAL GREATER THAN 2 INCHES IN SIZE.
4) ALL ELEVATIONS AND CHANNEL DIMENSIONS SHALL BE MET WITHIN A TOLERANCE OF 0.1'
5) STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETED AREAS OF CONSTRUCTION. SPECIFIC SEEDING REQUIREMENTS ARE PROVIDED IN THE PLANTING PLAN.
6) PROVIDE TEMPORARY OR PERMANENT GROUNDCOVER ON ALL EXPOSED AREAS WITHIN 7 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. PROVIDE A PERMANENT GROUNDCOVER FOR ALL DISTURBED AREAS WITHIN 14 WORKING DAYS OR WITHIN 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
7) ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (1/2) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
8) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
9) THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD TO OFF SITE AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

GENERAL NOTES:

1) FENCES: THE CONTRACTOR SHALL REMOVE AND RESET ALL FENCES AS NOTED IN THE PLANS AND/OR AS DIRECTED BY THE ENGINEER. THE EXACT LOCATION AND DIMENSIONS OF THE THESE ITEMS TO BE REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE RECORDED AND PHOTOGRAPHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2) TREES, SHRUBS, AND HEDGES: THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF THE LIMITS OF DISTURBANCE. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE. TREE ROOTS EXPOSED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE PRUNED USING EQUIPMENT SPECIFICALLY DESIGNED FOR PRUNING. ALL PRUNING SHALL BE ACCOMPLISHED BY AN ISA CERTIFIED ARBORIST.
3) GRASSED SURFACE RESTORATION: ALL EXISTING GRASSED AREAS DISTURBED DURING CONSTRUCTION ARE TO BE SEEDED AND MULCHED PER THE SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
4) ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARD DETAILS AND SPECIFICATIONS.
5) ANY DISTURBANCE WITHIN THE RIGHT-OF-WAY WILL BE REQUIRED TO BE REPLACED TO THE TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND INSPECTED.
6) CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS STANDARD DETAILS.

GENERAL CONSTRUCTION SEQUENCE:

1) INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND THE CONSTRUCTION ENTRANCE AND SILT FENCING AS CALLED FOR ON THE PLANS. LIMIT CLEARING AND LAND DISTURBING ACTIVITY TO THE AREA NECESSARY TO INSTALL THE PERMITTED MEASURES.
2) IF NCDEMLR DOESN'T CONDUCT AN INITIAL INSPECTION, SCHEDULE AN INITIAL SITE STORMWATER CONTROL INSPECTION FROM THE TOWN OF HOLLY SPRINGS.
3) UPON APPROVAL OF THE INITIAL SITE STORMWATER CONTROL INSPECTION, COMMENCE PERMITTED LAND DISTURBING ACTIVITY.
4) PERFORM CLEARING, GRUBBING, AND DEBRIS REMOVAL AS SHOWN ON THE PLANS FOR CONSTRUCTION.
5) PERFORM ALL EXCAVATION AND GRADING TASKS AS SHOWN ON THE PLANS.
6) INSTALL ALL STRUCTURES PER THE DESIGN PLANS.
7) PLANT THE STREAM CORRIDOR ACCORDING TO THE PLANTING PLAN.
8) INSTALL WOODY VEGETATION AS CALLED FOR ON THE PLANTING PLAN.
9) SEED AND MULCH ALL DISTURBED AREAS PER THE APPROVED PLANS AND SPECIFICATIONS.
10) ONCE GRADING IS COMPLETE AND THE SITE IS STABILIZED, REQUEST AN AS-BUILT INSPECTION AND OBTAIN APPROVAL TO REMOVE TEMPORARY MEASURES. DO NOT REMOVE TEMPORARY MEASURES WITHOUT PRIOR STORMWATER INSPECTOR APPROVAL.
11) ONCE GRADING IS COMPLETE, TEMPORARY MEASURES ARE REMOVED, AND THE SITE IS STABILIZED, SCHEDULE A STORMWATER FINAL INSPECTION.
12) COMPLETE AS-BUILT SURVEY INSPECTION.

LEGEND:

- STAGING AREA
- INNER BERM
- VEGETATED GEOLIFT
- SLOPED BANK
- FLOODPLAIN ENHANCEMENT ZONE
- REINFORCED RIFFLE
- CROSS VANE
- LOG SILL
- TREE REMOVAL
- LOD — LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE
- x — x — TREE PROTECTION FENCE
- EXISTING MAJ. CONTOUR
- EXISTING MIN. CONTOUR
- PROPOSED MAJ. CONTOUR
- PROPOSED MIN. CONTOUR
- Z1 — Z1 — BUFFER ZONE 1
- Z2 — Z2 — BUFFER ZONE 2
- PARCEL BOUNDARY

TYPICAL CHANNEL DIMENSIONS:

RIFFLE:
BOTTOM WIDTH- **15 FT**
TOP WIDTH- **26 FT**
SIDE SLOPES- **N/A (BOULDER WALL)**
DEPTH- **3 FT**

POOL:
BOTTOM WIDTH- **15 FT**
TOP WIDTH- **20 FT**
SIDE SLOPES- **1:1; 1.5:1**
DEPTH- **2 FT**

LEFT BANK BOULDER WALL HEIGHT: **3 FT**
RIGHT BANK BOULDER WALL HEIGHT: **5 FT**

MATERIAL ESTIMATES:
LOD- 0.90 AC
CLEARING AND GRUBBING- 0.90 AC
12"-18" TREE REMOVAL- 16 EA
18"-24" TREE REMOVAL- 6 EA
>24" TREE REMOVAL- 1 EA

EARTHWORK:
CUT- 640 CY
FILL- 1,150 CY
NET- 510 CY FILL

TREE PROTECTION FENCE- 1,200 LF
SILT FENCE- 200 LF
COIR LOGS- 6 EA
#57 STONE- 53 TN
SURGE STONE- 40 TN
CLASS A STONE- 78 TN
CLASS B STONE- 78 TN
CLASS 1 STONE- 78 TN
SMALL BOULDERS- 42 TN
LARGE BOULDERS- 330 TN
LOG SILLS- 3 EA
GEOLIFTS- 45 SY
COIR MATTING- 1,560 SY
FILTER FABRIC- 530 SY
LIVE STAKES- 180 EA
WETLAND PLUGS- 900 EA
BARE ROOT TREES- 40 EA
RIPARIAN SEED MIX- 0.17 AC
TEMP/PERMANENT SEEDING AND MULCHING- 0.76 AC
CONCRETE DIVERTER BLOCK- 4 CF

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
NOTES

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

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REVISIONS
DESCRIPTION | APPROVED | DATE

DATE 5/8/2025
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FILE NAME: MIDDLE_CREEK.DWG
SHEET E1

EXISTING CONDITIONS SURVEY CONDUCTED BY TRANSYSTEMS, DATED 7-10-2023, SUPERVISED BY FABIEN LUKEBA, PLS L-5448. SEALED SURVEY AVAILABLE UPON REQUEST.

NOTES
1. COORDINATES ARE BASED NC GRID (NAD 83).
2. THE VERTICAL DATUM IS NAVD 88.
3. THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD83(NA201 I) STATE PLANE GRID COORDINATES FOR THE FOLLOWING NCDOT MONUMENT: "R272 I AZ- I" N=697986.5430 E=2070504.8120.
4. THE AVG. COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS 0.999902588. ALL COORDINATES SHOWN HEREON ARE GROUND COORDINATES.

0 40 80 Feet

SCALE: 1 INCH = 20 FEET

APPARENT TREES REMOVED BY GREENWAY PROJECT WITHIN LOD SINCE SURVEY

PLANNED GREENWAY

GAS/SEWER EASEMENT, TYP

PLANNED GREENWAY BRIDGE

PARCEL BOUNDARY, TYP

ROCK SHELF, TYP

MAJOR CONTOUR, TYP

MINOR CONTOUR, TYP

CREEK CENTERLINE

DRAINAGE EASEMENT, TYP

0750303969
MATA FAMILY LLC THE

0659294300
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659294088
BRIDGEWATER SUBDIVISION HOMEOWNERS ASSN INC

0659294001
SATTERWHITE, SEAN BOULWARE
SATTERWHITE, MEGHAN ELIZABETH

0659293556
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659293076
BODA, SHRUTHI
BODA, VAMSHIDHAR R

0659293140
MARSH, DEMETRIC

0659293115
SMITH, SHERMAN J

0659292291
PINNELL, ERIC LOUIS
PINNELL, KRISTINA ANNE

0659292387
BEHLING, MICHAEL
BEHLING, KATHRYN

0659292382
PATIL, VINOD S
LALWANI, BHAVANA V

0659292286
HUFF, CHRISTOPHER JAMES
HUFF, EMILY ELISABETH

0659292534
BERNATZKY, KENNETH J
TAYLOR, ANNETTE C

0659292007
KENNEY, THOMAS E
KENNEY, YANETH P

ANCHOR CREEK WAY

20" WHITE OAK
12" BLACK GUM
33" SWEETGUM
31" CHERRYBARK OAK
16" POPLAR
19" POSTOAK
15" NORTHERN RED OAK
18" NORTHERN RED OAK
13" RED MAPLE
12" BLACK GUM
16" WHITE OAK
13" BEECH
25" SWEETGUM
22" POPLAR
17" POPLAR
18" RED MAPLE
30" SWEETGUM
22" IRONWOOD
22" OAK
21" POPLAR
12" POPLAR
18" OAK
14" POPLAR
13" POPLAR
13" RED MAPLE
15" NORTHERN RED OAK
14" NORTHERN RED OAK
13" WHITE ASH
16" DAMAGED WHITE OAK
16" DAMAGED POPLAR
28" POPLAR
13" BLACK GUM
15" BEECH
18" NORTHERN RED OAK
22" POPLAR
27" POPLAR
19" NORTHERN RED OAK
15" WHITE OAK
14" IRONWOOD
15" NORTHERN RED OAK
17" NORTHERN RED OAK
15" WHITE OAK
12" RED MAPLE
21" POPLAR
15" SWEET GUM
14" WHITE OAK
17" POPLAR
20" TWIN NORTHERN RED OAK
15" SYCAMORE
13" NORTHERN RED OAK
12" POPLAR
13" POPLAR

0+00
0+50
1+00
1+50
2+00
2+65

RIPRAP

12"HDPE
INV: 348.70

15"RCP

CB
TOC: 359.90
INV OUT: 355.43

CB
TOC: 358.49
INV IN: 354.66
INV OUT: 354.14

GPS CONTROL
POINT #900050
N: 699,449.97
E: 2,052,313.13
ELEV: 359.50

RIPRAP

24"FES
INV: 348.10

18"FES
INV: 347.72

SDMH ON EXTENDED CONCRETE PEDESTAL
RIM: 357.88
INV IN(42"RCP): 347.91
INV OUT(24"RCP): 347.98
INV OUT(18"RCP): 347.46

42"RCP

CB
TOC: 365.20
INV OUT: 359.11

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NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

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TOWN PROJECT #23-003
EXISTING CONDITIONS

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919.960.1552 (c)
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REVISIONS

DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
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FILE NAME: MIDDLE_CREEK.DWG
SHEET E2

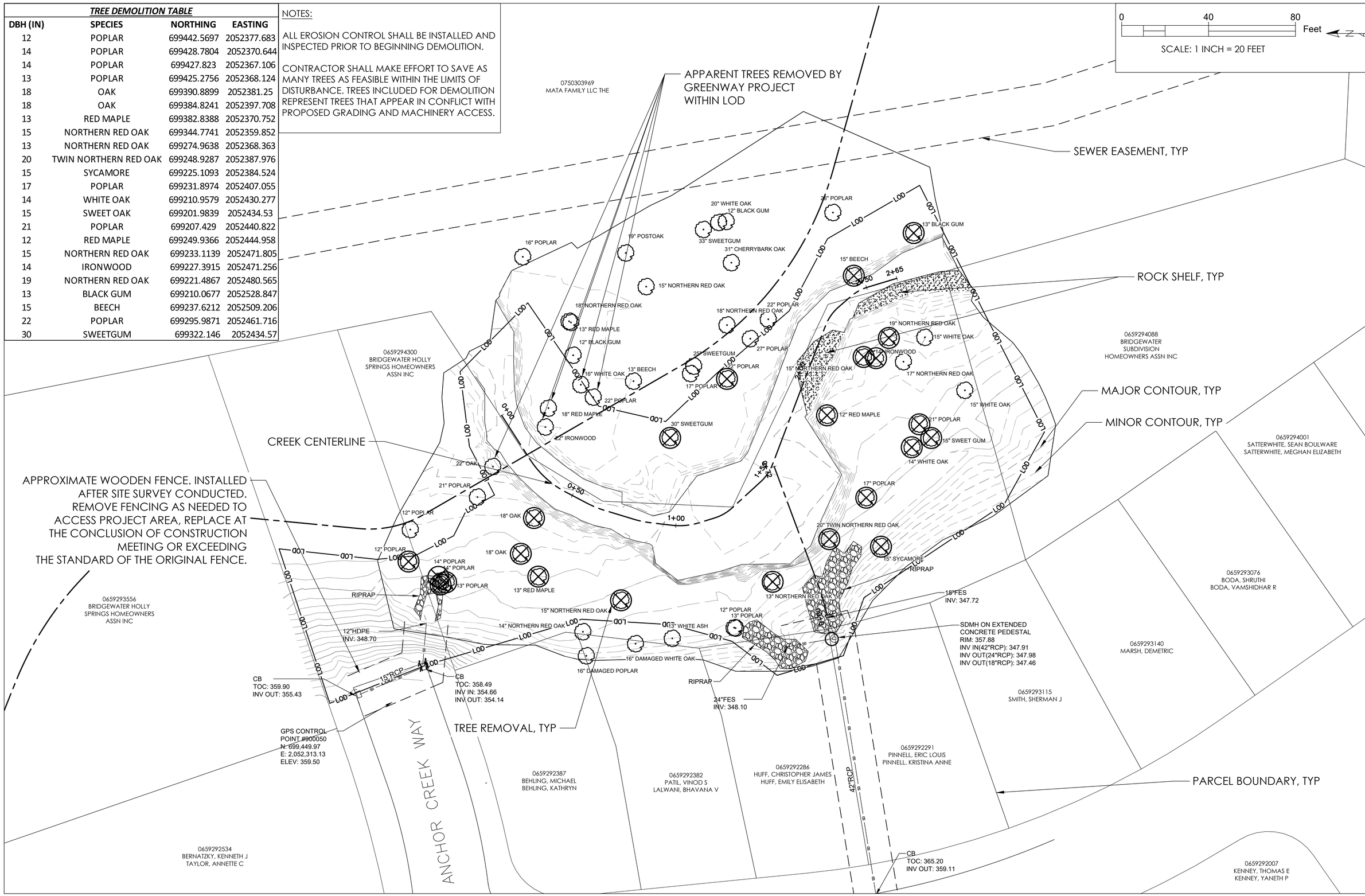
TREE DEMOLITION TABLE

DBH (IN)	SPECIES	NORTHING	EASTING
12	POPLAR	699442.5697	2052377.683
14	POPLAR	699428.7804	2052370.644
14	POPLAR	699427.823	2052367.106
13	POPLAR	699425.2756	2052368.124
18	OAK	699390.8899	2052381.25
18	OAK	699384.8241	2052397.708
13	RED MAPLE	699382.8388	2052370.752
15	NORTHERN RED OAK	699344.7741	2052359.852
13	NORTHERN RED OAK	699274.9638	2052368.363
20	TWIN NORTHERN RED OAK	699248.9287	2052387.976
15	SYCAMORE	699225.1093	2052384.524
17	POPLAR	699231.8974	2052407.055
14	WHITE OAK	699210.9579	2052430.277
15	SWEET OAK	699201.9839	2052434.53
21	POPLAR	699207.429	2052440.822
12	RED MAPLE	699249.9366	2052444.958
15	NORTHERN RED OAK	699233.1139	2052471.805
14	IRONWOOD	699227.3915	2052471.256
19	NORTHERN RED OAK	699221.4867	2052480.565
13	BLACK GUM	699210.0677	2052528.847
15	BEECH	699237.6212	2052509.206
22	POPLAR	699295.9871	2052461.716
30	SWEETGUM	699322.146	2052434.57

NOTES:

ALL EROSION CONTROL SHALL BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION.

CONTRACTOR SHALL MAKE EFFORT TO SAVE AS MANY TREES AS FEASIBLE WITHIN THE LIMITS OF DISTURBANCE. TREES INCLUDED FOR DEMOLITION REPRESENT TREES THAT APPEAR IN CONFLICT WITH PROPOSED GRADING AND MACHINERY ACCESS.



DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
06/26/2025

MIDDLE CREEK STREAM RESTORATION: TOWN OF HOLLY SPRINGS, NC
GREENWAY PROJECT #23-003
DEMOLITION PLAN

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

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0 40 80 Feet

SCALE: 1 INCH = 20 FEET

0750303969
MATA FAMILY LLC THE

PUMP AROUND OPERATION (SEE DETAIL 1/D3)

APPROXIMATE FINAL EROSION CONTROL MATTING BOUNDARY

CREEK CENTERLINE

LOD/TREE PROTECTION FENCE (SEE DETAIL HS403/D1), TYP

SILT FENCE OUTLET

SILT FENCE, TYP (SEE DETAIL HS401 & HS404/D1)

TAKE EFFORT TO NOT DISPLACE EXISTING RIP RAP DISSIPATION PADS. REFRESH RIP RAP AT CONCLUSION OF CONSTRUCTION.

EXISTING MAJOR CONTOUR, TYP

EXISTING MINOR CONTOUR, TYP

0659294300
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659294088
BRIDGEWATER SUBDIVISION HOMEOWNERS ASSN INC

0659294001
SATTERWHITE, SEAN BOULWARE
SATTERWHITE, MEGHAN ELIZABETH

0659293076
BODA, SHRUTHI
BODA, VAMSHIDHAR R

0659293140
MARSH, DEMETRIC

0659293115
SMITH, SHERMAN J

0659293556
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659292534
BERNATZKY, KENNETH J
TAYLOR, ANNETTE C

0659292387
BEHLING, MICHAEL
BEHLING, KATHRYN

0659292382
PATIL, VINOD S
LALWANI, BHAVANA V

0659292286
HUFF, CHRISTOPHER JAMES
HUFF, EMILY ELISABETH

0659292291
PINNELL, ERIC LOUIS
PINNELL, KRISTINA ANNE

0659292007
KENNEY, THOMAS E
KENNEY, YANETH P

ANCHOR CREEK WAY

RIPRAP

STAGING AREA

12"HDPE
INV: 348.70

CB
TOC: 359.90
INV OUT: 355.43

15"RCP

CB
TOC: 358.49
INV IN: 354.66
INV OUT: 354.14

CONSTRUCTION ENTRANCE (SEE DETAIL H432/D1)

GPS CONTROL
POINT #900050
N: 699,449.97
E: 2,052,313.13
ELEV: 359.50

RIPRAP

24"FES
INV: 348.10

18"FES
INV: 347.72

SDMH ON EXTENDED CONCRETE PEDESTAL
RIM: 357.88
INV IN(42"RCP): 347.91
INV OUT(24"RCP): 347.98
INV OUT(18"RCP): 347.46

42"RCP

CB
TOC: 365.20
INV OUT: 359.11

PARCEL BOUNDARY, TYP

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
E&SC PLAN

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

REVISIONS		
DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET E4

IMPACTS TABLE			
	ZONE 1	ZONE 2	STREAM
TEMPORARY IMPACTS	15,256 SF	4,793 SF	326 LF
PERMANENT IMPACTS	0 SF	0 SF	0 LF

STREAM IMPACTS

ZONE 1 RIPARIAN BUFFER IMPACTS

ZONE 2 RIPARIAN BUFFER IMPACTS

0 40 80 Feet

SCALE: 1 INCH = 20 FEET

N

0750303969
MATA FAMILY LLC THE

ZONE 2 BUFFER LINE

ZONE 1 BUFFER LINE

CREEK CENTERLINE

LIMITS OF DISTURBANCE= 0.90 AC

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0659294088
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TAYLOR, ANNETTE C

0659292007
KENNEY, THOMAS E
KENNEY, YANETH P

ANCHOR CREEK WAY

PARCEL BOUNDARY, TYP

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION: TOWN PROJECT #23-003 IMPACTS MAP

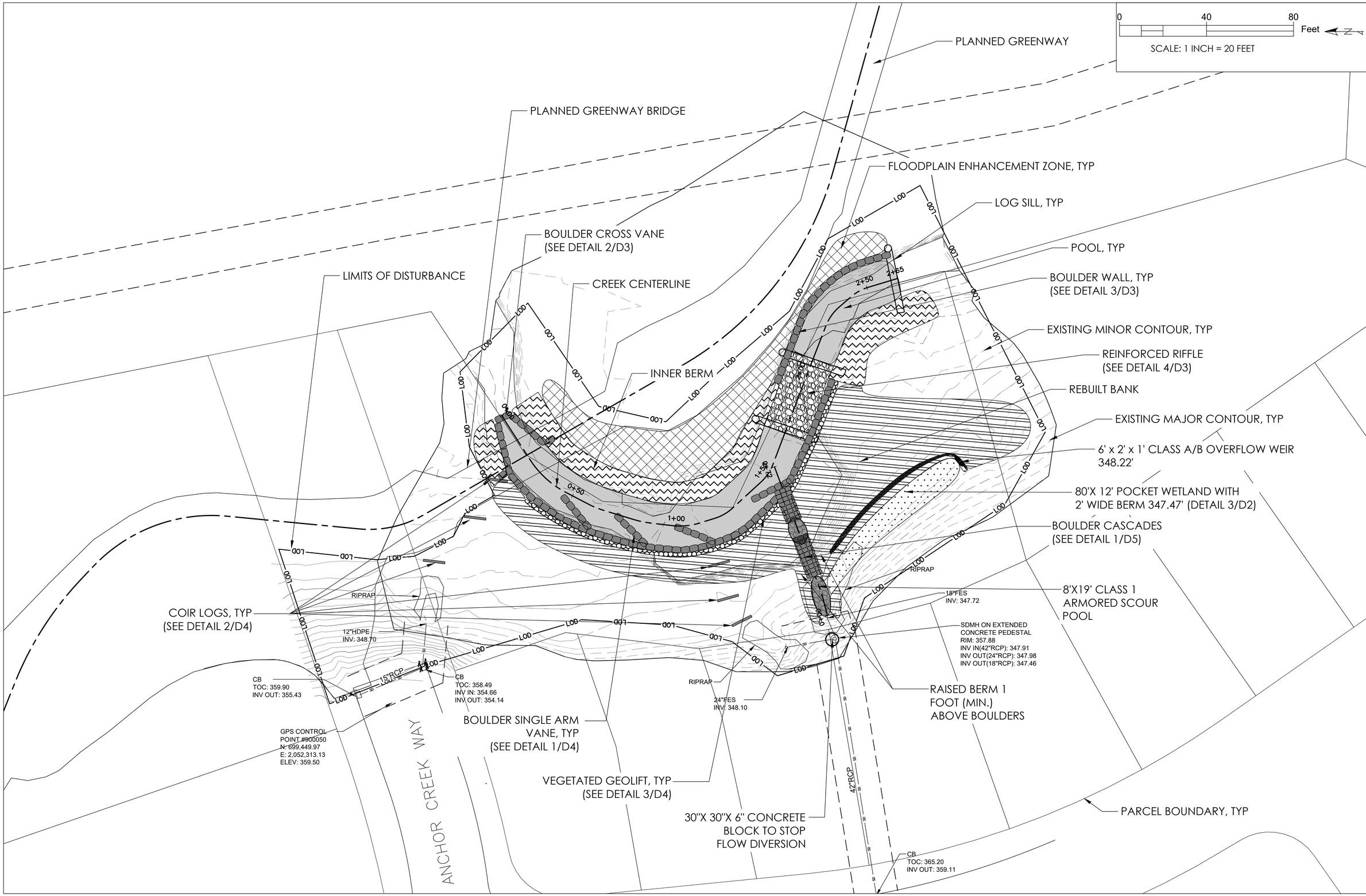
PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS LAND SERVICES

REVISIONS		
DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET E5



DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

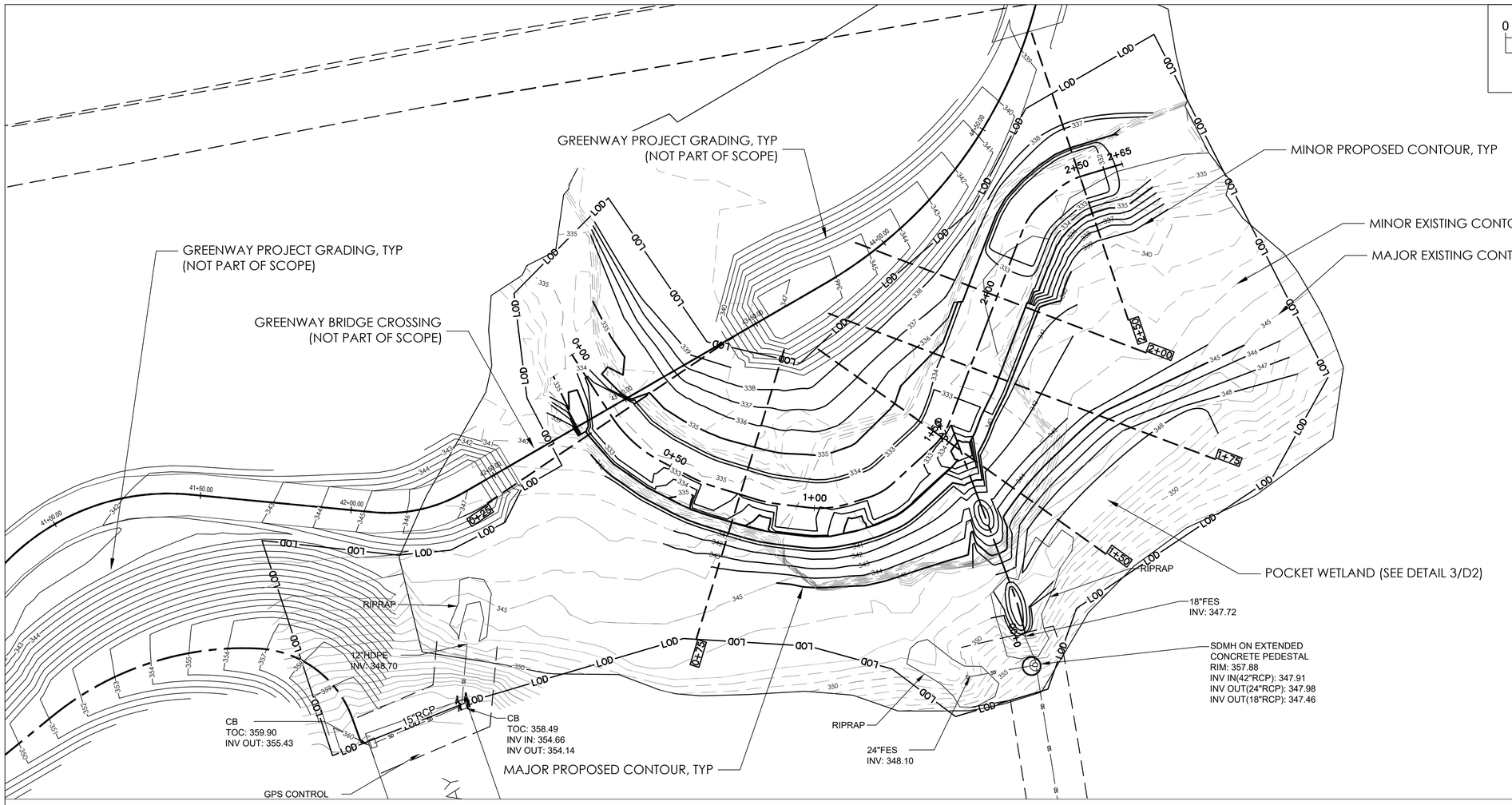
MIDDLE CREEK STREAM RESTORATION: TOWN PROJECT #23-003 SCHEMATIC

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

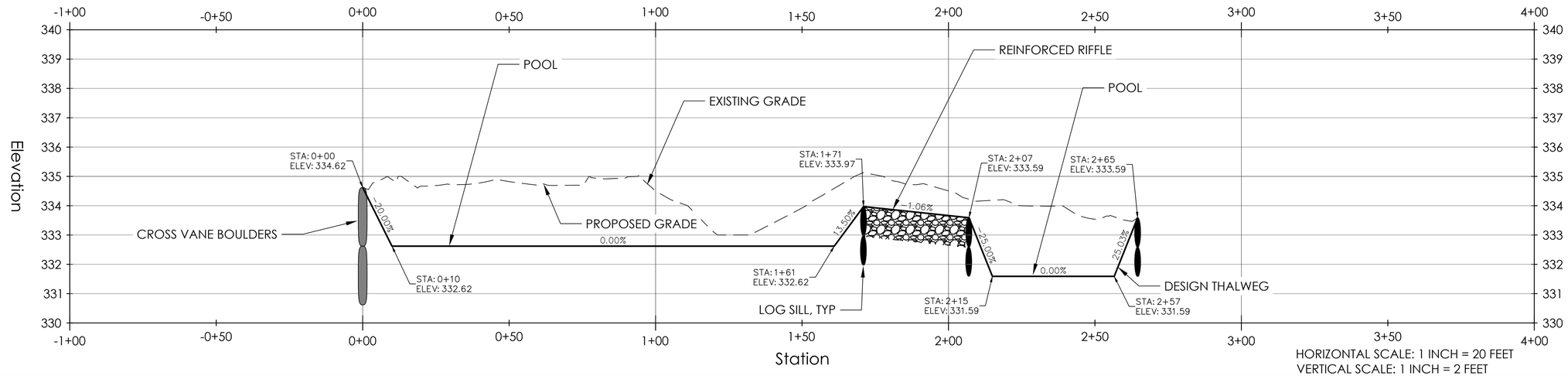
KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

REVISIONS			
	DESCRIPTION	APPROVED	DATE

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET S1



MIDDLE CREEK PROFILE



HORIZONTAL SCALE: 1 INCH = 20 FEET
VERTICAL SCALE: 1 INCH = 2 FEET

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
GRADING PLAN

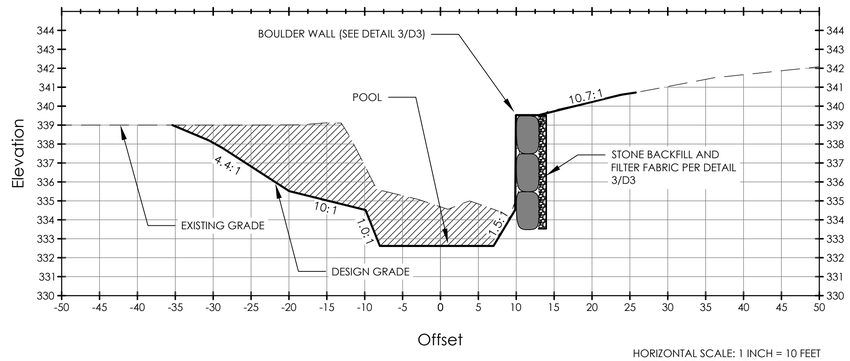
PROJECT LOCATION: 706 ANCHOR CREEK WAY
HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

REVISIONS		
DATE	DESCRIPTION	APPROVED

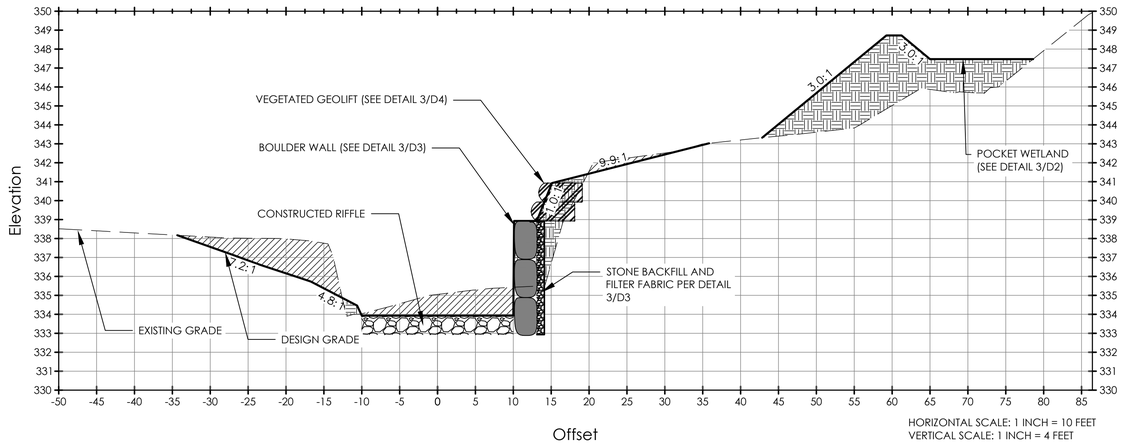
DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET S2

0+25 SECTION VIEW



HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

1+75 SECTION VIEW



HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

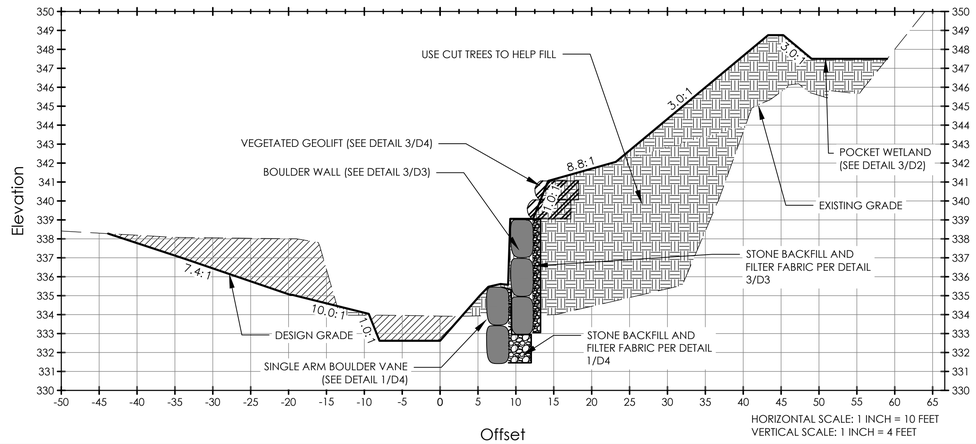
0+75 SECTION VIEW

HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

2+00 SECTION VIEW

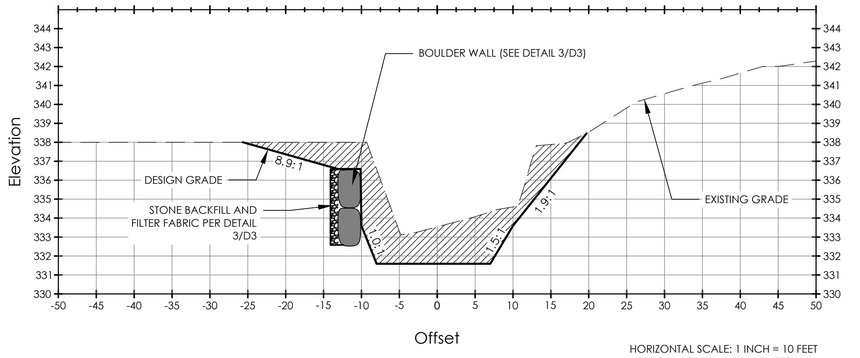
HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

1+50 SECTION VIEW



HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

2+50 SECTION VIEW



HORIZONTAL SCALE: 1 INCH = 10 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
Connor D Brown
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
SECTIONS

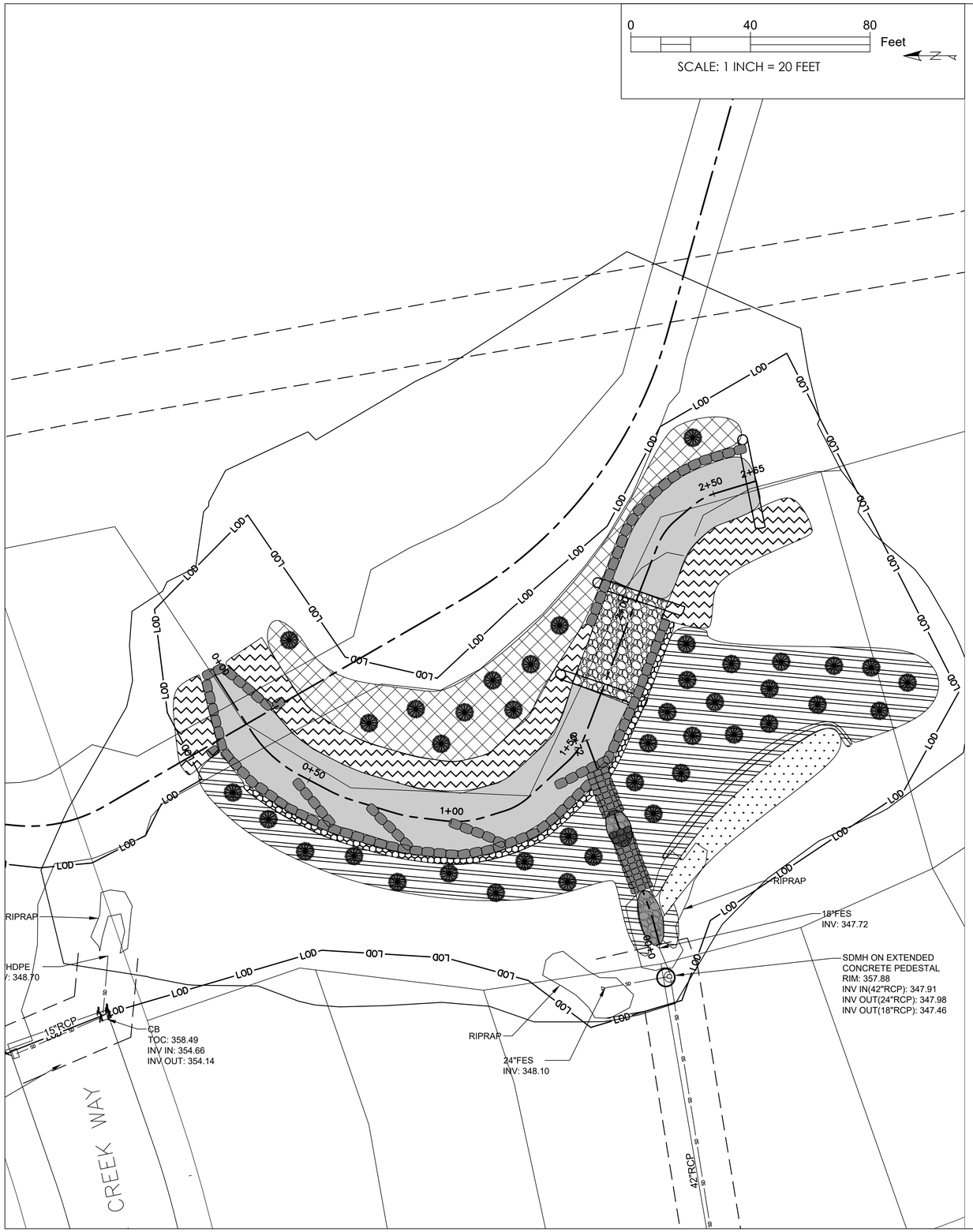
PROJECT LOCATION: 706 ANCHOR CREEK WAY
HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS ENGINEERING

REVISIONS		
DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET S3



GENERAL PLANTING NOTES:

1. A DENSE STAND OF TEMPORARY AND PERMANENT VEGETATION IS REQUIRED PRIOR TO PROJECT COMPLETION. ANY AREAS NOT ESTABLISHED MUST BE RETILLED, RESEEDED, AND PROTECTED WITH COIR MATTING.
2. ALL INVASIVE SPECIES TO BE REMOVED FROM ALL ZONES BEFORE PROCEEDING WITH PLANTINGS.
3. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION. PLANTING LOCATIONS ARE APPROXIMATE AND MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.
4. AREAS TO BE PLANTED ARE SHOWN ON THE PLAN. IF UTILITIES ARE ENCOUNTERED, PLANTS MAY BE REPOSITIONED TO AVOID IMPACT.
5. PLANTS AND PLANTING SHALL MEET THE STANDARDS OF ANSI Z60.1 AND ANSI A 300 AND BE COMPLETED ACCORDING TO PROJECT SPECIFICATIONS.
6. ALL PLANTS, SPECIES, QUANTITIES, AND PROVIDERS SHALL BE PROVIDED FOR APPROVAL BY THE PROJECT ENGINEER. ALL TREES SHALL BE MADE AVAILABLE FOR INSPECTION FOR HEALTH AND QUALITY PRIOR TO DELIVERY TO THE SITE. ALL PLANTS ARE SUBJECT TO REFUSAL BASED ON INSPECTION OF THE PROJECT ENGINEER.
7. ALL PLANTING SHALL BE DONE IN A SUITABLE SEASONAL TIMEFRAME FOR EACH SPECIES:
   - 7.1. WETLAND SEEDING AND WETLAND PLUGS SHALL BE INSTALLED IN THE SPRING PRIOR TO JUNE 1 OR IN THE FALL PRIOR TO OCTOBER 31.
   - 7.2. TREES AND SHRUBS SHALL BE PLANTED IN THEIR DORMANT SEASON BETWEEN OCTOBER 1 AND APRIL 30. STAKING MAY BE ALLOWED WITH APPROVAL AND INSPECTION OF THE PROJECT ENGINEER.
8. BARE ROOT TREES TO BE PLANTED AT TOP OF BANK AND IN STREAM CORRIDOR/FLOODPLAIN ZONE. BARE ROOT TREES TO BE PLANTED AND SPACED ACCORDING TO TABLE ON SHEET P1.
9. PERCENT COMPOSITION OF PLANTINGS MAY VARY BASED ON SPECIES AVAILABILITY AT THE TIME OF PLANTING. NO SPECIES SHALL ACCOUNT FOR MORE THAN 20% IN ANY PLANTING AREA. AN PLANT SUBSTITUTIONS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
10. SPECIES SHALL BE DISTRIBUTED SUCH THAT 4 TO 7 PLANTS OF THE SAME SPECIES ARE GROUPED TOGETHER.
11. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS AND REQUIREMENTS.

SOIL PREPARATION REQUIREMENTS:
ALL DISTURBED AREAS SHALL BE PREPARED PRIOR TO PLANTING BY DISC OR SPRING-TOOTH CHISEL PLOW TO MINIMUM DEPTH OF 12 INCHES. MULTIPLE PASSES SHALL BE MADE ACROSS PLANTING AREAS WITH THE IMPLEMENT AND THE FINAL PASS SHALL FOLLOW TOPOGRAPHIC CONTOURS. PRIOR TO ALL SEEDING, PLANTING, AND STABILIZATION, THE PLANTING SURFACE SHALL BE ROUGHENED MECHANICALLY SUCH THAT PLACED SEED AND FERTILIZER WILL NOT WASH DOWNSLOPE. FOLLOWING SOIL PREPARATION, PLANT AND STABILIZE SLOPES ACCORDING TO THE PLANTING PLAN AND TECHNICAL SPECIFICATIONS.

TREE PLANTING NOTE:
NO NEW TREES OR THEIR MATURE PROJECTED CANOPIES SHALL BE PLANTED WITHIN SANITARY SEWER OR DRAINAGE EASEMENTS, NOR IN PLANNED GREEWNAY BRIDGE AREA.

SEEDING AND LIVE STAKING NOTES:

1. RE-SEED ALL SLOPES AND DISTURBED AREAS AS DIRECTED.
   TEMPORARY SEEDING OF:
   120 LBS/ACRE RYEGRAIN - SEPTEMBER THROUGH MARCH
   40 LBS/ACRE BROWNTOP MILLET-APRIL THROUGH AUGUST

   PERMANENT TURF SEEDING (SPRING/SUMMER ONLY) OF:
   15 LBS/ACRE KY BLUEGRASS
   5 LBS/ACRE CENTIPEDE
   25 LBS/ACRE BERMUDAGRASS (HULLED).
2. APPLY FERTILIZER (10-20-20) AT A RATE OF 500LBS/AC AND LIME AT 2000LBS/ACRE. SPREAD STRAW MULCH ON ANY DISTURBED AREAS AT A RATE OF 2 TONS /ACRE. ANCHOR STRAW BY TACKING WITH BIODEGRADABLE NETTING OR A MULCH ANCHORING TOOL.
3. COVER ALL SLOPES 3(H):1(V) AND GREATER WITH COIR MATTING OVER STRAW AND SECURE WITH BIODEGRADABLE STAKING (DETAIL 4/D2). MULCHING SHALL BE PLACED UNDERNEATH COIR MATTING AT A RATE OF 2 TONS/ACRE.

   AREA FOR RESEEDING: 0.76AC
4. PERMANENT SEEDING SHALL NOT CONTAIN ANY FESCUE GRASSES. PLACE SEEDING AS SPECIFIED IN THE PLAN (UNDER THE COIR MATTING).
5. SPREAD SEED UNIFORMLY UNDER COIR FIBER MATTING ALONG CHANNEL BANKS.
6. STABILIZE ALL EXPOSED AREAS AT STREAM BANKS WITH THE PERMANENT RIPARIAN BUFFER SEED MIX.
7. WATER SEEDED AREAS AND WETLAND PLUGS THOROUGHLY AT PLANTING AND WEEKLY DURING THE FIRST GROWING SEASON.
8. LIVE STAKES SHALL BE PLANTED ACCORDING TO DETAIL 2/D2.
9. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS AND REQUIREMENTS.

INNER CORRIDOR AREA (0.07 AC)- WETLAND PLUGS (690), LIVE STAKES (180), RIPARIAN SEED MIX, TEMPORARY AND PERMANENT TURF SEEDING

FLOODPLAIN ENHANCEMENT ZONE (0.07 AC)- RIPARIAN SEED MIX, BARE ROOT TREES (10), TEMPORARY AND PERMANENT TURF SEEDING

VEGETATED GEOLIFTS (0.01 AC)- RIPARIAN SEED MIX, TEMPORARY AND PERMANENT TURF SEEDING

UPPER SLOPED PLANTING AREA (0.15 AC)- BARE ROOT TREES (30), TEMPORARY AND PERMANENT TURF SEEDING

WETLAND PLANTING AREA (0.02 AC)- RIPARIAN SEED MIX, WETLAND PLUGS (210)

PLANTING SCHEDULE:

	QTY	COMMON NAME (SCIENTIFIC)	TYPE	SPACING
WETLAND PLUGS	180	SOFT RUSH (JUNCUS EFFUSES)	2" PLUG	2 FT CENTERS
	180	SHALLOW SEDGE (CAREX LURIDA)	2" PLUG	2 FT CENTERS
	180	SWITCHGRASS (PANICUM VIRGATUM)	2" PLUG	2 FT CENTERS
	180	BLUE FLAG IRIS (IRIS VIRGINICA)	2" PLUG	2 FT CENTERS
	180	SWAMP SUNFLOWER (HELIANTHUS ANGUSTIFOLIUS)	2" PLUG	2 FT CENTERS
LIVE STAKES	90	SILKY DOGWOOD (SWIDA AMOMUM)	LIVE STAKE	4 FT CENTERS
	90	SILKY WILLOW (SALIX SERICEA)	LIVE STAKE	4 FT CENTERS
BARE ROOT TREE PLANTING	8	AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS)	BARE ROOT	15 FT CENTERS
	8	WILLOW OAK (QUERCUS PHELLOS)	BARE ROOT	15 FT CENTERS
	8	RIVER BIRCH (BETULA NIGRA)	BARE ROOT	15 FT CENTERS
	8	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	BARE ROOT	15 FT CENTERS
	8	WATER OAK (QUERCUS NIGRA)	BARE ROOT	15 FT CENTERS

RIPARIAN SEED MIX	JOE-PYE-WEED (EUPATORIUM FISTULOSUM)	15 %
	SWITCHGRASS (PANICUM VIRGATUM)	15 %
	FOX SEDGE (CAREX VULPINOIDEA)	10 %
	DEER TONGUE (PANICUM CLANDESTINUM)	15 %
	SOFT RUSH (JUNCUS EFFUSUS)	15 %
	HOP SEDGE (CAREX LUPULINA)	15 %
	BLACK EYED SUSAN (RUDBEKIA HIRTA)	15 %
QUANTITY ESTIMATE - 4 LBS		APPLY AT 20 LBS/AC

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

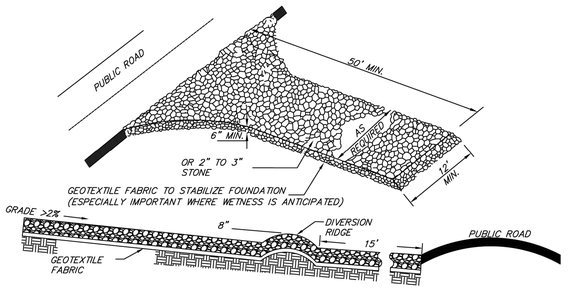
MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
PLANTING PLAN
PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS ENGINEERING

REVISIONS
DESCRIPTION
APPROVED
DATE

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET P1

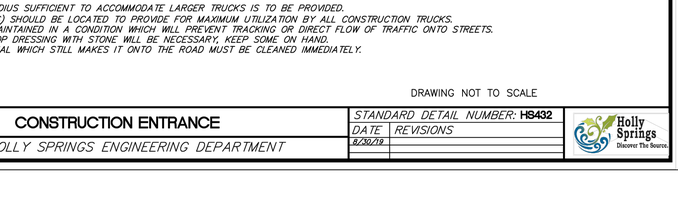


APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED.
FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

NOTES:
A. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
B. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
C. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY, KEEP SOME ON HAND.
D. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED IMMEDIATELY.

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE	STANDARD DETAIL NUMBER: HS432
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 8/30/19 — REVISIONS



FRONT VIEW

SIDE VIEW

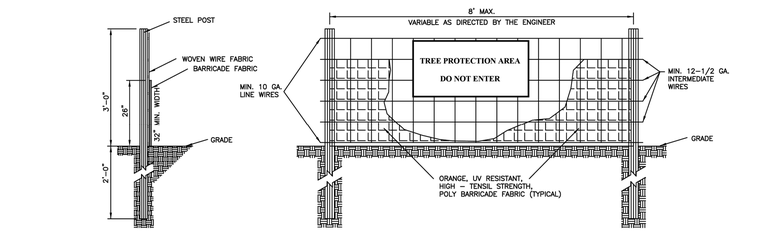
NOTE:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. UV RESISTANT SILT FENCE FABRIC MUST BE USED. NO ORANGE SILT FENCE PERMITTED.

* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. SILT FENCE SHOULD NOT BE USED AS INLET PROTECTION AROUND CATCH BASINS.

DRAWING NOT TO SCALE

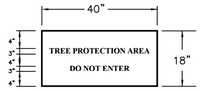
STANDARD TEMPORARY SILT FENCE	STANDARD DETAIL NUMBER: HS401
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 7/24/09 — REVISIONS



SIDE VIEW

FRONT VIEW

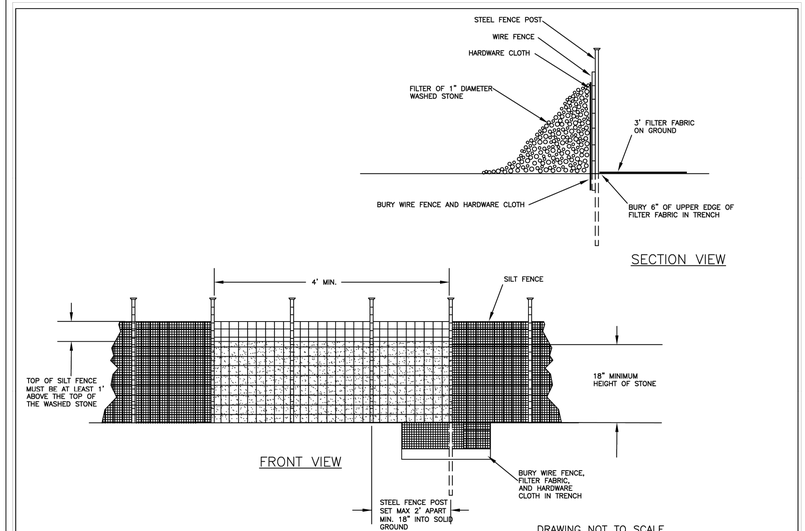
NOTES:
1. NO ORANGE SILT FENCE PERMITTED.
2. ORANGE, UV RESISTANT, HIGH-TENSIL STRENGTH, POLY BARRICADE FABRIC MUST BE USED.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
11. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.



WARNING SIGN DETAIL

DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL	STANDARD DETAIL NUMBER: HS403
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/19 — REVISIONS



SECTION VIEW

FRONT VIEW

DRAWING NOT TO SCALE

SILT FENCE OUTLET	STANDARD DETAIL NUMBER: HS404
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/8/17 — REVISIONS

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION
TOWN PROJECT #23-003
CONSTRUCTION DETAILS

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

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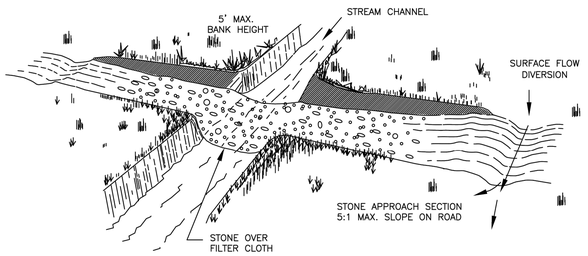
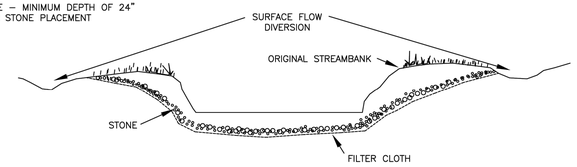
FILE NAME: MIDDLE_CREEK.DWG
SHEET D1



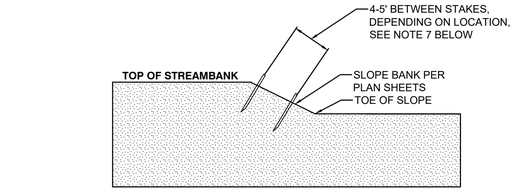
NOTES
1. CLASS B STONE – MINIMUM DEPTH OF 24"
2. UNDERCUT FOR STONE PLACEMENT



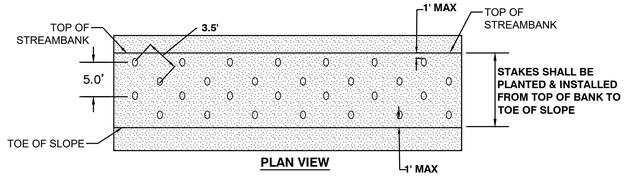
DRAWING NOT TO SCALE

TEMPORARY STREAM CROSSING OPTION	STANDARD DETAIL NUMBER: HS419	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/18	

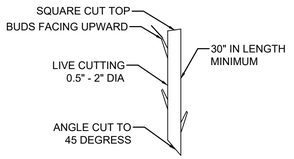
Holly Springs
Discover The Source.



CROSS-SECTION



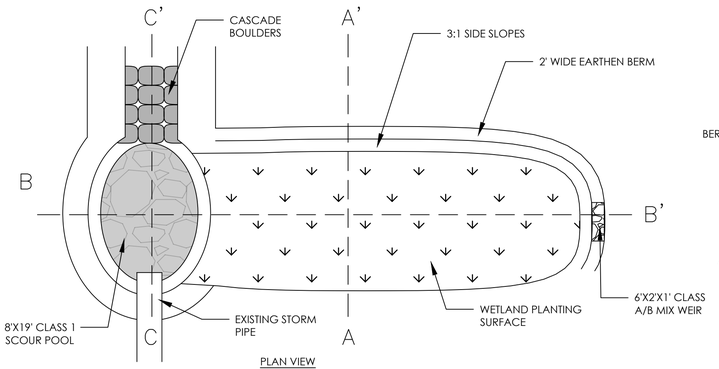
PLAN VIEW



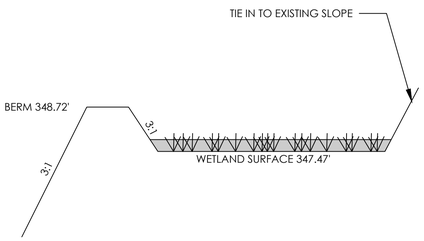
LIVE STAKE DETAIL

NOTES
1. **STAKES SHALL BE CUT AND INSTALLED ON THE SAME DAY.**
2. **STAKES THAT HAVE BEEN SPLIT SHALL BE REJECTED AND NOT USED FOR CONSTRUCTION.**
3. **STAKES SHALL BE INSTALLED WITH BUDS POINTING UPWARD.**
4. **STAKES SHALL BE INSTALLED PERPENDICULAR TO BANK.**
5. **STAKES SHALL BE 0.5" - 2" INCHES IN DIAMETER AND 30" IN LENGTH MINIMUM.**
6. **STAKES SHALL BE INSTALLED WITH APPROXIMATELY 3" OF STAKE REMAINING ABOVE GROUND.**
7. **STAKE SPACING SHALL BE 5' ON CENTER.**

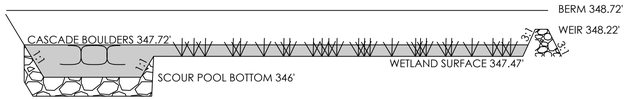
2 / D2 LIVE STAKE
NOT TO SCALE



PLAN VIEW



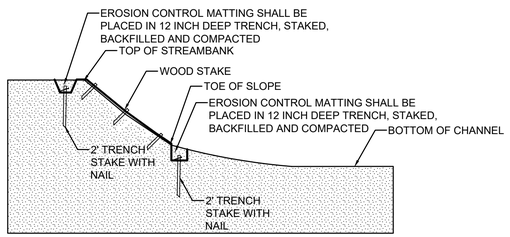
A-A' PROFILE



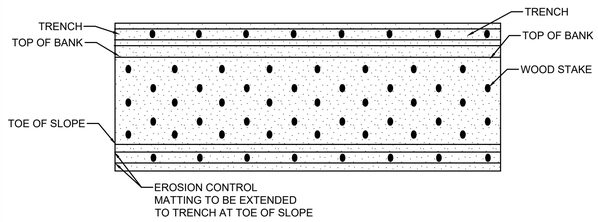
B-B' PROFILE

POCKET WETLAND NOTES:
1. THE PONDING DEPTH FROM THE WETLAND PLANTING SURFACE TO THE TOP OF THE FIRST CASCADE BOULDERS SHALL BE 3".
2. THE VERTICAL DIFFERENCE BETWEEN THE WEIR AND THE BERM SHALL BE 6".
3. THE VERTICAL DISTANCE BETWEEN THE WETLAND PLANTING SURFACE AND THE WEIR SHALL BE SET AT 9".
4. BOULDER CASCADE AND PROFILE C-C' SHALL BE BUILT ACCORDING TO DETAIL 1/D5.
5. THE WEIR AND THE SCOUR POOL SHALL BE LINED WITH CLASS 2 NONWOVEN GEOTEXTILE FILTER FABRIC.
6. ALL DIISTURBED SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH STRAW MULCH, SEED, AND EROSION CONTROL MATTING ACCORDING TO THE PLANTING PLAN AND DETAIL 4/D2.

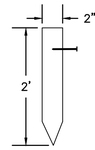
3 / D2 POCKET WETLAND
NOT TO SCALE



CROSS-SECTION



PLAN VIEW



THE WOOD STAKE SHALL BE THE NORTH AMERICAN GREEN ECO-STAKE OR APPROVED EQUAL WITH THE FOLLOWING DIMENSIONS:

LEG LENGTH	11.00 IN (27.94 CM)
HEAD WIDTH	1.25 IN (3.18 CM)
HEAD THICKNESS	0.40 IN (1.02 CM)
LEG WIDTH	0.60 IN (1.52 CM) (TAPERED TO POINT)
LEG THICKNESS	0.40 IN (1.02 CM)
TOTAL LENGTH	12.00 IN (30.48 CM)

TYPICAL TRENCH STAKE

EROSION CONTROL MATTING NOTES
1. BANKS SHALL BE SEEDED (PERMANENT & TEMPORARY) PRIOR TO PLACEMENT OF MATTING.
2. WOODEN STAKES SHALL BE PLACED IN A DIAMOND SHAPE PATTERN PER THE PLAN VIEW.
3. TRENCH STAKES AND WOOD STAKES SHALL BE PLACED A MAXIMUM DISTANCE APART OF 3'.
4. EROSION CONTROL MATTING (ECM) SHOULD BE USED TO AID PERMANENT VEGETATED STABILIZATION OF SLOPES 2:1 OR AREAS SPECIFIED IN THE PLANS.
5. ECM SHOULD BE USED WHEN MULCH CANNOT BE ADEQUATELY TACKED AND WHERE IMMEDIATE GROUND COVER IS REQUIRED TO PREVENT EROSION DAMAGE.
6. 6" MINIMUM OVERLAP IN THE HORIZONTAL
7. ECM SHALL BE 900 GRAM COIR MATTING OR EQUIVALENT PRODUCT APPROVED BY THE PROJECT ENGINEER.

EROSION CONTROL MATTING MAINTENANCE NOTES
1. INSPECT ECM AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. REPAIR IMMEDIATELY.
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE ECM.
3. ANY AREAS OF THE ECM THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE ECM AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.

4 / D2 EROSION CONTROL MATTING
NOT TO SCALE

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

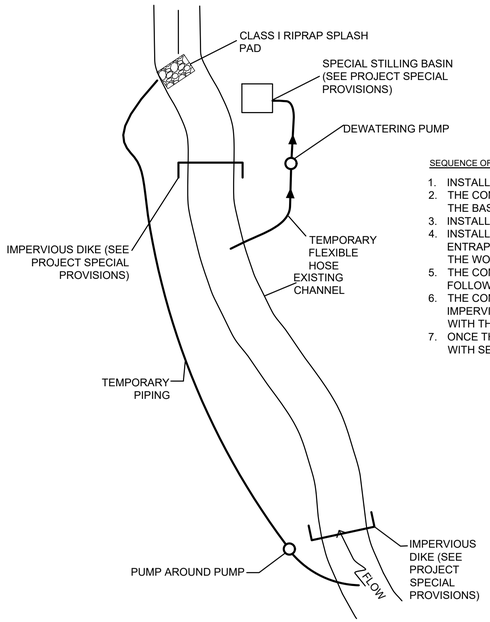
MIDDLE CREEK STREAM RESTORATION
TOWN PROJECT #23-003
CONSTRUCTION DETAILS (2)
PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS ENGINEERING

REVISIONS	DESCRIPTION	APPROVED
DATE		

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET D2

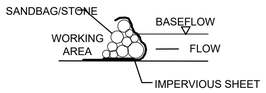


SEQUENCE OF CONSTRUCTION FOR TYPICAL PUMP AROUND

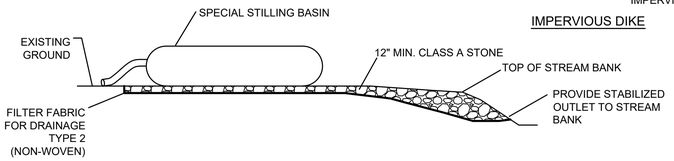
1. INSTALL SPECIAL STILLING BASINS AT THE DOWNSTREAM END OF THE DESIGNATED PROJECT WORKING AREA.
2. THE CONTRACTOR WILL INSTALL THE PUMP AROUND PUMP AND THE TEMPORARY PIPING THAT WILL CONVEY THE BASE FLOW FROM UPSTREAM OF THE WORK SITE.
3. INSTALL UPSTREAM IMPERVIOUS DIKE AND BEGIN PUMPING OPERATIONS FOR STREAM DIVERSION.
4. INSTALL THE DOWNSTREAM IMPERVIOUS DIKE AND PUMPING APPARATUS IF NEEDED TO DEWATER THE ENTRAPPED AREA. THE PUMP AND HOSE FOR THIS PURPOSE SHALL BE OF SUFFICIENT SIZE TO DEWATER THE WORK AREA. THIS WATER WILL FLOW INTO A SPECIAL STILLING BASIN.
5. THE CONTRACTOR WILL PERFORM STREAM RESTORATION WORK IN ACCORDANCE WITH THE PLAN AND FOLLOWING THE GENERAL CONSTRUCTION SEQUENCE.
6. THE CONTRACTOR WILL EXCAVATE ANY ACCUMULATED SILT AND DEWATER BEFORE REMOVAL OF THE IMPERVIOUS DIKE. REMOVE IMPERVIOUS DIKES, PUMPS, AND TEMPORARY FLEXIBLE HOSE/PIPING STARTING WITH THE DOWNSTREAM DIKE FIRST.
7. ONCE THE WORKING AREA IS COMPLETED, REMOVE THE STILLING BASINS AND STABILIZE DISTURBED AREAS WITH SEED AND MULCH.

NOTES:

1. EXCAVATION SHALL BE PERFORMED IN ONLY DRY SECTIONS OF CHANNEL.
2. IMPERVIOUS DIKES SHOULD BE USED TO ISOLATE WORK AREAS FROM STREAM FLOW.
3. THE CONTRACTOR SHALL NOT DISTURB MORE AREA THAN CAN BE STABILIZED IN ONE WORKING DAY.
4. THE PUMP AROUND PUMP SHOULD ADEQUATELY CONVEY 7 CFS FOR MIDDLE CREEK.
5. PROVIDE STABILIZED OUTLET TO STREAM BANK.

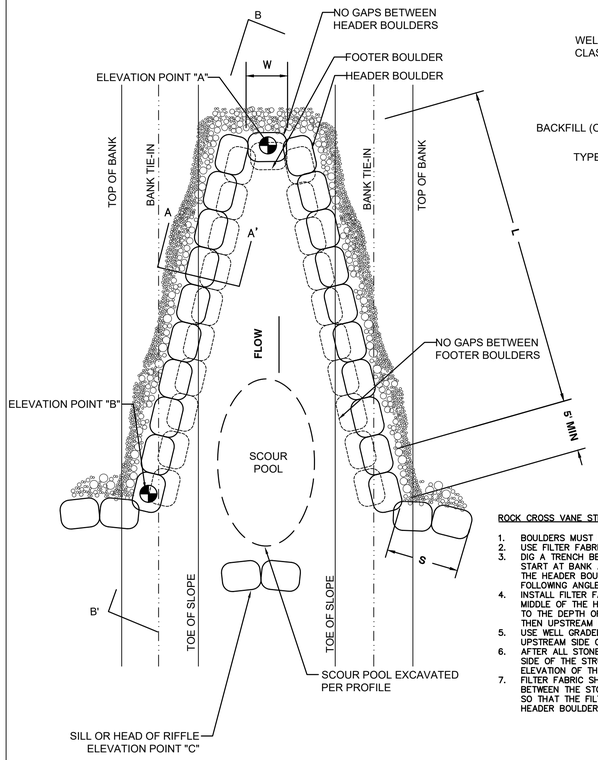


IMPERVIOUS DIKE



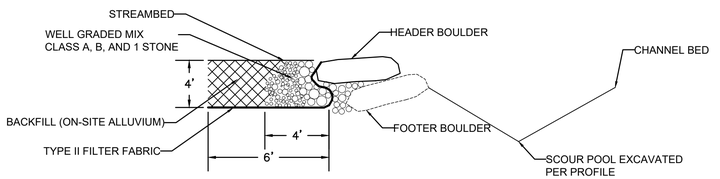
1 / D3 TYPICAL PUMP AROUND OPERATION

NOT TO SCALE

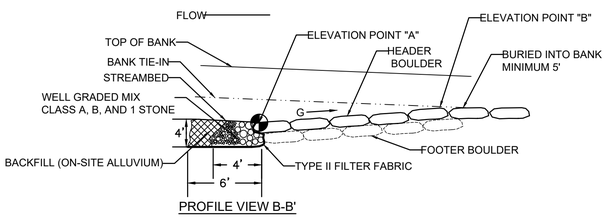


ROCK CROSS VANE STRUCTURE NOTES:

1. BOULDERS MUST BE AT LEAST 2.5'x2.0x1.5'.
2. USE FILTER FABRIC TO SEAL GAPS BETWEEN BOULDERS.
3. DIG A TRENCH BELOW THE BED FOR FOOTER BOULDERS. START AT BANK AND PLACE FOOTER BOULDERS FIRST AND THE HEADER BOULDERS. CONTINUE WITH STRUCTURE, FOLLOWING ANGLE AND SLOPE SPECIFICATIONS.
4. INSTALL FILTER FABRIC FOR DRAINAGE BEGINNING AT THE MIDDLE OF THE HEADER BOULDERS AND EXTEND DOWNWARD TO THE DEPTH OF THE BOTTOM FOOTER BOULDERS, AND THEN UPSTREAM FOR A MINIMUM OF SIX FEET.
5. USE WELL GRADED MIX OF CLASS A AND B STONE ON UPSTREAM SIDE OF STRUCTURE.
6. AFTER ALL STONE HAS BEEN PLACED, FILL IN THE UPSTREAM SIDE OF THE STRUCTURE WITH ON-SITE ALLUVIUM TO THE ELEVATION OF THE TOP OF THE HEADER BOULDER.
7. FILTER FABRIC SHALL BE TRIMMED ALONG THE TRANSITION BETWEEN THE STONE BACKFILL AND THE HEADER BOULDERS SO THAT THE FILTER FABRIC DOES NOT OVERLAP THE HEADER BOULDERS.



SECTION A - A'



PROFILE VIEW B-B'

*CROSS VANE DIMENSION TABLE

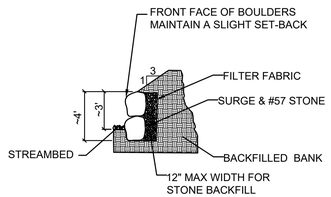
VANE (STA)	ELEVATION POINT A (FT)	ELEVATION POINT B (FT)	VANE ARM GRADE, G (%)	VANE ARM LENGTH, L (FT)	W (FT)
1 (0+00)	334.62'	335.62'	5%	L- 23'; R- 27'	8'

2 / D3 ROCK CROSS VANE

NOT TO SCALE

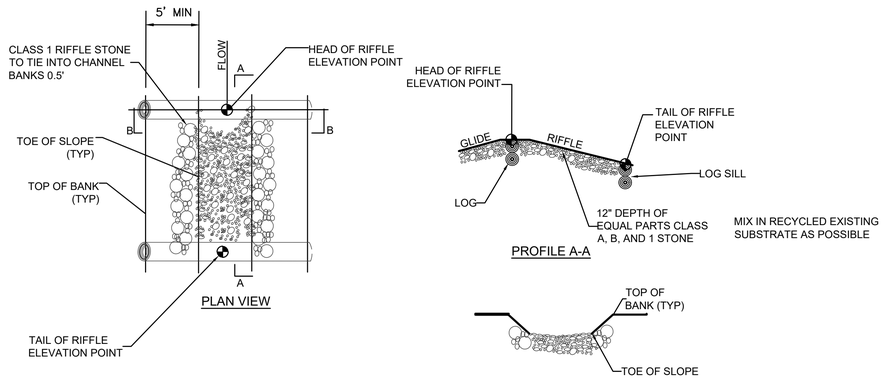
BOULDER WALL STRUCTURE NOTES:

1. BOULDERS MUST BE AT LEAST 2.5'x2.0x1.5'.
2. DIG A TRENCH BELOW THE BED FOR FOOTER BOULDERS. START AT BANK AND PLACE FOOTER BOULDERS FIRST AND THE HEADER BOULDERS. CONTINUE WITH STRUCTURE, FOLLOWING ANGLE AND SLOPE SPECIFICATIONS.
3. INSTALL FILTER FABRIC BETWEEN REBUILT STREAMBANK AND STONE BACKFILL. FILTER FABRIC TO EXTEND THE ENTIRE LENGTH OF BOULDER BANK PROTECTION.
4. USE WELL GRADED MIX OF SURGE AND #57 STONE BETWEEN STRUCTURE AND BACKFILLED BANK.
5. STREAM BANK TO BE SLOPED UP TO DESIGN GRADE ABOVE HEADER BOULDER.
6. FILTER FABRIC SHALL BE TRIMMED ALONG THE TRANSITION BETWEEN THE STONE BACKFILL AND THE REBUILT STREAM BANK SO THAT THE FILTER FABRIC DOES NOT OVERLAP THE HEADER BOULDERS.
7. LEFT BANK BOULDER PROTECTION IS 3 FEET ABOVE DESIGN THALWEG, RIGHT BANK BOULDER PROTECTION IS 5 FEET ABOVE DESIGN THALWEG.



3 / D3 BOULDER WALL

NOT TO SCALE



4 / D3 REINFORCED RIFFLE

NOT TO SCALE

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN

05/08/2025

MIDDLE CREEK STREAM RESTORATION

TOWN PROJECT #23-003

CONSTRUCTION DETAILS (3)

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

KRIS BASS FIRM P-1133

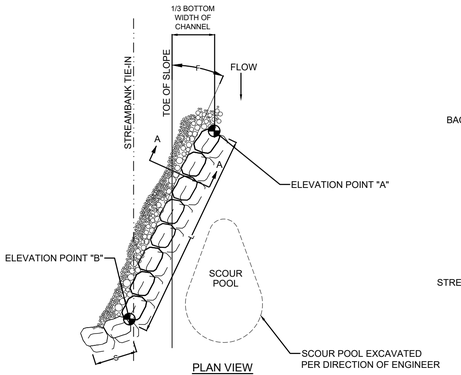
REVISIONS		
DATE	DESCRIPTION	APPROVED

DATE 5/8/2025

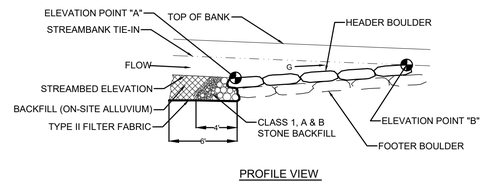
REVISION # 01

FILE NAME: MIDDLE_CREEK.DWG

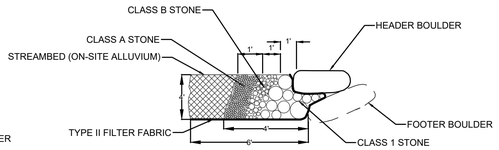
SHEET D3



PLAN VIEW



PROFILE VIEW



SECTION A - A

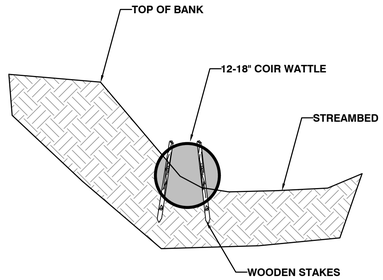
LARGE ROCK VANE STRUCTURE NOTES:

1. BOULDERS MUST BE AT LEAST 1.5'x2.0'x2.5'.'.
2. USE FILTER FABRIC TO SEAL GAPS BETWEEN BOULDERS.
3. DIG A TRENCH BELOW THE BED FOR FOOTER BOULDERS. START AT BANK AND PLACE FOOTER BOULDERS FIRST AND THEN HEADER BOULDERS. CONTINUE WITH STRUCTURE, FOLLOWING ANGLE AND SLOPE SPECIFICATIONS.
4. INSTALL FILTER FABRIC FOR DRAINAGE BEGINNING AT THE TOP OF THE HEADER BOULDERS AND EXTEND DOWNWARD TO THE DEPTH OF THE BOTTOM FOOTER BOULDERS, AND THEN UPSTREAM FOR A MINIMUM OF SIX FEET.
5. USE WELL GRADED MIX OF CLASS 1, A AND B STONE ON STREAMBANK SIDE OF STRUCTURE, SEE SECTION A–A FOR STONE DIMENSIONS. JOIN STONE BACKFILL WITH GEOLIFT STONE BACKFILL WHERE APPROPRIATE.
6. AFTER ALL STONE HAS BEEN PLACED, FILL IN THE STREAMBANK SIDE OF THE STRUCTURE WITH ON–SITE ALLUVIUM TO THE ELEVATION OF THE TOP OF THE HEADER BOULDER, FILLING IN VOIDS OF THE BACKFILL.
7. FILTER FABRIC SHALL BE TRIMMED ALONG THE TRANSITION BETWEEN THE STONE BACKFILL AND THE HEADER BOULDERS SO THAT THE FILTER FABRIC DOES NOT EXTEND OVER THE HEADER BOULDERS.

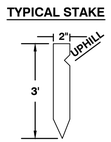
SINGLE ARM VANE STRUCTURE TABLE

STATION	L (FT)	G (%)	F (DEGREES)	ELEVATION POINT A (FT)	ELEVATION POINT B (FT)
0+50	20	20	23	332.62	335.74
0+75	20	20	31	332.62	335.78
1+00	20	20	32	332.62	335.79
1+50	20	20	20	332.62	335.76

1 / D4 SINGLE ARM VANE
NOT TO SCALE



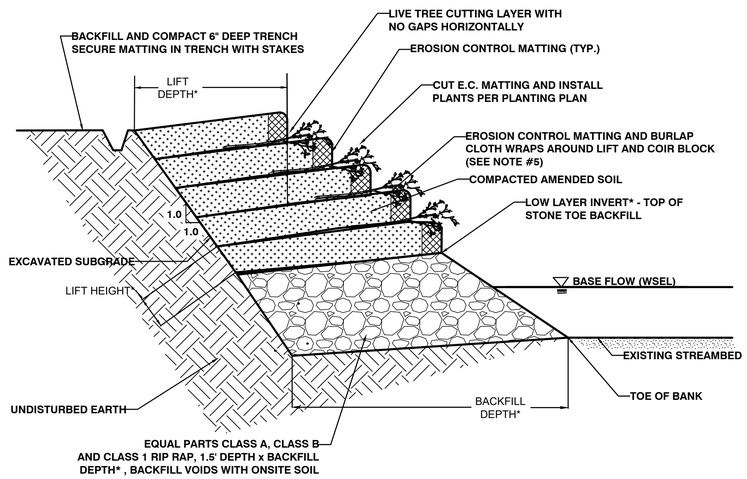
CROSS-SECTION



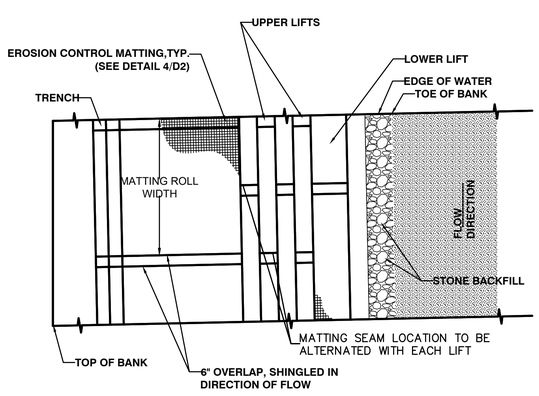
NOTES
1. INSTALL STAKES ON 3' CENTERS ON EACH SIDE OF ROLL. TOP OF STAKE SHOULD NOT EXTEND ABOVE ROLL.
2. EXCAVATE A SHALLOW TRENCH FOR LEVEL PLACEMENT OF EACH COIR LOG.
3. COIR LOGS SHALL BE 12-20" DIAMETER AND 10' LONG.
4. CONFIRM DIAMETER AND PLACEMENT WITH BANKFULL DEPTH AND ENGINEER PRIOR TO INSTALLATION.
5. COIR WATTLES ARE NOT SUITABLE FOR THIS INSTALLATION. COIR LOG PRODUCTS MUST MEET A WEIGHT REQUIREMENT OF 5 LBS/FT AND DENSITY REQUIREMENT OF 9 LBS/CF.
6. PROVIDE PRODUCT DATA FOR APPROVAL BY ENGINEER.

2 / D4 COIR LOG (TOE PROTECTION)
NOT TO SCALE

SCHEMATIC CROSS–SECTION



PLAN VIEW



VEGETATED GEOLIFT STRUCTURE NOTES:

1. IF GEOLIFT IS NOT FRONTED BY A ROCK VANE, INCORPORATE A BOULDER TOE WITHIN THE STONE BACKFILL. BOULDERS SHALL BE NO LESS THAN 4.0'x3.0'x2.0'.
2. THE CHANNEL BASE FLOW OR WATER SURFACE ELEVATION (WSEL) WILL VARY SEASONALLY AND MAY BE VERY LOW DURING TIMES OF DROUGHT. DURING DROUGHT, AS DETERMINED BY THE ENGINEER, THE WSEL WILL BE CONSIDERED TO BE EQUAL TO THE DOWNSTREAM GRADE CONTROL ELEVATION.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR CHANGES TO THE VEGETATED GEOLIFT PLACEMENT IF IT IS DETERMINED BY THE ENGINEER THAT THE VEGETATED GEOLIFT WAS NOT INSTALLED PROPERLY.
4. PLANTS SHALL MEET MATERIALS SPECIFICATIONS OUTLINED IN THE SPECIAL PROVISIONS.
5. AT THE DISCRETION OF THE PROJECT ENGINEER, COIR BLOCKS SHALL BE USED IN ALL LIFT LAYERS WITHIN THE GEOLIFT.

VEGETATED GEOLIFT DIMENSION TABLE

LIFT NUMBER	LIFT HEIGHT (FT)	BACKFILL DEPTH (FT)	INITIAL LIFT DEPTH (FT)	FINAL LIFT DEPTH (FT)	LIFT INVERT EL.	HIGH LIFT EL.	X, BANK SLOPE
1	1.0'	N/A	5.0'	5.0'	339.34'	340.34'	1.0:1.0
2	1.0'	N/A	5.0'	5.0'	340.34'	341.34'	1.0:1.0

3 / D4 VEGETATED GEOLIFT
NOT TO SCALE

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION
TOWN PROJECT #23–003
CONSTRUCTION DETAILS (4)

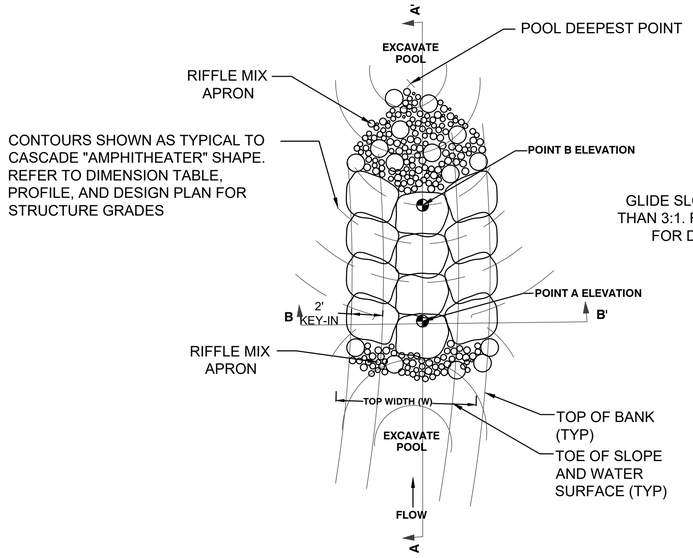
PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P–1133
919.960.1552 (c)
kbass@kbeng.org

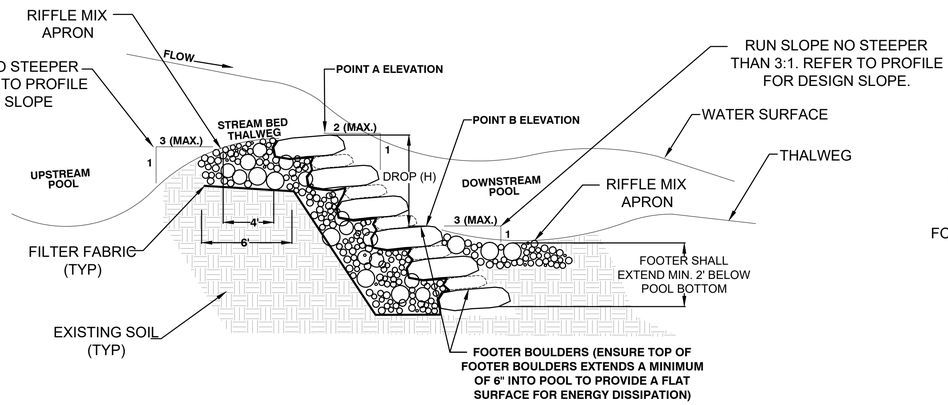
REVISIONS

DATE	DESCRIPTION	APPROVED

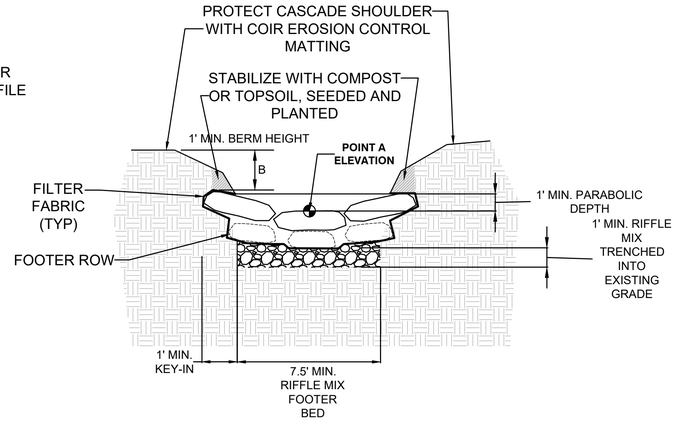
DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET D4



PLAN VIEW



CHANNEL PROFILE-SECTION A-A'



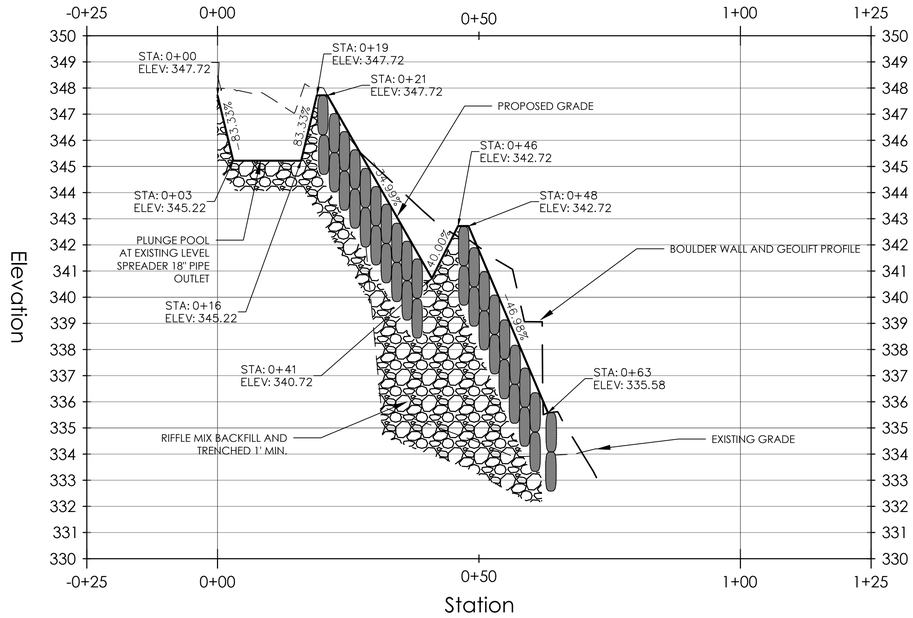
CHANNEL SECTION B-B' LOOKING UPSTREAM

BOULDER CASCADE STRUCTURE NOTES:

1. CASCADE SHALL BE CONSTRUCTED OF SMALL BOULDERS WITH SMALLER STONE BEING USED FOR FOOTERS AND CHINKING. CHINKING SHALL BE TIGHT AND UNIFORM.
2. ALL PORTIONS OF THE CASCADE SHALL BE HAND CHINKED TO PRODUCE A RIDGED STEPPING CASCADE FROM UPSTREAM INVERT TO FOOTER.
3. THE FOOTER STEP SHALL EXTEND AT LEAST 2' BELOW THE BOTTOM OF THE FOLLOWING POOL AND BE COVERED WITH SOIL OR RIFFLE MIX APRON.
4. THE CASCADE GLIDE AND RUN SLOPES SHALL BE NO STEEPER THAN 3:1 AND SHALL INCLUDE A RIFFLE MIX APRON. THE RUN RIFFLE MIX APRON SHALL EXTEND TO THE DEEPEST PART OF THE POOL. THE GLIDE RIFFLE MIX APRON SHALL BE 4' MINIMUM IN LENGTH.
5. USE A MINIMUM 6OZ. NON-WOVEN FILTER FABRIC BENEATH BOULDERS AND STONE BACKFILL.
6. LENGTH AND WIDTH OF BOULDER STEP VARIES PER REACH AND STATION, SEE TABLE.
7. BEGIN STRUCTURE AT EXISTING SUBSOIL. SET FOOTER BOULDERS AND FILTER FABRIC.
8. BACKFILL STONE EVENLY CONSTRUCTING STRUCTURE ONE STEP, STONE LIFT AT A TIME, MEET INVERT AT POINT B ELEVATION CONTINUE CONSTRUCTION UNTIL POINT A ELEVATION POINT IS REACHED.

BOULDER CASCADE TABLE									
REACH	POINT A STATION	POINT A ELEVATION	POINT B STATION	POINT B ELEVATION	W(FT)	L(FT)	H(FT)	G(FT/FT)	B (FT)
MIDDLE CR.	0+18.75	347.72	0+35	342.72	5.5	20	5	0.35	1
MIDDLE CR.	0+46	342.72	0+63.2	335.60	5.5	18	7.14	0.47	1

BOULDER CASCADE PROFILE



1 / D5 **BOULDER CASCADE**

NOT TO SCALE

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

MIDDLE CREEK STREAM RESTORATION
TOWN PROJECT #23-003
CONSTRUCTION DETAILS (5)

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

REVISIONS

DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET D5

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

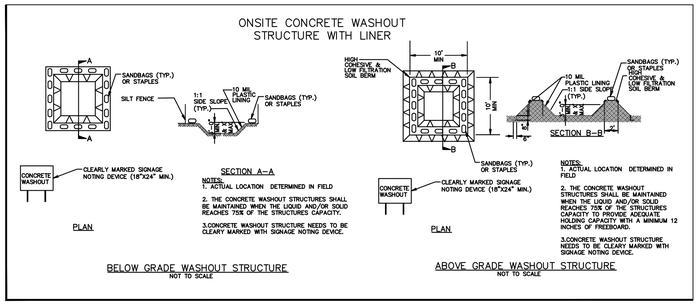
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

MIDDLE CREEK STREAM RESTORATION
TOWN PROJECT #23-003
NCG01 PERMIT

KRIS BASS ENGINEERING
219 E CHATHAM ST.
STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

REVISIONS		
DATE	DESCRIPTION	APPROVED

DATE 5/8/2025
REVISION # 01
FILE NAME: MIDDLE_CREEK.DWG
SHEET N1

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
NCG01 PERMIT (2)
PROJECT LOCATION: 706 ANCHOR CREEK WAY HOLLY SPRINGS, NC 27540

KRIS BASS ENGINEERING
219 E CHATHAM ST. STE. 205
CARY, NC 27511
FIRM #: P-1133
919.960.1552 (c)
kbass@kbeng.org

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APPROVED
DATE

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FILE NAME: MIDDLE_CREEK.DWG
SHEET N2

EXHIBIT A

0 40 80 Feet

SCALE: 1 INCH = 20 FEET

0750303969
MATA FAMILY LLC THE

TEMPORARY CONSTRUCTION EASEMENT
4300 SUNSET LAKE DR.
0.221 ACRES

TEMPORARY CONSTRUCTION EASEMENT
706 ANCHOR CREEK WAY
0.038 ACRES

TEMPORARY CONSTRUCTION EASEMENT
0 ANCHOR CREEK WAY
0.536 ACRES

TEMPORARY CONSTRUCTION EASEMENT
709 WELLSPRING DR.
0.003 ACRES

TEMPORARY CONSTRUCTION EASEMENT
713 WELLSPRING DR.
0.014 ACRES

0659294300
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659294088
BRIDGEWATER SUBDIVISION HOMEOWNERS ASSN INC

0659294001
SATTERWHITE, SEAN BOULWARE
SATTERWHITE, MEGHAN ELIZABETH

0659293556
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

0659293076
BODA, SHRUTHI
BODA, VAMSHIDHAR R

0659293140
MARSH, DEMETRIC

0659293115
SMITH, SHERMAN J

0659292534
BERNATZKY, KENNETH J
TAYLOR, ANNETTE C

0659292387
BEHLING, MICHAEL
BEHLING, KATHRYN

0659292382
PATIL, VINOD S
LALWANI, BHAVANA V

0659292286
HUFF, CHRISTOPHER JAMES
HUFF, EMILY ELISABETH

0659292291
PINNELL, ERIC LOUIS
PINNELL, KRISTINA ANNE

0659292007
KENNEY, THOMAS E
KENNEY, YANETH P

DESIGNED: CB
DRAWN: CB
CHECKED: KB

NORTH CAROLINA PROFESSIONAL SEAL 056429 ENGINEER CONNOR D. BROWN
05/08/2025

MIDDLE CREEK STREAM RESTORATION:
TOWN PROJECT #23-003
TCE EXHIBIT A

PROJECT LOCATION: 706 ANCHOR CREEK WAY
HOLLY SPRINGS, NC 27540

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FILE NAME: MIDDLE_CREEK.DWG
SHEET TCE

PROJECT MANUAL

FOR

Middle Creek Stream Stabilization

PROJECT NO. 23-003

December 3, 2025

MAYOR: SEAN MAYEFSKIE
TOWN CLERK: LINDA MCKINNEY
TOWN MANAGER: RANDY HARRINGTON
DIRECTOR OF Utilities and Infrastructure: KENDRA D PARRISH, P.E. CFM
Project Engineer: Kris Bass, P.E.

FINAL 2007

CERTIFICATION

I HEREBY CERTIFY THAT THE SPECIFICATIONS CONTAINED HEREIN AND THE ACCOMPANYING PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SIGNED, SEALED, AND DATED THIS 3rd DAY OF July, 2025

BY _____
Kendra D. Parrish, PE, CFM

Project Name: Middle Creek Stream Stabilization
Project No.: 23-003




NORTH CAROLINA
PROFESSIONAL
SEAL
30283
ENGINEER
KEMDRA D. PARRISH

Middle Creek Stream Stabilization
Project No. 23-003
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GENERAL REQUIREMENTS

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Section	00250	INSTRUCTIONS TO BIDDERS	00250-1
Section	00300	PROPOSAL	00300-1 – 00300-24
Section	00500	AGREEMENT (CONTRACT)	00500-1 – 00500-18
Section	00510	ITEMIZED BID PROPOSAL	00510-1 – 00510-3
Section	00700	STANDARD GENERAL CONDITIONS	00700-1 – 00700-44
Section	00905	Disadvantaged Business Enterprises Special Provision NCDOT Disadvantaged Business Enterprise - OPTIONAL	00905-1 - 00905-15
Section	00910	CERTIFICATE OF TOWN ATTORNEY & FINANCE OFFICER	00910 -1

TECHNICAL SPECIFICATIONS

Section	01000	DEFINITIONS, ABBREVIATIONS and REFERENCE STANDARDS	01000-1 – 01000-4
Section	02000	SUBMITTALS	02000-1 – 02000-3
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Section	40000	SPECIAL CONSTRUCTION	40000-1 – 40000-7
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INVITATION TO BID

TOWN OF HOLLY SPRINGS
Holly Springs, North Carolina

December 3, 2025

Sealed bids will be received by the Town of Holly Springs until Wednesday, January 28, 2026 at 2:00 pm and thereafter immediately opened and read publicly for the Middle Creek Stream Stabilization Town of Holly Springs Project No. 23-003. The project is generally described as follows:

Description of Work to be done

This project involves the restoration of a portion of stream along Middle Creek in Holly Springs, North Carolina. The stream is currently experiencing excessive erosion along its right bank and is beginning to threaten existing infrastructure and will soon encroach along residential property. The project involves the construction of approximately 265 linear feet of restored stream, reconnected floodplain, rebuilt bank, and in-stream structures

FORMAL
Plans, Specifications, and Contract documents are available for download on the Town's website at www.hollyspringsnc.us, the NC Electronic Vendor Portal (eVP) and at the following electronic plan rooms: Carolina Plan Room, Carolina AGC, iSqFt, Planscope.com (Accent Imaging), PlanHub, Bidclerk, Construct Connect, NC Institute of Minority Economic Development (NCIMED), Dodge Data & Analytics, and HCACarolinas

REQUIRED: Plan holders are required to sign up for "Construction Bids" notifications at www.hollyspringsnc.us/bids.aspx for further project notifications/addenda.

The project will be funded by public funds from the Town of Holly Springs and state grant funds from the North Carolina Department of Environmental Quality, therefore; bidding, contract award and bonding requirements shall conform to applicable N.C Statutes for formal construction and contracting. Minority firms are encouraged to submit proposals.

Award will be made to the lowest, responsive, responsible bidder unless all bids are rejected. The Town of Holly Springs reserves the right to reject any or all bids.

Contractors offering a proposal on this project must be licensed to do the specified type of contracting in the State of North Carolina. The Use of any sub-contractor on this project must be approved by the Engineer. Any bidder that is currently in litigation with the town will be disqualified from bidding.

All bids shall include the entire contract document bound as it was presented for bid, with applicable bidding information filled out. Do not remove sections and resubmit. Each proposal shall be accompanied by a certified check or bid bond in the amount of not less than five percent (5%) of the amount of the total of the itemized bid in the form and subject to the conditions provided in the Instruction to Bidders.

All project questions or requests for clarification should be submitted, in writing, to the Project Manager, Darin Eyster at darin.eyster@hollyspringsnc.gov. When submitting questions, please refer to the project name as well as the page and section if applicable. The deadline to submit questions is January 14, 2026.

Questions submitted after the deadline do not require a response, though the Town will make reasonable efforts to provide clarification before the response deadline, if possible. Apart from question submissions, respondents should refrain from contacting Town staff prior to the response deadline.

Responses to question submissions and addenda (if applicable) will be posted on the Town of Holly Springs website at the following hyperlink:
https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals
It is suggested that you sign up for email updates at the bottom of this page to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understood all posted addenda.

Kendra D. Parrish, PE
Executive Director
Utilities & Infrastructure

INSTRUCTIONS TO BIDDERS

Each proposal shall be submitted in a sealed envelope on the printed form, or exact copies thereof, contained in the Contract Documents. These proposals shall be plainly marked:

"Middle Creek Stream Stabilization
Town of Holly Springs Project No. 23-003"

The envelope shall also be marked with the **Bidder's name, address**, North Carolina **contractor license number**, and name and phone number of a contact person. **All bids shall include the entire contract document bound as it was presented for bid, with applicable bidding information filled out. Do not remove section and resubmit.**

The envelope shall show the **date and time of the Bid Opening** in order to guard against premature opening of the Bid.

Deliver bids to: Attn: Brettany DeVolld
Finance Department Front Desk
Town of Holly Springs
128 South Main Street
Holly Springs, NC 27540

Bids submitted by facsimile shall not be accepted.

The Owner may consider non-responsive any Bid not prepared and submitted in accordance with the provisions hereof and may waive any informalities or reject any and all Bids.

Each proposal shall be accompanied by a Bid Bond payable to the Town of Holly Springs for an amount of not less than five percent (5%) of the total amount bid; or in lieu of the Bid Bond, the bidder may offer a certified check in an amount of not less than five percent (5%) of the total amount bid. The Bids and bidder's bond or checks of all bidders may be held for a period of ninety (90) days pending award of the contract. Notification of award of contract shall be evidence of intent to contract and shall extend time for holding the contractor's bid surety for a time mutually agreed between the Town of Holly Springs and the bidder.

Each proposal is required to have a page providing references to include the company name, address, phone number, e-mail and contact name and position and the type of work completed.

AWARDING CONTRACT

"The Town of Holly Springs, in accordance with the provisions of *Title VI of the Civil Rights Act of 1964* (78 Stat. 252) and the Regulations of the Department of Transportation (*49 C.F.R., Part 21*), issued pursuant to such act, hereby notifies all bidders that it will affirmatively insure that the contract entered into pursuant to this advertisement will be awarded to the lowest responsible bidder without discrimination on the ground of race, creed, color, national origin, age, sex, disability, marital status, handicap, gender, gender identity or expression, retaliation or sexual orientation".

Award will be made to the lowest responsible and responsive Bidder for each Contract as soon as practicable, provided that in the selection of equipment or materials, a Contract may be awarded to a responsible Bidder other than the lowest in the interest of standardization or if ultimate economy is clearly evident.

Evaluation of Bids

1. All spaces for lump sum and unit prices in the Bid Form shall be filled in with a number. Spaces left blank will be evaluated as zero ($0.00).
2. Discrepancies between the multiplication of units of Work and Unit Prices will be resolved in favor of the Unit Prices.
3. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.
4. Discrepancies between words and figures will be resolved in favor of the words.

The award of the Contract, if it is awarded, will be to the lowest responsive, responsible bidder on the base bid whose qualifications indicate the award will be in the best interest of the Town of Holly Springs. The Town of Holly Springs reserves the right to waive technicalities and/or reject any or all bids.

The award of the Contract, if it is awarded, will be to the lowest responsive, responsible bidder on the base and/or Alternate/Option bid whose qualifications indicate the award will be in the best interest of the Town of Holly Springs. The Town of Holly Springs reserves the right to waive technicalities and/or reject any or all bids.

The Owner will not consider any bid or award of Contract to any person, firm, or corporation who has defaulted in any obligation to the Owner or who, in the opinion of the Owner, failed to perform their work satisfactorily, either as to character or time.

Any bidder that is currently in litigation with the town will be disqualified from bidding.

A conditioned or qualified bid will not be accepted.

Requirements for the submittal information will vary based on the complexity and importance of the product to the project as a whole. Submittals should be prepared in a concise and straightforward manner. Submittals shall clearly identify variances from the specifications. Products that clearly do not meet the requirements of the specifications and plans should not be submitted. Unless noted, products shall be the manufacturer's standard offering, with standard options.

Incomplete submittals, or submittals received after the deadline, shall not be considered.

Submittals are to be delivered to the Engineer at the address indicated in the "Notice To Bidders". The Owner and Engineer shall review all submittals and issue an Addendum to all document holders no later than 7 days prior to the bid opening date, listing the approved products.

Pre-approval of materials or equipment does not, in any manner, preclude the manufacturer from meeting the full requirements of the specifications, including any performance guarantees required, unless specific exceptions are noted in the pre-approval.

No Post-Bid substitutions shall be permitted except as herein provided.

A Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, with a corporate surety approved by the Town of Holly Springs, will be required for the faithful performance of the contract. Bidders shall provide certification that performance and payment bond sureties are licensed in North Carolina.

Minority Business participation must be documented and submitted with bids, please see Section 00905 in the contract documents for further direction.

Reference Sheet
(To be filled out with each submittal package)

Company Name	Address	Phone	E-mail	Contact person Name	Contact Person Position	Type of Work Completed
SEE	BELOW					

Kris Bass Engineering 219 E Chatham St #205, Cary, NC 27511
Phone: (919) 960-1552 Kbass@kbeng.org Kris Bass, PE Owner 1000's + LF of Stream Restoration, Wetland Restoration, Park Creation

Town of Hillsborough 101 E. Orange St., Hillsborough, NC 27278 919-732-1270 Heather Fisher <heather.fisher@hillsboroughnc.gov> Stormwater Coordinator- Regenerative Stormwater Conveyance

North Carolina Coastal Federation 252-393-8183609 N.C. 24 (Ocean) Newport, NC 28570 Bree Charron, PE Water Quality Specialist - Marsh Restoration, Stream Restoration

Barbara Doll Associate Extension Professor & Extension Specialist Professional Engineer Weaver Administration Bldg 211 919-515-5287 bdoll@ncsu.edu- Stream Restoration

- END OF SECTION 00250 -

SECTION 00300
BID PROPOSAL ("Proposal")

TO: THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA ("Owner")

FROM: "BIDDER" The Osborne Company of NC Inc DBA Backwater Environmental

ADDRESS 515 South Kennedy St, Eden NC 27288

PO Box 1107 Eden NC 27289

DATE OF BID Feb 4, 2026, 20___

The Bidder hereby signifies that it is his/her/its intention and purpose to enter into a formal Contract with the Town of HOLLY SPRINGS, North Carolina, to furnish all labor, materials, tools, equipment, apparatus, supplies, and the like required, and to do all the work necessary, for and because of the construction, erection, and/or installation of the proposed "Project":

Middle Creek Stream Stabilization

for the Town of HOLLY SPRINGS, North Carolina in accordance with the Contract Documents, including Addenda thereto.** There is deposited, herewith, a certified check in the amount of (must be dollar amount): _____ Dollars ($_____), or a Bid Bond, in the amount of five percent (5%) of the total aggregate amount of the Bid, made payable to the Owner, the same to be refunded to the Bidder under the conditions of and in accordance with the terms of this Proposal, which are as follows:

Add Base Bid and Alternate, if any

THAT: The Bidder has carefully examined the Plans and Specifications and all other Contract Documents and fully understands them.

THAT: The Bidder has carefully examined the site of the Project and is familiar with the conditions under which the work, or any part thereof, is to be performed and the conditions which must be fulfilled in furnishing and/or installing, erecting or constructing any or all items of the Project.

THAT: The Bidder shall provide all necessary tools, machinery, equipment, apparatus, and all other means necessary to do all the work and shall furnish all labor, materials and all else required to complete such Contract as may be entered into, in the manner prescribed in and in accordance with the terms of the Specifications and the Contract and in accordance with the true intent and meaning thereof, and in accordance with the Plans and/or Drawings and the requirements of the Consulting Engineers under them, in a first class manner.

[Terms continued on the following page.]

** Fill in appropriate Addenda number(s): Addendum #_1_ Dated 1/21/26
Addendum #_____ Dated_____
Addendum #_____ Dated_____
Addendum #_____ Dated_____
Addendum #_____ Dated_____
Addendum #_____ Dated_____

THAT: The rights of the Owner and the recommendations of the Consulting Engineers shall not be questioned in the Award of the Contract.

THAT: It is the intention of the Owner to let contracts on the basis of the Bids received in accordance with G.S. 143-129 and in such manner as the Owner may deem to be for the best interests of the Owner.

THAT: The Owner reserves the right to reject any or all proposals.

THAT: The work under each Section will be awarded under one Contract and that the Owner shall have the right to include such item or items as the Owner may deem to be in the best interests of the Owner.

THAT: On being awarded the Contract, the Bidder shall execute a Performance Bond and a Payment Bond, on the forms included herein, each equal to one hundred percent (100%) of the Awarded Contract Price (Contract Sum), as security for the faithful performance of the Contract.

THAT: The Bidder shall submit, in the blank spaces provided, all data, guarantees and other information called for.

THAT: The Bidder shall submit, herewith, drawings, or cuts and Specifications showing and describing in detail the equipment and/or apparatus which the undersigned proposes to furnish.

THAT: This Proposal shall be signed and submitted in the manner prescribed in the Instructions to Bidders.

THAT: Should this Proposal not be accepted by the Owner, the certified check, in the amount of (must be dollar amount): _____
Dollars ($_____) or the five percent (5%) Bid Bond, as applicable, deposited herewith shall be returned to the Bidder.

THAT: Should this Proposal be accepted by the Owner and the Bidder fail or neglect to execute the Contract and furnish the required Bonds within fifteen (15) days after receiving notifications of the acceptance of the Proposal and/or receipt of the formal Contract and Bond forms, the certified check, in the amount of (must be dollar amount): _____
Dollars ($_____), or the Bid Bond, deposited herewith shall be retained by the Owner as liquidated damages, it being understood that the Owner reserves the right to extend the time allowed for executing the Contract and/or furnishing the Bond in its sole discretion.
[Terms continued on the following page.]

THAT: The Bidder shall complete such Contract as may be entered into within the number of consecutive calendar days specified in the Contract from the date of the Notice to Proceed.

THAT: The Bidder proposes to enter into a Contract in accordance with this Proposal, the Plans and Specifications and the Contract Documents included herein, for the prices shown on the following pages.

THAT: The Bidder shall be required to submit a complete detailed itemized unit cost breakdown of the Bid Items on the Itemized Bid Proposal form in Section 00510 along with a computed Lump Sum Bid Price amount with this proposal.

THAT: It is the intent of these Contract Documents to obtain a Contract based on Unit Prices with project awarded based upon the lowest qualified total bid based upon unit prices applied to the estimated quantities. Where a discrepancy exists between words and numbers in the Bid amount, the written words shall govern. Where a discrepancy exists between unit prices and mathematical computations in the Itemized Proposal, the unit prices and quantities in the Itemized Proposal shall govern.

THAT: The successful bidder shall have all proper Bidder licenses and privilege licenses required under North Carolina state laws governing their respective trade(s).

THAT: Notice to Proceed and project available shall occur within 60 days of award of contract by the Town Council.

BID PROPOSAL

GENERAL CONSTRUCTION
FOR THE

Middle Creek Stream Stabilization - Holly Springs, NC

Town of Holly Springs Project 23-003
(the "Project")

ITEMIZED PROPOSAL

The attached itemized list of work items and materials shall be made a part of this contract along with the completed price per unit of work item. The itemized bid proposal shall consist of the full completion of this list supplemented with any work item the contractor deems necessary to complete the project.

TOTAL "BID" PRICE for the construction of the Project complete as indicated by the Contract Documents (in words and figures):

Three Hundred Ninety Five Thousand, Seven Hundred Seventy Six Dollars and Ninety Seven Cents ($395,776.97)

Bidder The Osborne Company of NC Inc DBA Backwater Environmental (Print)

NOTE: PROPOSAL SIGNATURE REQUIRED ON PAGE 00300-6. ALL PROPOSALS MUST BE PROPERLY EXECUTED TO BE CONSIDERED A VALID BID.

CERTIFIED LIST OF EQUIPMENT/MATERIAL MANUFACTURERS

The Bidder, as part of the procedure for the submission of Bids on the Project, submits the following list of Equipment/Materials Manufacturers to be used in the performance of work to be done on said Project. The list of Manufacturers and all equipment/materials furnished shall be based on requirements of the Contract Documents. Changes to this list after the Bid opening shall only be as approved by the Owner upon request by the Bidder or as required by the Owner based upon review of Bidder's submittals:

EQUIPMENT/MATERIALS	MANUFACTURER
Caterpiller 320 Excavator	Caterpiller
Skid Steer	Bobcat
Track Truck	IHI
Ect...	

It is understood and agreed that, if awarded a Contract, the Bidder shall not make any additions, deletions or substitutions to this certified list without the consent of the Owner. Failure to identify a manufacturer for any or all of the items listed shall constitute an entry of one of the manufacturers listed in its respective technical specification.

CERTIFICATION AFFIDAVIT

THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER UNDERSTAND AND AGREE THAT, IF AWARDED A CONTRACT, THIS CERTIFICATION SHALL BE ATTACHED THERETO AND BECOME A PART THEREOF.

The Osborne Company of North Carolina DBA Backwater Environmental
[If Bidder is not an individual, enter entity name here]

By: Robert Osborne
(Signature)

NAME OF SIGNER: ROBERT OSBORNE
(Please Print or Type)

TITLE OF SIGNER: President
(Please Print or Type)

DATE: 2/3/26

BID SECURITY:

Accompanying this Proposal is a (1) bid bond in the amount of (2) 5% of total Bid Dollars ($).

NOTE: (1) Insert the words "bank draft," "certified check," "bid bond", "cash", or "cashiers check", as the case may be.

(2) Amount must be equal to at least five percent (5%) of the total Bid.

BIDDER'S LICENSE:

The Bidder certifies that (he/she/it) is licensed as a Bidder under the specific North Carolina state law regulating his/her/its particular trade and that the number of the license under which he/she/it now operates is 16348.

BIDDER'S CERTIFICATION AS TO ORGANIZATION AND AUTHORITY:

The Bidder certifies that the Affidavit of Organization and Authority, like the other documents attached hereto, form an integral part of the Proposal, and the Bidder acknowledges that the Owner will rely on the information provided therein in reviewing the Proposal and awarding a Contract.

LIQUIDATED DAMAGES:

The Bidder agrees, further, that the Owner may retain those amounts indicated in the Contract from the amount of compensation due the Bidder, under the terms of the Contract, for each and every day that the work remains incomplete and/or unsatisfactory beyond the completion date(s) specified in the Notice to Proceed. This amount is agreed upon as the proper measure of liquidated damages the Owner will sustain, per day, by the failure of the Bidder to complete the work within the stipulated time, and it is not to be construed in any sense as a penalty.

The Bidder shall not have or bring a claim against the Owner, or raise as a defense against the imposition of liquidated damages, other construction purportedly impeding Bidder's progress or timely project completion.

(SIGNATURE PAGE)

Dated 2/3, 2026

The Osborne Company of North Carolina DBA Backwater Environmental (SEAL)
Bidder—Legal Entity

By: Robert Osborne (SEAL)
(SIGN HERE)

SEAL-if corporation

THE OSBORNE COMPANY OF NORTH CAROLINA, INC. ★ CORPORATE SEAL 1981 NORTH CAROLINA

ROBERT OSBORNE
Printed Name

PO Box 1107
Eden NC 27289
Address

336 707 1965
Telephone No.

DARIUS D HAITH NC ROCKINGHAM COUNTY, My Commission Expires 12-28-28 NOTARY PUBLIC

Subscribed and sworn to before me this 3 day of February, 2026

Notary Public

My Commission Expires:

BID BOND

This is a Bid Bond that is subject to the provisions of Article 3 of Chapter 44A of the North Carolina General statutes.

This Bid Bond is executed on February 4, 2026, 20__.

The name of the PRINCIPAL is The Osborne Company, Inc. dba Backwater (1)

Environmental (2)

The name of the SURETY is Employers Casual Mutual Company

The TOWN OF HOLLY SPRINGS, NORTH CAROLINA is the OWNER.

The amount of the Bond is Five Percent (5%

Percent Amount of Bid---------- (Dollars) ($5%)

KNOW BY ALL MEN BY THESE PRESENTS, the Principal and Surety above named are hereby held and firmly bound unto the above named OWNER hereinafter called the OWNER in the penal sum of the amount stated above in lawful money of the United States, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that whereas the Principal has submitted to the OWNER a certain Bid Proposal, attached hereto and hereby made a part hereof to enter into a Contract in writing, for the construction of:

Middle Creek Stream Stabilization – Holly Springs, NC as described by a document entitled "Project Manual for Middle Creek Stream Stabilization, Project No. 23-003 dated, December 3, 2025 by the Town of Holly Springs

NOW, THEREFORE

(a) If said Bid Proposal shall be rejected; or in the alternate,

(b) If said Bid Proposal shall be accepted and the Principal shall execute and deliver a Contract in the form of Contract attached hereto (properly completed in accordance with said Bid Proposal) and shall furnish a bond for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid Proposal, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bid Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

ATTEST:

(Principal) Secretary
(SEAL)

The Osborne Company, Inc.
dba Backwater Environmental
Principal

BY: _____ (3)

PO Box 1107 Eden NC 27289
(Address)

Witness as to Principal

9000 Lance Lane, Kernersville, NC 27284
(Address)

ATTEST:

NA
N. C. Resident Agent
(SEAL)

Employers Mutual Insurance Company
Surety

By: _____

Elizabeth A. Dyer
Attorney In Fct (4)
(Name)

Marsh Agency, Roanoke, VA
(Address)

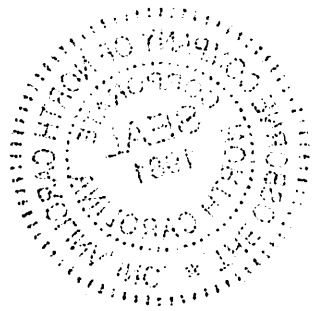
540-982-3511
(Phone Number)

Cynthia Ellinwood
Witness as to Surety Marsh Agency

110 Franklin Rd., Roanoke, VA 24011
(Address)

(1) Insert the correct name of Principal.
(2) Insert whether the Principal is a corporation, a partnership, a limited liability company or an individual.
(3) If Principal is a partnership, all partners should execute the Bid Bond. If Bidder is a limited liability company, all managers (or all members, if the company is member-managed) should execute the Bond.
(4) Provide contact name, address and phone number for bid bond surety.

POWER OF ATTORNEY
(Attach)



EMC INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

ELIZABETH A. DYER

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

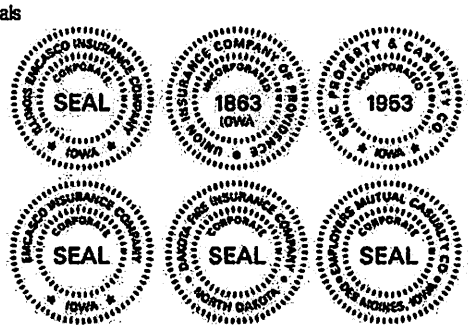
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 1st day of July , 2018 .

Seals





Bruce G. Kelley, CEO, Chairman of Companies 2, 3, 4, 5 & 6; President of Companies 1, 2 & 6; Treasurer of Companies 1, 2, 3, 4 & 6

Todd Strother
Senior Vice President

On this 1st day of July , 2018 before me a Notary Public in and for the State of Iowa, personally appeared Bruce G. Kelley and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President and Treasurer, and/or Senior Vice President, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Bruce G. Kelley and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2019.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 1st day of July , 2018 , are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, _____.

_____ Vice President

POWER OF ATTORNEY
(Attach)

POWER OF ATTORNEY

Executed January 16, 2024

Know All Men By These Presents That: The Osborne Company of North Carolina Inc. , a North Carolina corporation with its home office at Eden, North Carolina constitutes and appoints Robert Osborne, Nancy Edwards, Gabe Adams true and Lawful Attorneys-in-Fact acting individually for The Osborne Company of North Carolina Inc. permitting binding signature authority for all projects in its place and stead and on its behalf, to do and perform the following acts and things in connection with the bidding and performance of said contract: to execute as the act of said corporation (a) estimates (b)vouchers, (c)change orders and supplemental agreements,
(d)subcontracts, (e)payroll transcripts and affidavits, and (f) bids thereby fully validating such instruments and binding said corporation as fully as if each and all said acts were performed by the proper officer of the corporation, and the further power to delegate in writing to other individuals any or all the powers hereby delegated to him, hereby ratifying and confirming all that Robert Osborne, Gabe Adams, Nancy Edwards, as said Attorneys, shall lawfully do or cause to be done by virtue hereof.



The Osborne Company of North Carolina, Inc

By: Nancy Edwards, Corp Sec

BIDDER'S CERTIFICATES
AFFIDAVIT OF ORGANIZATION AND AUTHORITY
SWORN STATEMENT

STATE OF North Carolina)

COUNTY OF Rockingham)

Robert Osborne being first duly sworn on oath deposes and says that the Bidder on the attached Bid Proposal is organized as indicated below and that all statements herein made are made on behalf of such Bidder and that this deponent is authorized to make them.

(Fill Out Applicable Paragraph)

CORPORATION:

The Bidder is a corporation organized and existing under the laws of the State of North Carolina, it operates under the legal name of The Osborne Company of NC Inc DBA Backwater Environmental, and the full names of its officers are as follows:

V. President Robert M Osborne Jr
President Robert Osborne
Secretary Nancy Edwards
Treasurer Nancy Edwards
Manager Gabe Adams

and it does _____ have a corporate seal. The President/VP is/are authorized to sign construction proposals and contracts for the company by action of its Board of Directors taken _____, ~~a certified copy of which is hereto attached~~. (Strike out this last phrase if not applicable.)

PARTNERSHIP:

The Bidder is a [limited/general] partnership consisting of individual/corporate partners as follows:

General Partners	Limited Partners

The partnership does business under the name of :_____

LIMITED LIABILITY COMPANY:

The bidder is a [member-managed/manager-managed] limited liability company consisting of the following individual/corporate members/managers:

Managers	Members

Board of Directors Meeting

Corporate Resolutions

RESOLVED, that Robert M Osborne, Jr, VP and Robert Osborne (Pres) is hereby authorized to sign contract and bid documents as the President or Vice President of The Osborne Company of North Carolina, Inc. The undersigned hereby certifies that she is duly elected and qualified Secretary and the custodian of the books and records and seal of The Osborne Company of North Carolina, Inc, a corporation duly formed pursuant to the laws of the state of North Carolina and that the foregoing is a true record of a resolution duly adopted at a meeting of the officers and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on Oct 1, 2017, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this the 2nd day of October, 2018



INDIVIDUAL:

The Bidder is an individual whose full name is:

_____

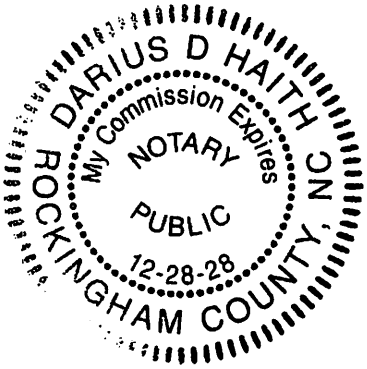
and if operating under a trade name, said trade name is as follows:

_____

The business address of the Bidder is: 515 S Kennedy St
Eden, NC 27289

Its phone number is: 336 707 1965

The contact person for this Proposal is: Robert Osborne



The Osborne Company of NC
DBA Backwater Environmental
Bidder

By: _____

Subscribed and sworn to before me this 3 day of February, 2026

_____ Notary Public

_____ County

My Commission Expires:

_____

EQUAL EMPLOYMENT OPPORTUNITY ADDENDUM

During the performance of the Contract the Bidder agrees as follows:

a. The Bidder shall not discriminate against any employee or applicant because of race, color, religion, sex, or national origin. The Bidder shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to race, color, religion, sex, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Bidder agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause.

b. The Bidder shall, in all solicitations or advertisements for employees placed by or on behalf of the Bidder, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

c. The Bidder shall send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract understanding, a notice, to be provided, advising the labor union or worker's representative of the Bidder's commitments under the Equal Employment Opportunity Section of the Contract, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. In the event of the Bidder's noncompliance with the nondiscrimination clauses of the Contract or with any of such rules, regulations, or orders, the Contract may be canceled, terminated, or suspended in whole or in part and the Bidder may be declared ineligible for further OWNER contracts.

e. The Bidder will include the provisions of this Addendum in every subcontract or purchase order unless exempted by rules, regulations, or orders of the OWNER so that such provisions will be binding upon each Subcontractor or vendor.

(Use the following form for execution by a CORPORATION):

The Osborne Company INC DBA Backwater Environmental

Corporate Name

ATTEST:

Nancy Eleard

(Assistant) Secretary

BY: Robert Osborne

(~~Vice~~) President

(CORPORATE SEAL)

THE OSBORNE COMPANY INC. NORTH CAROLINA CORPORATE SEAL 1981

(Use the following form for execution by a PARTNERSHIP):

_____(SEAL)
Partnership Name

BY: _____(SEAL)
General Partner

(Use the following form for execution by a LIMITED LIABILITY COMPANY):

_____(SEAL)
Company Name

BY:_____(SEAL)
Manager/Member

(Use the following form for execution by an INDIVIDUAL):

BY:_____(SEAL)

WITNESS:

Krystal Rogers

Subscribed and sworn to before me this 3 day of February, 2026.

Notary Public

Rockingham County

My Commission Expires:

12-28-28

DARIUS D HAITH NOTARY PUBLIC ROCKINGHAM COUNTY, NC My Commission Expires

QUALIFICATIONS OF BIDDERS

In order to assist the Owner in determining whether the Bidder is qualified to perform the Work, as set forth in the Contract Documents, the Bidder shall furnish the following information.

1. List of references who are qualified to judge as to his financial responsibility and his experience in work of similar nature to that bid upon:
   Luck Stone (336) 786-2680
   Green Resource (336) 855-636
   Ripple Ecosolutions 919-818-3984
2. List of previous contracting experience, including dollar values of contracts:
   Town of Madison -Stream Restoration -Park- $751,616.67
   Brookfield Communities- Wendell Falls BMP #35- Stormwater Pond Conversion- $64,255.39
   Ajinomoto Health- Bentonite Liner- $30,955.66
   Toyota Battery/Shinway USA Corp- Dam Remediation - $41,142.06
3. List of facilities or equipment that is available for use:
   See SOQ Attached

4. Name, residence, and title of the individual who will give personal attention to the work:
   See SOQ Attached

5. Financial Statement:

ASSETS

CURRENT ASSETS:

Cash	$_____	
Notes and Accounts Receivable	_____	
Inventories	_____	
PLANT ASSETS:		
Real Estate	$_____	
Machinery	_____	
Good Will, Patents, etc.	_____	$_____ Total Assets

LIABILITIES:

Notes Payable	$_____	
Accounts Payable	_____	
Accrued Wages	_____	
Other Liabilities	_____	$ _____ Total Liabilities
	EXCESS OF ASSETS OR NET WORTH	$ _____

6. List all pending claims or lawsuits, and any lawsuit within the last 10 years, filed by or against the Bidder, and describe the resolution of each claim or lawsuit:

Claim	Date of Claim	Resolution, if any
NONE		

The existence of unresolved claims against Bidder may disqualify the Bidder from making a Bid Proposal and entering into a Contract.

Notes:

A. The above is a suggested form for the Financial Statement, but the Bidder is not required to follow the form explicitly. The Financial Statement submitted must clearly show to the satisfaction of the Owner the Bidder's current financial condition. The Owner reserves the privilege of requiring additional information as to financial responsibility of the Bidder prior to awarding Contract.

B. Bidder shall attach additional pages, if necessary, in order to complete the required information.

✓C. The Bidder shall submit detailed information required for above items 1 through 4 with his Bid Proposal package and, at the discretion of the Bidder, the information required under Item 5 may be furnished after Bid Proposals are received if required by the Owner and Engineer to evaluate the financial qualifications of a prospective Bidder.

The Osborne Company of North Carolina, Inc. DBA
Backwater Environmental
515 S. Kennedy St – Eden, NC 27288 (street address)
PO Box 1107 – Eden, NC 27289 (mailing address)
(336) 623-2111 Desk
(336) 623-2114 Fax www.backwater.biz

Statement of Qualifications

Backwater Environmental represents an environmentally conscious general contractor. Who specializes in design-builds, permitting, and construction of environmental projects. Primary areas of expertise include dams, lakes, rivers, wetlands, streams, and stormwater BMPs. Backwater Environmental is also on the foreground of innovation and cutting edge technology to help deliver successful projects. Backwater staff maintains over 100 years of combined experience in environmental mitigation, including $25 million in bonding capacity for large scale projects. The many years of experience translates to lower costs, increased project efficiency, and greater success as indicated by our many references.



Backwater staff have performed the following work over the last 26 years.

- 30+ Dam Removal / Dredging Projects
- 40+ Impoundments,
- 200,000+ Linear Feet of Stream Restoration
- 5,000+ acres of Wetland Improvements
- 100+ Stormwater BMPs
- 1st Regenerative Stormwater Conveyance in North Carolina

Backwater maintains an unprecedented reputation in the field of environmental mitigation. Below are previous projects that highlight Backwater Environmental's capabilities and knowledge. Additional projects and references upon request.

Dam Removal



Madison Riverfront Park & Lindsey Bridge Dam Removal

Backwater's dam removal experience is extensive with projects such as the Lindsey Bridge Dam removal in Madison NC. This dam was a 125 foot long 5 ft tall metal dam. The dam itself was not entirely removed, instead it was lowered and armored with boulders to protect people and wildlife the same with their passage through the new opening. To accompany this dam modification, Backwater also installed thousands of tons of boulders, rip rap, and alluvium downstream to create new kayak chutes, fish passages, boulder outcroppings for recreational use, relocation of onsite sand to create beaches, and where sand was harvested Backwater imported triple ground hardwood mulch to create nature / walking trails. Backwater also constructed large scale parking lots, some covering acres, majority being constructed of rip

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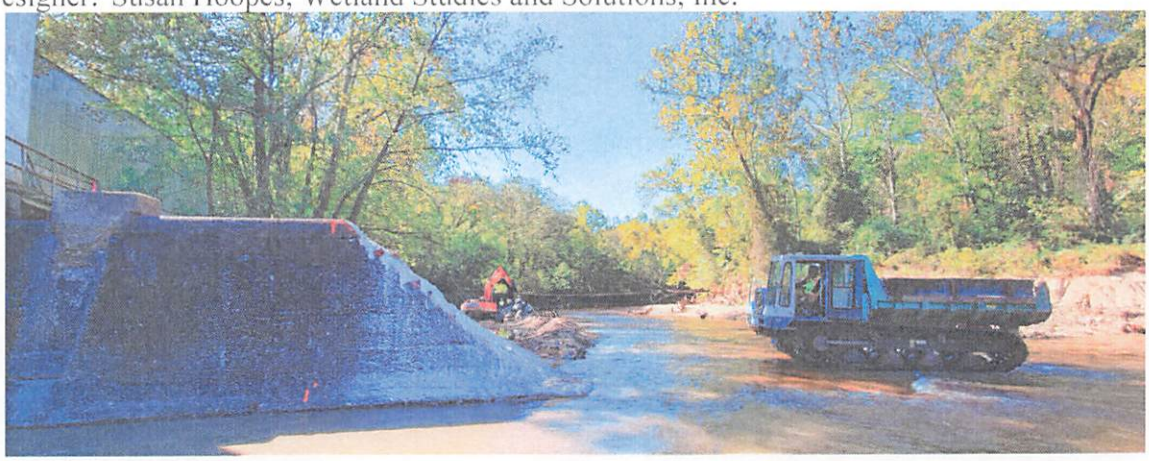
rap with required ADA compliant parking spaces, sidewalks and boat launches made of concrete.

Ashland Dam, Removal, Dredging, and River Restoration (South Anna River)
Backwater also performed a number of larger scale dam removal projects such as the Ashland Dam on the South Anna River. This is the first dam to be removed, in the state of Virginia, by a private company to generate mitigation credits. The Ashland Dam was comprised of a 15 foot tall, 210 foot long concrete dam which was de-constructed helping to reconnect more than 400+ square miles of historic spawning areas. Work included sediment removal, dam deconstruction staged from the center of the river, boulder toe with live-lift / geo-lift sloped to existing grade.

Owner: Davey Mitigation
Designer: Susan Hoopes, Wetland Studies and Solutions, Inc.



Milburnie Hydro-Electric Dam Removal, Dredging, and River Restoration (Neuse River)
Backwater performed dam removal, river restoration, wetland mitigation, and park establishment along a 10,000-foot reach of The Neuse River in downtown Raleigh, N.C. The work included daily communication with the U.S. Army Corps of Engineers (USACE) to mitigate river flows to downstream cities and towns during power-house removal, structures for anadromous fish passage, greenway bridges, and watershed stabilization.

Owner: Tiffani Bylow, Milburnie Dam, LLC
Designer (bio): Mike Wicker, USFWS



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Little Buck Creek Dam Removal and Stream Restoration
Backwater partially removed the Little Buck Creek Dam and established a step-pool stream channel to provide aquatic connectivity benefits for the U.S. Forest Service. This project involved bypass operations, excavation of dam material, and the installation of step-pool structures across bedrock outcrops across and just below the former dam.

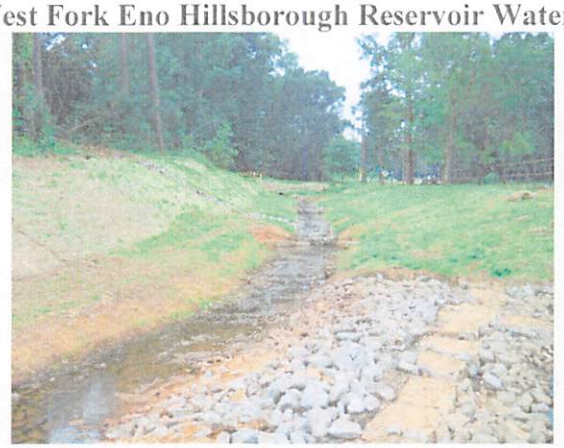
Owner: Brady Dodd, USFS
Designer: Scott Loftis, NCWRC

12-Mile River Dam Removals
Backwater performed design services for de-construction of two hydroelectric dams on the 12-mile river. The project included landowner negotiations and establishment of a sediment storage basin design for potentially PCB laden material. De-construction plans were developed for the 30+ foot tall dams and powerhouses on this major river. Design included establishment of in-stream structures for canoeing and kayaking using boulders and cyclopean concrete harvested from the dam removal.

Notable Mentions: Swepsonville Dam Removal (Haw River), Lowell Mill Dam Removal and River Restoration (Little River)

Impoundments and Stormwater BMP's

West Fork Eno Hillsborough Reservoir Water Quality Impoundment Retrofits





West Fork Eno River Reservoir Water Quality Impoundments
Backwater constructed approximately 14 acres of stormwater wetland impoundment and 2,500 feet of associated deep-water channel for the City of Hillsborough and PBS&J Engineers. The wetlands will serve as water quality buffers to the West Fork Eno River reservoir. The project included over 70,000 cubic yards of earthwork, dam spillway construction, pumping, stormwater control structures, subsurface concrete stormwater piping, and installation of over 60,000 tublings and gallon plants.

Owner: Town of Hillsborough, Kenny Keel
Designer: PBS&J, John Oglesby

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Stream and Wetland Restoration



Oak Ridge Dam Removal and Stream Restoration
Backwater removed a 12-foot-tall dam and performed stream restoration through the former impoundment. Work included modification of the sediment wedge to re-establish forested floodplain conditions at the site. Subsequently, diagnostic vegetation was planted within the restored floodplains as part of the ecosystem restoration work.

Owner / Designer: Chris Huysman, Wetland and Natural Resource Consultants



Marks Creek Dam Removal and Stream Restoration
Backwater performed dam removal on this 22-foot tall, 100 foot long dam. Subsequently, over 3,500 feet of stream was constructed through the former Marks Creek impoundment. The project involved over 50 in-stream structures, including cross vanes, j-hook vanes, constructed riffles, step-pools, and root wads.
Owner: Leilani Paugh, N.C. Department of Transportation
Construction Manager: Byron Moore, N.C. Department of Transportation

Bear Creek Levee Removal and Wetland Restoration
Backwater performed design-build services for restoration of stream, wetland, riparian buffer, and floodplain within 65-acres adjacent to Bear Creek. Bear Creek and the supporting 50-square mile watershed were confined behind a 12-foot high levee situated along the banks of the river. Backwater removed sections of the river levee and established oxbow meander bends to restore frequent overbank flooding into the site. The project included planting of over 30,000 trees and shrubs within the mitigation area.

Owner: John Preyer, Restoration Systems
Designer: Wes Newell, Backwater Environmental

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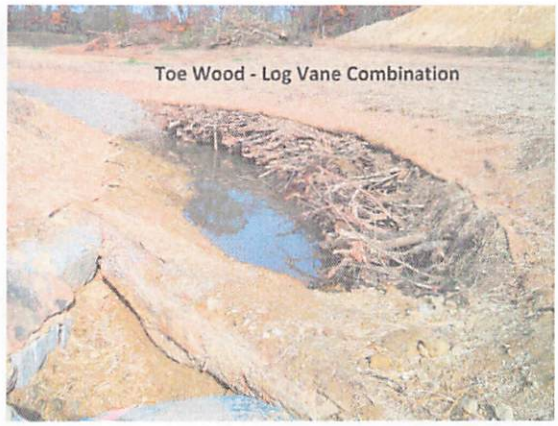
Bedford Indiana Stream and Floodplain Restoration
Backwater restored over 9,000 linear feet of stream and the surrounding floodplain / valley floor after removal of over 200,000 CY of PCB laden materials. Work included **MSE escarpments,** channel construction, wetland / floodplain construction, beaver management, control, in-stream structures, and reforestation.

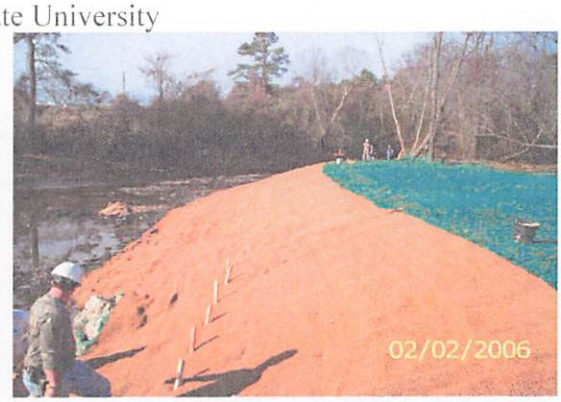




Town Lake Dredging, Dam Repairs, Wetland and Stream Restoration
Backwater dredged 25,000 cubic yards from the upper sediment wedge and placed the material for wetland restoration along lower fringes of the impoundment. Subsequently, the outfall structure was replaced with a new structure and the dam was modified to promote wetland restoration. The emergency spillway was repaired and over 65,000 plants were installed within the wetland impoundment.

Designer / Owner: Designer: Kris Bass, N.C. State University





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North River Farms Stream and Wetland Restoration



Backwater excavated 34 acres of tidal marsh floodplain and constructed 11,900 linear feet of tidal stream channel for the N.C. Coastal Federation and N.C. State University for research purposes. This project involved excavating approximately 150,000 cubic yards for floodplain restoration. Approximately 30,000 cubic yards of topsoil were stockpiled prior to floodplain grading and redistributed as loose substrate for appropriate forest and tidal marsh development. Weirs, water control structures, erosion control, and soil surface compaction control were also important components of this project. 24+ in-stream structures (root wads, low rock weirs) were installed, and invasive species removal was performed (phragmites).

Designer: Kris Bass, N.C. State University
Designer: Mike Burchell, N.C. State University
Owner: Todd Miller, N.C. Coastal Federation

Wilders Grove



Within the compound of the City of Raleigh Solid Waste, an abandoned section of the landfill with a stream running in the middle, with highly eroded banks and 50ft deep incision. Backwater performed the replacement of two culverts. Priority 1 stream restoration through the Upper Reach, which included replacing the existing incised stream with an excavated Rosgen Type C stream channel connected to the historic floodplain. Priority 3 stream restoration through the Lower Reach with the objective of widening the available floodplain while keeping the stream bed near the existing elevation. Significant elevation change was required in the Middle Reach in order to connect the Priority 1 Upper Reach to the Priority 3 Lower Reach. Constructed riffles, a boulder step pools sequence, and a more pronounced series of boulder grade control structures was installed in the Middle Reach to provide a stable stream bed and necessary grade control.

Owner: City of Raleigh, Solid Waste Servies Department.
Engineer: AECOM Technical Services of NC, Inc.

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Regenerative Stormwater Conveyance

Millstone

The project involved restoring approximately 737 linear feet of stream, enhancing 1,656 linear feet of stream, and enhancing 1.323 acres of wetland. Stream restoration and enhancement involved constructing new channel, installing rock and log structures, installing riffle-step-pool systems with underlying layers of filter media, installing geolifts, bank and floodplain grading, constructing stream crossings, and planting. The Wetland enhancement involved invasive species control, planting, moderate excavation and grading, and removing an existing ditch and berm. The Wetland was connect with a design build Wetland Outfall structure. The Regenerative Stormwater Conveyance was the longest at time of construction at 388 linear feet.

Owner: NC Department of Environmental Quality, Division of Mitigation Services
Engineer: Barbara Doll, PhD, PE Biological and Agricultural Engineering Department, North Carolina State University





Vance Granville Community College

This project included the retrofit of an existing swale with a regenerative stormwater conveyance system with riffle-weir, boulder cascade-weirs, pools, and earthen berms. The project also required grading and earthwork while constructing a series of regenerative riffle-weir and boulder cascade-weirs to control the stream grade and create shallow vegetated pooling areas. Rock structures were constructed on a media filter bed to promote hyporheic interaction and surface water filtration. More than 80 linear feet of regenerative stormwater conveyance helps provide the community college new and exciting environmental education.

Owner: Sound Rivers, Vance Granville Community College
Engineer: Simon Gregg, Kris Bass Engineering

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Backwater Environmental's Fleet of Equipment

The environmental restoration and stormwater management field has certainly gained more attention over the past couple of years. And this is only exponentially growing because many smaller companies are recognizing the importance of water quality. However, many of these companies cannot afford the option of owning their equipment, this means higher costs for the clients due to rental fees, with tacked on fuel surcharges. As well as longer lead times on delivery of projects due to high improper use of equipment; this leads to failure, which causes delay and stress on the client and all parties involved. Proudly Backwater Environmental maintains all required design-build, construction, planting, and monitoring equipment including a fleet of tracked dump trucks, rotating bucket excavators, dredges, low ground pressure equipment, spill containment, and 24-hour pumping systems to provide efficient and low-cost construction support.

Description & Capacity of each item	Serial Number / VIN	Note
GPS Machine Control and Survey Equipment		
Articulated Dump Truck (ADT-01)	P5TN286/D250E	
Bobcat (BC-08)	15M942B -18450	Bush Hog Attachment
Bobcat (BC-09)	509320-420	
Bobcat (BC-10)	509320-407	
Bobcat (BC-11)	MELROW 753	
Bobcat (BC-12)	51272-935	
Bobcat (BC-14)	512222-5450	
Bobcat (BC-15)	512230-523	
Bobcat (BC-16)	51223-4101	
Bobcat Skidsteer Loader (BC-18)	526917043	
Bobcat Skidsteer Loader (BC-19)	526917044	
Bobcat Skidsteer Loader (BC-20)	529711555	
Bobcat Backhoe (BCB-02)	77500-885	
Bobcat Backhoe (BCB-03)	27000-4786	
Bobcat - Jack Hammer (BCJ-04)	KA1-00-1917	Hydraulic Hammer (small)
Bobcat - Jack Hammer (BCJ-05)	66026	Hydraulic Hammer (small)
Bobcat - Sweepster (BCS-01)	924884	Road Cleaning
Bobcat Trailer (BCT-49)	10HHSE16XX1001177	Transportation
Bobcat Mini Excavator (ME-01)	232514671	
Bobcat Mini Excavator (ME-02)	516612109	
Jack Hammer - Hydraulic (HJH-01)	Bobcat	Hydraulic Hammer (manual)
Bulldozer D4 (BD-01)	8C900625	
LGP Dozer D6 (BD-06)	870288 (E523)	Low Ground Pressure
Bulldozer (D-05)	T0650GW875465	

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Backhoe (BH-01)	9872998	Hydraulic Thumb
Backhoe (BH-04)	JJG0170260	Hydraulic Thumb
Backhoe (BH-05)	JJG0243297	Hydraulic Thumb
Backhoe - Caterpillar Excavator (BH-06)	6CR03065	Hydraulic Thumb, Shear Scissor
Backhoe Excavator (BH-07)	98735913	360-degree rotating bucket to avoid
Backhoe Excavator (BH-08)	1YS01125	disturbance near stream bank
Backhoe Excavator (BH-09)	BKJ00653	Hydraulic Thumb, Hydraulic Hammer
Bobcat/with Post Hole Digger (BHD-01)	187605536	Hydraulic Thumb, Grapple
Rubber Tracked Dump Truck (CC-01)	1896	Tracked dump truck to avoid land disturbance
Rubber Tracked Dump Truck (CC-01)	10627	typical of rubber tired heavy equipment
Rubber Tracked Dump Truck (CC-01)	CB000274	Tracked dump truck to avoid land disturbance
Rubber Tracked Dump Truck (CC-01)	CB000271	Tracked dump truck to avoid land disturbance
Rubber Tracked Dump Truck (CC-01)	CB000272	Tracked dump truck to avoid land disturbance
Diesel Fuel Tankwagon (DFT-01)	F60Z5N24055	Fuel Storage
Farm Tractor (FMT-01)		Soil Surface Preparation
Farm Tractor (FMT-02)	9A331578	Soil Surface Preparation
Kubota Tractor (FMT-03)	68326	Soil Surface Preparation
Landscape Trailer (LST-01)	5E7LG12126R000642	Transportation
Motorgrader (MG-01)	685-379	Road Maintenance
Pump, 8-inch 24-hour bypass with hose	GP-01	24-hour pump around operation
Pump, 4-inch 24-hour bypass with hose	GP-O2	24-hour pump around operation
Pump, 3-inch bypass	GP-03	24-hour pump around operation
Caterpillar Scraper (PAN-00)	8LJ01802	Surface Modification / Preparation
Compactor (RVR-01)	RAMAX	dam/impervious dike compaction
Compactor (RVR-02)	33090690	Dam/Impervious Dike Compaction
Compactor (RVR-03)	85019005	Dam/Impervious Dike Compaction
Compactor (RVR-04) Roller Single Drum	150660	Dam/Impervious Dike Compaction
Compactor (RVR-05) Roller/Ride/Vibrator	154894	Dam/Impervious Dike Compaction
Straw Blower Trailer (SB-01)	1C9AA063TS623169	Mulching / Seeding
Straw Blower Trailer (SB-02)	775157022830067 NCX1080042	Mulching / Seeding
Silt Fence Plow (SFP-01)	15286	Erosion Control
Tandem Dump Trailer (TDT-01)	1C9BB32BTM110132	Transportation, hauling

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Track Loader (TKL-02)	819301	
Track Loader (TKL-03)	808237	
Root Rake (TKL-RR)	808237	Ripping / Disking
TurfMaker Hydra-Seeder (TM-01)	T4011202	Hydra-Seeder
Dump Truck 2-Ton (DT-54)	Chevy 1GBJ7H1B7XJ100636	Transportation, Hauling
Dump Truck 1-Ton (DT-55)	Chevy 1GBHC33R7XF027780	Transportation, Hauling
Truck with Bed 2-Ton (DT-64)	Ford 3FDNF6547YMA07101	Transportation, Hauling
Dump Truck 2-Ton (DT-90)	Ford 1FDNF60H8LVA26281	Transportation, Hauling
Dump Truck 2-Ton (DT-93)	Ford 1FDNF70K7MVA02105	Transportation, Hauling
Dump Truck 1-Ton (DTA-93)	Ford 1FDKF37H2PNA00059	Transportation, Hauling
Dump Truck 1-Ton (DT-94)	Ford 1FTJW35H9REA24235	Transportation, Hauling
Dump Truck 2-Ton (DT-95)	Ford 1FDNF70J0SVA49299	Transportation, Hauling
Dump Truck 2-Ton (DTA-95)	Ford 1FDNF70J1SVA49599	Transportation, Hauling
Dump Truck 2-Ton (DT-96)	Ford 1FDXF80EXTVA28561	Transportation, Hauling
Dump Truck 2-Ton (DT-98)	Chevy AGBJ6H1P9WJ109609	Transportation, Hauling
Flat Bed (FT-69)	Ford N70DUE10166	Transportation, Hauling
Kentworth Rollback Trailer (RB-76)	1XKDD99X2TJ728741	Transportation, Hauling
One Ton Truck (ST-43)	Ford 2FDJF37G4TCA23961	Transportation, Hauling
Tractor Trailer (TT-97)	1FUYDXYB7VL851972	Transportation
Water Tank (WT-02)		Watering / Dust Control

Please call or email at any time with questions or for more information. We are happy to put new clients in contact with existing clients and reference. We are very excited about the possibility of performing environmental work together and look forward to your call.

Thanks,

Robert Osborne

Robert Osborne, President
Backwater Environmental
(336) 707-1965
osborne@backwater.biz

Expiration Date

2026

License No.

16348

North Carolina

Licensing Board for General Contractors

This is to Certify That:

The Osborne Company of North Carolina, Inc.

Blackwater Environmental

Eden, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Unclassified

until

December 31, 2026

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2026

This certificate may not be altered.

LICENSING BOARD FOR GENERAL CONTRACTORS * NORTH CAROLINA * MAY 20, 1775

Chairman

Secretary-Treasurer

Gabe Adams

9000 Lance Lane
Kernersville, NC 27284
336-635-8036
gadams@osbornecompany.com
adams@backwater.biz

Experience:

General:

Project Manager / Quality Control Manager / Superintendent / SSHO / Estimator

Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for projects.

As a Project Manager/ Quality Control Manager/ Superintendent/ SSHO I am responsible for but is not limited to submittals of shop drawings, test results, daily reports, transmittals etc. Coordination and team work are two things that can make or break a construction site; therefore I consider them to be a couple of the key players in a successful project. Throughout my career at The Osborne Company of NC Inc I have enjoyed many different types of work where I was able to implement these aspects of my personality.

Specific:

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Rock Creek Streambank Restoration
Stoney Creek HOA – Burlington, NC
November 2022 – December 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for bank stabilization and stream restoration activities for approximately 100 linear feet along Rock Creek. Construction included selective clearing, grading, installing pools and riffle construction, boulder toe revetment with geolifts, J-Hooks, bank stabilization with matting.

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Newland Communities Stormwater Basin Conversions
Knightdale, NC
October 2022 – December 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for converting stormwater ponds from the construction phase to the permanent water quality BMP's.

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Unity Park
Greenville, SC
September 2022 – November 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for bank stabilization and stream restoration activities for wetland construction of vernal pools, and stream stabilization. Construction included selective clearing, grading, installing vernal pools and riffle construction, J-Hooks, bank stabilization with matting.

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Madison River Park Log Perch Habitat & Riffle
Madison, NC
June 2022 – June 2022

- Responsible for helping with management, scheduling, safety, quality, and procurement of materials and subcontractors working with Kris Bass Engineering and the City of Madison to install habitat and riffle for the native logperch to migrate through.

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Avalon Dam Debris Removal
Mayodan, NC
May 2022 – June 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for removing foreign sediment from hydroelectric dam flood gates on the Dan River.

Project Manager / Estimator / Site Safety & Health Officer – Backwater Environmental
Wilder's Grove Stream Restoration
City of Raleigh, NC
March 2022 – August 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for bank stabilization and stream restoration activities for approximately 1400 linear feet along within East Wake Transfer Station. Construction included selective clearing, grading, installing pools and riffle construction, wood toe revetment with geolifts, J-Hooks, bank stabilization with matting and live staking.

Project Manager / Estimator – Backwater Environmental
LGI Communities Stormwater Basin Conversions
Monroe, NC
February 2022 – April 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for converting stormwater ponds from the construction phase to the permanent water quality BMP's.

Project Manager / Estimator – Backwater Environmental
Parallel Parkway Stream Restoration
City of Greenville – IFB # 22-3790
January 2022 - Present

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for bank stabilization and stream restoration activities for approximately 1300 linear feet along East Laurel Creek in Greenville, SC. Construction included selective clearing, grading, installing pools and riffle construction, wood toe revetment with geolifts, J-Hooks, bank stabilization with matting and live staking.

Project Manager / Estimator – Backwater Environmental
Nash Community College – Rain Gardens & Water Quality Swale
Nashville, NC
January 2022 – February 2022

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for locating and installing two rain gardens at the community college to be planted with wetland plants. A water quality swale to eliminate migration of sediment on campus.

Project Manager / Estimator – Backwater Environmental
Newland Communities Stormwater Basin Conversions
Chapel Hill, NC & Raleigh, NC
October 2021 – December 2021

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for converting stormwater ponds from the construction phase to the permanent water quality BMP's.

Project Manager / Estimator – Backwater Environmental
I-95 at Route 10 Interchange Improvements – Phase I
VDOT # 0095-020-776, C501, UPC # 109322
Chester, VA
September 2021 – October 2021

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for restoring approximately 350 linear feet of incised channel. Involving constructing new rock and log structures, riffle-step-pool, bank and floodplain grading, and planting.

Project Manager / Estimator – Backwater Environmental
Federal Prison Creek – IOV 2090 Jonesboro Rd SE
GA EPD
Fulton County, Ga
August 2021 – September 2021

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for removing foreign sediment from Federal Prison Creek identified by the Georgia EPD and US Army Corp of Eng. Including planting native plants restoring habitat after sediment removal.

Project Manager / Estimator – Backwater Environmental
Millstone Creek Stream & Wetland Site – Phase I
NCDMS # 204
Ramseur, NC
May 2021 – August 2021

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for restoring approximately 737 linear feet of stream, enhancing 1,656 linear feet of stream, and enhancing 1.323 acres of wetland. Involving constructing new channel, installing rock and log structures, riffle-step-pool systems with underlying layers of filter media, geolifts, bank and floodplain grading, constructing stream crossings, and planting.

Project Manager / Estimator – Backwater Environmental
Moore's Fork Repair
NCDEQ DMS # 94709
Mount Airy, NC
January 2021 – March 2021

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for repairing nine locations throughout the existing stream mitigation project. This includes installing multiple constructed riffles with boulder sills and vegetated live lifts.

Assistant Project Manager / Estimator – Backwater Environmental
Lindsey Bridge Dam Removal & Park
Madison, NC
November 2020 – May 2021

- Responsible for helping with management, scheduling, safety, quality, and procurement of materials and subcontractors working with Kris Bass Engineering and the City of Madison to remove a 1960's dam on the Dan River and replacing with a large-scale step pool conveyance to allow for the native logperch to migrate through. Installation of a new access earthen ramp and parking lot, river access and boat ramp complete with new trees and shrubs.

Project Manager / Estimator – Backwater Environmental
Little Pine III Phase II
NCDEQ DMS # 94903
Ennice, NC
September 2020 – November 2020

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for installation of geolift, constructed riffle, log vanes / rollers and one J-Hook.

Project Manager / Estimator – Backwater Environmental
Beaufort County Community College – Constructed Wetland
Washington, NC
September 2020 – September 2020

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for installation of a constructed wetland with forebay, pools, channel and a concrete water control weir, including wetland plantings.

Assistant Project Manager / Estimator – Backwater Environmental
Twin Rivers – Watauga River Restoration – Phase I
Boone, NC
August 2020 – September 2020

- Responsible for helping with day to day management, scheduling, safety, quality, and procurement of materials and subcontractors for installation of rock vanes, single wing deflectors, toe wood, J-Hooks, channel sills, wetland sills, planting of bare roots and live stakes of 2,500LF of stream channel.

Project Manager / Estimator – Backwater Environmental
Havelock High School – Water Quality Swale
Havelock, NC
August 2020 – August 2020

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for construction of a water quality channel, including wetland plantings.

Project Manager / Estimator – Backwater Environmental
The HUB Farm – Phase I
Durham, NC
July 2020 – August 2020

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for removal of a pond dam and Phase I grading for The HUB farm wetland and aquatic area in a 30 acre outdoor learning center in Durham, NC.

Assistant Project Manager – Backwater Environmental
Beth Page
Durham, NC
July 2020 – July 2020

- As Assistant Project Manager, my day to day activities included the submission of daily reports, quality control inspections, handling meetings, submittals and assist in pay requests. I was also responsible for all management and supervision of subcontractors. The project consisted of stabilization of a dozen log sills/vanes and a SCM swale.

Transition:

- Backwater Environmental represents a general contractor (The Osborne Company of NC Inc or OCI), design-build, permitting, and construction firm that specializes in environmental restoration. Primary areas of expertise include dams, rivers, wetlands, streams, and storm water BMPs. Backwater staff maintains over 100 years of combined experience in environmental mitigation, including $40 million in bonding capacity for large scale projects. The many years of experience translates to lower costs, increased project efficiency, and greater success as indicated by our many references. In 2020, I started working closer with the Backwater Environmental side of The Osborne Company of NC Inc.

Assistant Project Manager / Quality Control Manager / Superintendent / Site Safety and Health Officer – OCI
Kurz Warehouse Addition
Lexington, NC
January 2019 – July 2020

- As Assistant Project Manager, QCM, Superintendent and SSHO for this project. My day to day activities included the submission of daily reports, quality control inspections, handling meetings, submittals and assist in pay requests. As Superintendent I was responsible for all management and supervision of subcontractors. As SSHO I handled all safety meetings, safety audits, and reviewed all subcontractor safety plans for adherence to rules and regulations prior to their start of work. The project consisted of a new addition 50,000SF clear-span warehouse with septic system, PM&E, fire alarm, hazmat overhead doors, flatness of .005 across entire floor for high lift forklifts and guidance system.

Assistant Project Manager / Estimator – OCI
Neuse River Trail Bridge – Structure 98
Raleigh, NC
July 2018 – December 2018

- As the sole estimator for the project I am responsible for predicting construction project costs, duration and managing tight deadlines. As Assistant Project Manager I assisted in all management, scheduling, safety, quality, and procurement of materials and subcontractors in the removal of existing pedestrian bridge decking, guardrails and approach and replacing the decking, guardrail and approach.

Project Manager / Estimator / Quality Control Manager / Superintendent / Site Safety and Health Officer – OCI
Dr Hall MD Office Renovations
Reidsville, NC
May 2018 – July 2018

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for a 6,000sf renovation of a medical office building including but not limited to demolition, new flooring, addition of walls, painting, ceilings, rework of PM&E, etc.

Project Manager / Estimator – OCI
Upper Piedmont Research Station Roof Replacement
Reidsville, NC
April 2018 – May 2018

- Responsible for all management, scheduling, safety, quality, and procurement of materials and subcontractors for two roof replacements approximately 5,000sf of existing storage buildings for equipment.

Assistant Project Manager / Quality Control Manager / Superintendent / Site Safety and Health Officer – OCI
Twin City Chiropractic Office
Winston Salem, NC
August 2017 – December 2017

- As Assistant Project Manager, QCM, Superintendent and SSHO for this project. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings, submittals and assist in pay requests. As Superintendent I was responsible for all management and supervision of subcontractors. As SSHO I handled all safety meetings, safety audits, and reviewed all subcontractor safety plans for adherence to rules and regulations prior to their start of work. The project consisted of renovation of an exiting 6,000sf shell to accommodate new walls, flooring, ceilings, painting, millwork and PM&E.

Assistant Project Manager / Quality Control Manager / Assistant Superintendent - OCI
New Hanover Regional Medical Center
Jacksonville, NC
November 2015 – March 2017

- As Assistant Project Manager, QCM, Assistant Superintendent for this project. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings, submittals and assist in pay requests. As Assistant Superintendent I was responsible for all management and supervision of subcontractors for the 52,000sf new medical office building that included two X-Ray Rooms, an MRI Room, a Computed Tomography Room and Mammography Room.

Assistant Project Manager / Quality Control Manager / Assistant Superintendent - OCI
Dosher Wellness Center
Southport, NC
August 2015 – July 2016

- As Assistant Project Manager, QCM, Assistant Superintendent for this project. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings, submittals and assist in pay requests. As Assistant Superintendent I was responsible for all management and supervision of subcontractors for the new 26,000sf medical office building that included an X-Ray Room and indoor walking arena.

Quality Control Manager / Superintendent / Site Safety and Health Officer – OCI
North Auxiliary Air Force Base
USACE – North, SC
November 2014 – August 2015

- Approved by the USACE to be all three QCM, Super and SSHO for this project. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings and submittals. As Superintendent I was responsible for all management and supervision of subcontractors. As SSHO I handled all AHA's, safety meetings, safety audits, and reviewed all subcontractor safety plans for adherence to rules and regulations prior to their start of work.

Quality Control Manager / Superintendent / Site Safety and Health Officer – OCI
Buildings 1895, 3255, and 4350
USACE – Ft. Jackson, SC
December 2012 – October 2014

- Worked with onsite superintendent to complete three buildings at the same time (1) a removal and replacement of a 90,000sf roof on Building 1895, (2) renovation of an existing building into a training/education center and gym facility on Building 3255, (3) renovation of an existing bus depot into a clean shell for the Army Postal Service to move into on Building 4350. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings and submittals. Served as Assistant Superintendent and Assistant SSHO for both Buildings 1895 and 3255. Served as Superintendent and SSHO for Building 4350 in conjunction with my other responsibilities. Handled all AHA's, safety meetings, safety audits, and reviewed all subcontractor safety plans for adherence to rules and regulations prior to their start of work.

Quality Control Manager / Assistant Project Superintendent / Assistant SSHO – OCI
Harnett Health Systems
Dunn, North Carolina
March 2012 to November 2012

- Daily activities included but were not limited to review of submittals, inspect field work, prepare daily reports, and handle daily / weekly project review meetings.

Quality Control Manager / Assistant Site Safety Health Officer – OCI
WT SFAC and Battalion Headquarters
Fort Drum, New York
October 2010 to February 2012

- Approved by the USACE to be the Quality Control Manager for this project. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings and submittals.

Assistant QC Manager – OCI
Training Support Center
Fort Bragg, North Carolina
June 2010 to October 2010

- Upon my hiring by Osborne Company I was assigned to this project to supplement the Quality Control Manager. My day to day activities included the submission of daily reports, quality control inspections, handling preparatory meetings and submittals.

Maintenance Supervisor
Village of Meadowview
Boone, North Carolina
June 2008 – May 2010

- I started this position in the final year of my collegiate career and continued on full time after graduating. I was responsible for all maintenance and supervision, of multiple subcontractors year round, on a development with 200+ HUB units. There were daily safety and coordination meetings with each subcontractor individually. I implemented two personal designs, one for productivity with subcontractors, and another for solving existing building design problems.

Project Coordinator
Weaver Cooke Construction
Winston-Salem, North Carolina
May 2008 – August 2008

- Awarded with an internship, for the summer of 2008 while enrolled in college, where I kept a daily log of work to date, bi-weekly reports, and a portfolio of all records, including images, taken from the job. Daily responsibilities were subcontractor safety orientation, daily safety site and equipment checks, all job submittals and transmittals, shop drawing reviews, structural testing and interface with owners, public safety personnel and public officials.

Appalachian State University
Student Recreation Center
Boone, North Carolina
November 2006 – December 2007

- Employed with the university as a student, began in maintenance and was promoted to the site supervisor. Responsible for bi-hourly site reports, daily safety reports, the center's safety and health orientation, interface with many visitors on daily basis, site security, Student Recreation Center deliveries and drop-offs.

Education:

Appalachian State University, Boone, NC
College of Fine & Applied Art, May 2009
Bachelor of Science Construction Management, Minor: Art
Dean's List 2 semesters

Special Achievements & Training:

OSHA Hazardous Materials, Material Handling and Storage Training 2014
Disaster Response/ Early Responder Training 2009 – 2010
Project Outreach 2008
OSHA Safety course 2007/2014
First Aid, CPR, Blood-born Pathogens Training 2007/2013/2015
Red Cross Blood Drive 2005 – 2007
OSHA Ladder, Scaffolding, Fall Prevention and Hazards 2004/2013/2014
State of Georgia GASWCC Level 1A & 1B– Certified Personnel
Silica in Construction Competent Person Safety Training – 2017
Level I: Erosion & Sediment Control Installer & Inspection – 2020
Stormwater SCM Inspection & Maintenance – 2020
Rosgen Level I – Asheville, NC 2021
Rosgen Level II – Asheville, NC 2022

AFFIDAVIT OF
STATEMENT OF NON-COLLUSIVE

State of North Carolina)
) ss.
County of Rockingham)

Robert Osborne being first duly sworn, deposes and says that:

(1) He/she is the Officer
(Owner, Partner, Officer, Representative or Agent)
of The Osborne Company of NC DBA Backwater Environmental, the BIDDER that has submitted the attached BID PROPOSAL;

(2) He is fully informed respecting the preparation and contents of the attached BID PROPOSAL and of all pertinent circumstances respecting such BID PROPOSAL;

(3) Such BID PROPOSAL is genuine and is not a collusive or sham BID PROPOSAL;

(4) Neither the said BIDDER nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other BIDDER, firm, or person to submit a collusive or sham BID PROPOSAL in connection with the Contract for which the attached BID PROPOSAL has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any BIDDER, firm, or person to fix the price or prices in the attached BID PROPOSAL or of any other BIDDER, or to fix any overhead, profit, or cost elements of the BID PROPOSAL price or the BID PROPOSAL price of any other BIDDER, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against The Town of HOLLY SPRINGS, or any person interested in the proposed Contract;

(5) The price or prices quoted in the attached BID are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the BIDDER or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

DARIUS D HAITH NOTARY PUBLIC ROCKINGHAM COUNTY NC My Commission Expires 12-28-28

The Osborne Company of NC Inc DBA Backwater Environmental
BIDDER
BY Robert Osborne
ITS President
(Title)

Subscribed and sworn to before me this 3 day of February, 2026

My commission expires 12-28-28

END OF AFFIDAVIT

NONDISCRIMINATION CLAUSE

It is specifically agreed as part of the consideration of the signing of this Bid Proposal, and the resulting execution of a Contract, that the parties hereto, their agents, officials, employees or servants shall not discriminate in any manner on the basis of race, color, creed, national origin, age, sex, disability, marital status, handicap, gender, gender identity or expression, retaliation, or sexual orientation with reference to the subject matter of the Contract, no matter how remote.

This provision, being incorporated for the benefit of the Town of HOLLY SPRINGS and its residents, may be enforced as set out in the ordinances of the Town of HOLLY SPRINGS, enforcement of this provision shall be by action for specific performance, injunctive relief, or other remedy as by law provided.

This provision shall be binding on the successors and assigns of the parties hereto with reference to the subject matter of the Contract.

(Use the following form for signatures by a CORPORATION):

The Osborne Company of NC Inc DBA Backwater Environmental
Corporate Name

ATTEST:

Nancy Edwards
~~(Assistant)~~ Secretary

Nancy Edwards
(Printed Name)

(Corporate Seal)

BY: Robert Osborne
~~(Vice)~~ President

Robert Osborne
(Printed Name)

(Use the following form for signatures by a PARTNERSHIP):

_____
WITNESS

_____
(Printed Name)

_____(SEAL)
Partnership Name

BY:_____(SEAL)
General Partner

(Use the following form for signatures by a LIMITED LIABILITY COMPANY):

_____	_____(SEAL)
WITNESS	Company Name
_____	BY:_____(SEAL)
(Printed Name)	Manager/Member

(Use the following form for signatures by an INDIVIDUAL):

_____(SEAL)

_____
(Printed Name)

_____
WITNESS

_____
(Printed Name)

Subscribed and sworn to before me this 3 day of February, 20__.

_____ _____
Notary Public County

My Commission Expires:

12-28-28

DARIUS D HAITH NOTARY PUBLIC ROCKINGHAM COUNTY, NC My Commission Expires 12-28-28

NOTICE OF AWARD

TO: CONTRACTOR/BIDDER: _____

ADDRESS: _____

_____

FROM: Town of Holly Springs
PO Box 8
Holly Springs, NC 27540

OWNER: Town of HOLLY SPRINGS
Department of Utilities and Infrastructure
HOLLY SPRINGS, North Carolina

PROJECT:

Middle Creek Stream Stabilization – Holly Springs, NC
Project No. 23-003

You are hereby notified that the Owner has considered the Bid Proposal submitted by you for the above-described project in response to its Notice to Bidders dated _____.

It appears that it is to the best interest of said Owner to accept your Bid Proposal in the amount of: _____ Dollars _____. You are therefore hereby notified that your Bid Proposal has been accepted for _____.

The Bidder is required by as a condition of its Award of the Contract to execute and deliver the formal Contract with the Owner and to furnish the required Bidder's Performance and Payment Bonds within fifteen (15) days from the date of the delivery of this Notice to you.

If you fail to execute said Contract and to furnish said Bonds within fifteen (15) days from the date of delivery of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid Proposal as abandoned and to award the work covered by your Bid Proposal to another bidder, or to readvertise the work or otherwise dispose thereof as the Owner may see fit.

Dated this ___day of _____, 20__.

Town of HOLLY SPRINGS, North Carolina

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above Notice of Award is hereby acknowledged this _____day of _____, 20_____.

_____
Bidder

By: _____

Title: _____

- END OF SECTION 00300 -

SECTION 00500

AGREEMENT (CONTRACT)

INSTRUCTIONS TO CONTRACTORS AND REQUIREMENTS AS TO FORM FOR TOWN OF HOLLY SPRINGS, NC AGREEMENTS

DO NOT REMOVE FROM AGREEMENT

Please observe the following in executing the attached Agreement:

1. The Owner may contract with four types of legal entities.

   (a) If the Agreement is with an individual, that individual should sign the Agreement exactly as his/her name is set out. If the Agreement is with an individually-owned business, the Agreement should be with the individual owner, and not the named business.

   (b) Execution on behalf of a corporation should be by the president or a vice president, attested by the corporate secretary, with the corporate seal affixed. An official other than president or vice president should attach documentation of his/her authority to execute and bind the corporation.

   (c) If the Agreement is with a partnership, all general partners of the partnership should execute the Agreement unless an authorized partner is designated to execute, in which case documentation of such authorization should be attached.

   (d) If the Agreement is with a limited liability company, all managers of the limited liability company should execute the Agreement. If the limited liability company is member-managed, all members should sign the Agreement. If only certain manager(s) or member(s) of the limited liability company are authorized to execute the Agreement, documentation of such authorization should be attached.

2. After signing the Agreement, the appropriate notary's acknowledgement, in the individual, corporate or partnership form should be completed.

3. The Performance Bond and Payment Bond should be attached to the Agreement package. They should be signed by the Contractor, and its signature should be acknowledged with the appropriate acknowledgement form. Next, the Bonds, in approved form, must be signed by the authorized agent of the Surety Company issuing the Bonds, and an executed Power of Attorney document authorizing the agent to sign must accompany the Bond Documents.

4. The Agreement and Bonds should not be dated, except by the last person executing the Agreement, normally the Town Clerk.

5. The Bid Form and all other documents submitted with the Bid shall be included with the Agreement.

6. Bid Proposal: Complete the Acceptance of Notice section on the last page of this document.

7. Page 00500-3: Fill in the Contractor name and address.

8. Pages 00500-6 through 00500-9: Choose the appropriate signature page and complete it in its entirety.

9. Pages 00500-10 through 00500-15: Complete in their entirety.

10. Page 00500-17: Certificate of Insurance. The General Conditions of the Contract, as modified by the Supplementary Conditions and the Special Conditions, require the Certificate of Insurance to include the Indemnification Agreement on the reverse side of the Certificate. All parties required to be named as additional insured parties by the Contract Documents in connection with the attached Agreement shall be named on the Certificate of Insurance for each policy.

11. Most Certificates of Insurance state under the cancellation clause that "the issuing company will endeavor to mail 30 days written notice to the ..." and "but failure to mail such notice shall impose no obligation or liability of any kind upon the Company, its agents or representatives". If your certificate states this, the words "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the Company, its agents or representatives" must be stricken in order to comply with the Contract Documents.

12. Four copies of the Agreement are sent to the Contractor. The original and duplicates should be signed and returned to the Engineer or Architect for signature by the Owner, after which one duplicate will be returned to the Contractor and one copy will be sent to the Contractor's Bonding Company(ies).

13. Failure to fully complete all four sets of the Agreement will cause delays in the approval by the Owner and therefore delay the issuance of the Notice to Proceed.

AGREEMENT

This Agreement (the "Agreement") is made this ___ day of_____, in the year 20___, by and between the Town of Holly Springs, North Carolina, (the "Owner") and _____ of _____, (the "Contractor").

WITNESSETH

THAT, WHEREAS, an Award of Contract (the "Award") for:

Middle Creek Stream Stabilization – Holly Springs, NC
Project No.23-003

as prepared by Kris Bass Engineering, (hereinafter called "Engineer's Consultant"), has recently been awarded to the Contractor by the Owner.

AND WHEREAS, the work to be performed by the Contractor or its subcontractors, and the labor, materials, equipment, apparatus, and supplies to be provided in connection therewith (collectively, the "Work") is more particularly described in the Proposal (the "Proposal") attached hereto.

AND WHEREAS, the aggregate cost of the Work (referred to as either the "Contract Price" or the "Contract Sum") and the individual prices and rates of the various components of the Work that together comprise the Contract Price, are more particularly described in the Proposal.

AND WHEREAS, it was one of the conditions of said Award that a formal contract should be executed by and between the Owner and the Contractor, evidencing the terms of said Award.

NOW THEREFORE, THIS AGREEMENT FURTHER WITNESSETH THAT the Owner and the Contractor represent, warrant, covenant and agree as follows:

It is agreed and understood that the terms and conditions of the following documentation of are a part of and parcel to this Agreement to the same extent as if incorporated herein in full:

> Project Manual for Project No.23-003 Middle Creek Stream Stabilization;: Standard General Conditions of the Construction Contract (EJCDC Document No. 1910-8. 1996 edition), as amended, revised. and supplemented by the Supplementary Conditions (the "Supplementary Conditions") and the Special Conditions (the "Special Conditions") thereto (as so amended, revised and supplemented, the "General Conditions") or 2012 NCDOT Standard Specifications for Roads and Structures.

The Contractor hereby covenants and agrees with the Owner that it will, for a sum equal to the Contract Price, well and faithfully perform, provide and execute the Work in accordance with each and every one of the conditions. covenants, stipulations, terms and provisions contained in the Notice to Bidders/Invitation to Bid. the Instructions to Bidders, the Proposal, the Plans, the Specifications, the General Conditions and the Contract Documents (as that term is defined in the General Conditions). all of which are a part of and parcel to this Agreement to the same extent as if incorporated herein in full.
And the Owner does hereby covenant and agree with the Contractor that it will pay to the Contractor, when due and payable under the terms of the Contract Documents and the Award, the Contract Price, and

that it will well and faithfully comply with and perform each and every obligation imposed upon it by said Contract Documents and the terms of said Award.

The Contractor shall commence the Work on the commencement date specified in a written order of the Owner (the "Notice to Proceed"). The Work shall be **finally and fully completed in the manner and times described in Table 1 below**, so that it is ready for final payment, as evidenced by the Engineer's or the Architect's written recommendation. In the event that the Work is not completed to the standards and degrees required by the Contract Times, or either of them, liquidated damages shall be assessed against the Contractor for each day of delay as described herein below.

LIQUIDATED DAMAGES

The parties recognize and acknowledge that Owner will suffer financial losses if the Work is not completed as required within the Contract Times. They also recognize and acknowledge that the damages caused by the contractor's delays are difficult to ascertain and that the expense and difficulty to both parties in proving or contesting the amounts of those losses would be substantial. Instead of requiring proof of those amounts, it is agreed that Contractor shall be liable for and shall pay owner the following amounts under owner's damages, and engineering charges, all as liquidated damages, and not as a penalty in the event the Work remains incomplete at the end of the contract time specified in the Notice to Proceed.

The Contractor agrees further that the Owner may retain those amounts indicated below from the amount of Compensation due the Contractor for each day that the work remains incomplete beyond the completion date specified in the Notice to Proceed. Payment by the Owner to the Contractor in lieu of retainage does not constitute a waiver by the Owner. This amount is agreed upon as the proper measure of liquidated damages the Owner will sustain, per day, by the failure of the undersigned to complete the work within the stipulated time, and it is not to be construed, in any sense, as a penalty. The parties agree this is a reasonable amount.

No Contractor shall have a claim against the Owner as a result of a third party's lack of progress or project completion.

Table 1 - Time for Performance

Contract	Number of days	Owner's Damages	Engineering Charges	Total Liquidated Damages
From NTP to Substantial Completion	180 days	$100 */day*	*$100 /day*	$200 */day*
From Substantial Completion to Final Completion	30 days	$100 */day*	*$100 /day*	$200 */day*

Payment of the charges described herein shall not excuse or relieve the Contractor for any other liability under the Contract Documents for delay in the progress schedule of the Work, and all other penalties imposed on the Contractor and remedies available to the Owner under the Contract Documents shall remain in full force and effect.

IN WITNESS WHEREOF, said Contractor and Owner, being duly authorized, have caused these presents to be signed in their names as of the day and year first above written.

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

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: Linda McKinney

Title: Town Clerk

TOWN OF HOLLY SPRINGS,
a North Carolina municipality

By: _____

Name: Randy Harrington

Title: Town Manager

(SEAL)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____ personally came before me this day and acknowledged that he/she is the Town Clerk of the Town of Holly Springs, a North Carolina municipality, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Town Manager, sealed with its seal, and attested by himself/herself as its Town Clerk.

Witness my hand and official seal, this the _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

[OFFICIAL SEAL]

[Contractor's Signature, if individual(s)]

CONTRACTOR:

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20__.

_____
Notary Public

My Commission expires: _____

[OFFICIAL SEAL]

IMPORTANT

NOTE: If Contractor is an individual, his/her signature shall be placed above. The signature of the Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

[OR: Contractor's Signature, if a corporation]

CONTRACTOR:

_____

a _____ corporation

ATTEST:

_____

_____ Secretary

(SEAL)

By:_____

Name: _____

Title: _____ President

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ Secretary of _____, a _____ corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

Witness my hand and official seal, this the _____ day of _____, 20__.

_____

Notary Public

My Commission Expires: _____

[OFFICIAL SEAL]

IMPORTANT

NOTE: If the Contractor is a Corporation, the legal name of the Corporation shall be set forth above, together with the signature of the officer or officers authorized to sign Contracts on behalf of the Corporation. If the signature is by an agent other than an authorized officer of the Corporation, a Resolution must be attached hereto. The signature of the Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

[OR: Contractor's Signature, if a partnership]

CONTRACTOR:

_____,
a [general/limited] partnership (SEAL)

By:_____(SEAL)
Name: _____
Title: General Partner

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____, General Partner of _____, a _____ [general/limited] partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed and as the act and deed of the partnership.

Witness my hand and official seal, this the _____ day of _____, 20__.

_____
Notary Public

My Commission Expires: _____

[OFFICIAL SEAL]

IMPORTANT

NOTE: If Contractor is a partnership, the true name of the firm shall be set forth above, together with the signatures of all the general partners. If the signature is by an agent other than a general partner, a Resolution must be attached hereto. The signature of the Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

[OR: Contractor's Signature, if a limited liability company]

. CONTRACTOR:

_____,
a limited liability company (SEAL)

By:_____(SEAL)
Name: _____
Title: Member/Manager

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____ a [Member/Manager] of _____, a _____ limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed and as the act and deed of the company.

Witness my hand and official seal, this the _____ day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

[OFFICIAL SEAL]

IMPORTANT

NOTE: If Contractor is a limited liability company, the true name of the firm shall be set forth above, together with the signatures of all the managers. If the signature is by an agent other than all of the managers of the limited liability company (or all of the members, if the company is member-managed), a Resolution must be attached hereto. The signature of the Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

PERFORMANCE BOND

This Bond is executed on _____, 20___.

The name of the PRINCIPAL is_____(1)

a _____(2)

The name of the SURETY is _____

_____

The TOWN OF HOLLY SPRINGS, NORTH CAROLINA is the CONTRACTING BODY.

The amount of the Bond is_____

_____Dollars ($_____)

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the above named CONTRACTING BODY, hereinafter called the "Contracting Body", in the penal sum of the amount stated above in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal entered into a certain Agreement with the Contracting Body, dated the ____day of _____, 20___ for work described by Plans and Specifications prepared by Town of Holly Springs, herein called and referred to as the "Engineers", a copy of said Agreement is hereto attached and made a part hereof for the construction of:

Middle Creek Stream Stabilization – Holly Springs, NC as described by a document entitled Project Manual for Middle Creek Stream Stabilization, Project No. 23-003, dated December 3, 2025 by the Town of Holly Springs

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said Agreement during the original term of said Agreement and any extensions thereof that may be granted by the Contracting Body, with or without notice to the Surety, and during the life of any guaranty required under the Agreement, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said Agreement that may hereafter be made, notice of which modifications to the SURETY being hereby waived, then, this obligation is to be void; otherwise it shall remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

ATTEST:

_____	_____
(Principal) Secretary	Principal
(SEAL)	
	By:_____(3)
	_____
	(Address)
_____	
Witness as to Principal	
_____	
(Address)	
	_____
	Surety
	By:_____(4)
	(Name)
ATTEST:	_____
	(Address)
By:_____	_____
[N.C. Resident Agent]	(Phone Number)
(SEAL)	
_____	
Witness as to Surety	
_____	
(Address)	

NOTE: Date of Bond must not be prior to date of Agreement.

(1) Insert the correct name of Contractor.

(2) Insert whether the Contractor is a corporation, a partnership, a limited liability company or an individual.

(3) If Contractor is a partnership, all general partners should execute the Bond. If Contractor is a limited liability company, all managers (or all members, if the company is member-managed) should execute the Bond .

(4) Provide contact name, address and phone number for performance bond surety.

PAYMENT BOND

This Bond is executed on _____, 20__.

The name of the PRINCIPAL is _____(1)

a _____(2)

The name of the SURETY is _____

_____

The TOWN OF HOLLY SPRINGS, NORTH CAROLINA is the CONTRACTING BODY.

The amount of the Bond is _____
_____Dollars ($_____)

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the above named CONTRACTING BODY, hereinafter called the "Contracting Body", in the penal sum of the amount stated above in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal entered into a certain Agreement with the Contracting Body, dated the ____day of _____, 20___ for work described by Plans and Specifications prepared by Town of Holly Springs, herein called and referred to as the "Engineers", a copy of said Agreement is hereto attached and made a part hereof for the construction of:

Middle Creek Stream Stabilization – Holly Springs, NC as described by a document entitled Project Manual for Middle Creek Stream Stabilization, Project No. 23-003, dated December 3, 2025 by the Town of Holly Springs

NOW THEREFORE, if the Principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said Agreement, and any and all duly authorized modifications of said Agreement that may hereafter be made, notice of which modifications to the SURETY being hereby waived, then this obligation is to be void; otherwise it shall remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

ATTEST:

_____	_____
(Principal) Secretary	Principal
(SEAL)	
	By:_____(3)
	_____
	(Address)
_____	
Witness as to Principal	
_____	
(Address)	
	_____
	Surety
	By:_____(4)
	(Name)
ATTEST:	_____
	(Address)
By:_____	_____
[N.C. Resident Agent]	(Phone Number)
(SEAL)	
_____	
Witness as to Surety	
_____	
(Address)	

NOTE: Date of Bond must not be prior to date of Agreement.

(1) Insert the correct name of the Contractor.
(2) Insert whether the Contractor is a corporation, a partnership, a limited liability company or an individual.
(3) If Contractor is a partnership, all general partners should execute the Bond. If Contractor is a limited liability company, all managers (or all members, if the company is member-managed) should execute the Bond.
(4) Provide contact name, address and phone number for payment bond surety.

NOTICE TO PROCEED

TO: CONTRACTOR: _____

ADDRESS: _____

_____

FROM: Kendra D. Parrish, PE, CFM
Executive Director of Utilities & Infrastructure

OWNER: Town of Holly Springs
P.O. Box 8
128 S. Main St.
Holly Springs, North Carolina 27540

PROJECT: Middle Creek Stream Stabilization – Holly Springs, NC
PROJECT NO.: 23-003

CONTRACT PRICE/SUM: $_____

You are hereby notified to commence Work on the referenced project on or before _____, 20__ (the "Commencement Date"), and are to finally and fully complete the Work within ____180____ **CONSECUTIVE CALENDAR DAYS** of the Commencement Date. Your Contract final completion date is therefore _____, 20___.

The Agreement provides for assessment of liquidated damages for each consecutive calendar day after the above established completion date that the Work remains incomplete to the standard and degree required.

ENGINEER/ARCHITECT:

_____

By: _____
Name: _____
Title: _____

Date: _____

- END OF SECTION 00500 -

CERTIFICATE OF INSURANCE

(Attach)

[See the General Conditions for specific requirements.]

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/3/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 110 Franklin Road SE Suite 1100 Roanoke VA 24011	**CONTACT NAME:** Samantha Cox **PHONE (A/C, No, Ext):** 540-982-3511 **FAX (A/C, No):** 540-777-1574 **E-MAIL ADDRESS:** RoanokeService@marshmma.com
INSURED Backwater Environmental Division of Osborne Company of NC, Inc. P O Box 1107 Eden NC 27289-1107	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : Selective Insurance Company of America — 12572 INSURER B : Selective Insurance Company of SC — 19259 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 943383619 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			S2259410	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X 1,000						MED EXP (Any one person)	$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	POLICY PRO-JECT LOC						GENERAL AGGREGATE	$ 3,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 3,000,000
								$
A	AUTOMOBILE LIABILITY			S2259410	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			S2259410	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC9041115	7/1/2025	7/1/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Holly Springs
128 South Main St
Holly Springs NC 27540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Karen Walker

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RESOLUTION OF CONTRACTOR'S PARTNERS, MANAGERS OR MEMBERS

(Attach if necessary)

Middle Creek Stream Stabilization Proj. # 23-003 AFFIDAVIT

(To be attached to all Agreements)

STATE OF Virginia)
) SS
COUNTY OF City of Roanoke)

Elizabeth A. Dyer being first duly sworn on oath deposes and says that s/he is Attorney-In-Fact (attorney-in-fact or agent) of Employers Casual Mutual Company (bonding company) surety on the attached Agreement on Town of Holly Springs, NC Middle Creek Stream Stabilization executed by The Osborne Company, Inc. dba Backwater Environmental (Contractor).

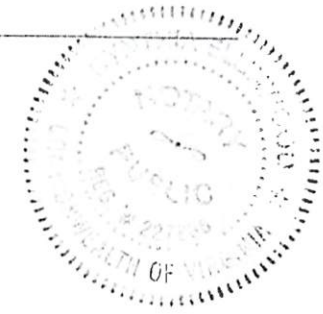
Affiant further deposes and says that no officer, official or employee of the Owner has any interest directly or indirectly, or is receiving any premium, commission fee or other thing of value on account of the same or furnishing of the Bond, undertaking or Contract of Indemnity, Guaranty, Suretyship in connection with the above mentioned Agreement.

Signed Elizabeth A. Dyer
Elizabeth A. Dyer

Subscribed and sworn to before me this 4th day of February, 2026.
Cynthia Elinwood

(Notary Public, Cynthia Elinwood County, City of Roanoke)

My Commission Expires October 31, 2029



ATTACHMENT A

SECTION 00510
ITEMIZED BID PROPOSAL

UNIT PRICES:

A unit price is an amount stated in the Construction Agreement as a price per unit of measurement for materials or service an shall be added to or deducted from the contract Sum by Change order in the event that a specific material and/or service provided by the Contractor is increased or decreased from the Estimated Quantity Bid in the Construction Agreement.

Unit prices are complete for labor, equipment, material, overhead and profit. Base Bid and Alternate Bid (if the Alternate Bid is Accepted) includes the quantity of each item to be furnished complete according to the work shown on the plans and specifications and as estimated herein, inclusive of all appurtenances, as shown and specified. Any unused amount will be credited to the Owner by change order at the end of the project. Likewise, any item installed and accepted by the Owner that exceed the Contract Quantity estimated for that particular Bid item will be paid to the Contractor by Change Order at the Progress Payment that follows approval of the installation of the additional work items.

Middle Creek Stream Restoration

Description	Specification Section	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization/ Demobilization (Max 10%)	SP-1 1.0	1	LS	$ 8,307.20	$ 8,307.20
Clearing and Grubbing	SP-1 2.0	0.9	AC	$ 10,057.46	$ 9,051.71
Control of Water	SP-2 6.0	1	LS	$ 12,720.11	$ 12,720.11
Erosion Control	SP-2 1.0	1	LS	$ 9,703.19	$ 9,703.19
12"-18" Tree Removal	SP-1 2.0	16	EA	$ 942.89	$ 15,086.24
18"-24" Tree Removal	SP-1 2.0	6	EA	$ 1,047.65	$ 6,285.90
24"+ Tree Removal	SP-1 2.0	1	EA	$ 2,514.37	$ 2,514.37
Excavation	SP-3 1.0	640	CY	$ 47.17	$ 30,169.60
Fill	SP-3 1.0	1,150	CY	$ 43.73	$ 50,289.50
#57 Stone	SP-4 2.0	53	TN	$ 40.46	$ 2,144.38
Surge Stone	SP-4 2.0	40	TN	$ 43.61	$ 1,744.40
Class A Stone	SP-4 2.0	78	TN	$ 51.82	$ 4,041.96
Class B Stone	SP-4 2.0	78	TN	$ 51.82	$ 4,041.96
Class 1 Stone	SP-4 2.0	78	TN	$ 61.26	$ 4,778.28

Small Boulders	SP-4 2.0	42	TN	$ 63.13	$ 2,651.46
Large Boulders	SP-4 2.0	330	TN	$ 63.13	$ 20,832.90
In-Stream Structures					
Reinforced Riffles	SP-5 1.0	1	EA	$ 8,480.59	$ 8,480.59
Boulder Cross Vanes	SP-5 1.0	1	EA	$ 16,307.29	$ 16,307.29
Boulder Single Arm Vanes	SP-5 1.0	4	EA	$ 4,165.06	$ 16,660.24
Log Sills	SP-5 1.0	3	EA	$ 5,101.43	$ 15,304.29
Geolifts	SP-5 1.0	45	SY	$ 362.92	$ 16,331.40
Boulder Cascades	SP-5 1.0	275	SF	$ 123.30	$ 33,907.50
Boulder Walls	SP-5 1.0	284	LF	$ 250.52	$ 71,147.68
Coir Matting	SP-2 4.0	1,560	SY	$ 4.57	$7,129.20
Filter Fabric	SP-2 3.0	530	SY	$ 2.04	$1,081.20
Live Stakes	SP-6 4.0	180	EA	$ 6.20	$1,116.00
Wetland Plugs	SP-6 2.0	900	EA	$ 8.56	$7,704.00
Bare Root Trees	SP-6 3.0	40	EA	$ 10.33	$ 413.20
Riparian Seed Mix	SP-2 5.0	0.17	AC	$ 1,858.50	$ 315.95
Temporary/ Permanent Seeding And Mulching	SP-2 5.0	0.76	AC	$ 767.00	$ 582.92
Concrete Diverter Block	SP-7 1.0	4	CF	$ 45.59	$ 182.36
Construction Surveying and As-builts	ADDENDUM 1	1	LS	$ 14,750.00	$ 14,750.00
					$395,776.97

The Osborne Company of NC Inc DBA Backwater Environmental

By: Robert Osborne
(Signature)

NAME OF SIGNER: Robert Osborne
(Please Print or Type)

TITLE OF SIGNER: President
(Please Print or Type)

DATE: 2/4/26

- END OF SECTION 00510 -

Identification of Minority Business Participation

I. The Osborne Company of NC Inc PBA Backwater Environ.
(Name of Bidder)

do hereby certify that on this project, we will use the following minority business enterprises as construction subcontractors, vendors, suppliers or providers of professional services.

Firm Name, Address and Phone #	Work Type	*Minority Category
NehrenZ Enterprises 7001 Cedric Drive, Raleigh NC 27603	Hauling & Stone/dirt	HUB, MBE, SBE, DBE, WBE

*Minority categories: Black, African American (B), Hispanic (R), Asian American (A), American Indian (I), Female (F), Socially and Economically Disadvantaged (D)

The total value of minority business contracting will be ($) $45,778.86



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Consent Agenda
Title: Voluntary Annexation A25-02 3313 Avent Ferry Rd. Village at Harris Lake (formerly Ragan) - Determination of Sufficiency
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 26-16 directing the Town Clerk to investigate the sufficiency of annexation petition A25-02, and setting the public hearing for April 21, 2026.

Explanation:

- The Town has received a petition for voluntary annexation of 56.91 +/- acres.
- The property is located at 3313 Avent Ferry Road and is owned by Agarwal Family III, LLC.
- The parcel is in the Town's Extraterritorial Jurisdiction (ETJ) and not contiguous with the Town Limits.
- Staff requested feedback from all departments. The Fire Department noted distance from existing fire stations may result in longer response times until the future Rex Road Fire Station is built. Of note, fire service calls are typically dispatched to the nearest fire station, regardless of whether that station belongs to a municipality, supported by mutual aid. No other department expressed concerns.
- The parcel is being annexed following the approval of the master subdivision plan (MAS) for Village at Harris Lake, formerly known as Ragan.
- The applicant will be extending Town utilities along with the development of the MAS. Connection to Town utilities requires annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."
- An annexation petition is deemed sufficient if it includes an adequate property description, is signed by all owners and includes their correct addresses, is contiguous with town limits or meets the requirements for a non-contiguous annexation, and is consistent with the annexation agreements between Holly Springs and Apex, Cary, and Fuquay-Varina.
- Annexation requires a two-step process with the first action being a determination of sufficiency, and a second action being the public hearing.
- On August 19, 2025, the Town Council denied a major subdivision plan for Greenhawk

Corporation, Inc / AF-Ragan, LLC for a 279-dwelling-unit subdivision (Village at Harris Lake).

- The Developer filed a Writ of Certiorari with Wake County Superior Court, alleging that the findings of fact relied on by the Town Council in denying the plan were not properly in the record.
- The Town Council approved a Consent Order to resolve the Writ of Certiorari that had the effect of approving the subdivision/development plan as submitted.
- A25-02 was withdrawn on August 18, 2025 due to the project's initial denial. This Determination of Sufficiency restarts the annexation process.

Funding Source(s):

N/A

Attachment(s):

1. A25-02 map
2. A25-02 Resolution of Sufficiency

Annexation Information

Annexation Number

A25-02

Total Acres

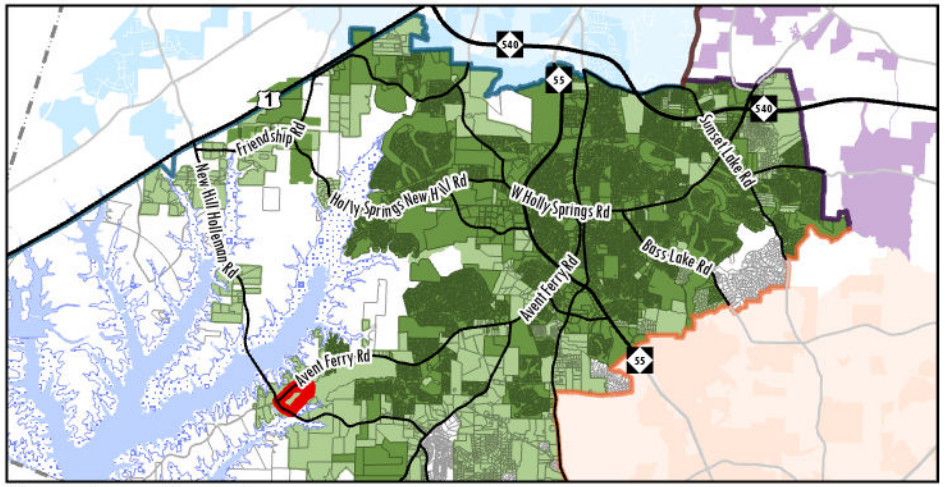
56.91 | Deed Acres

Property Address

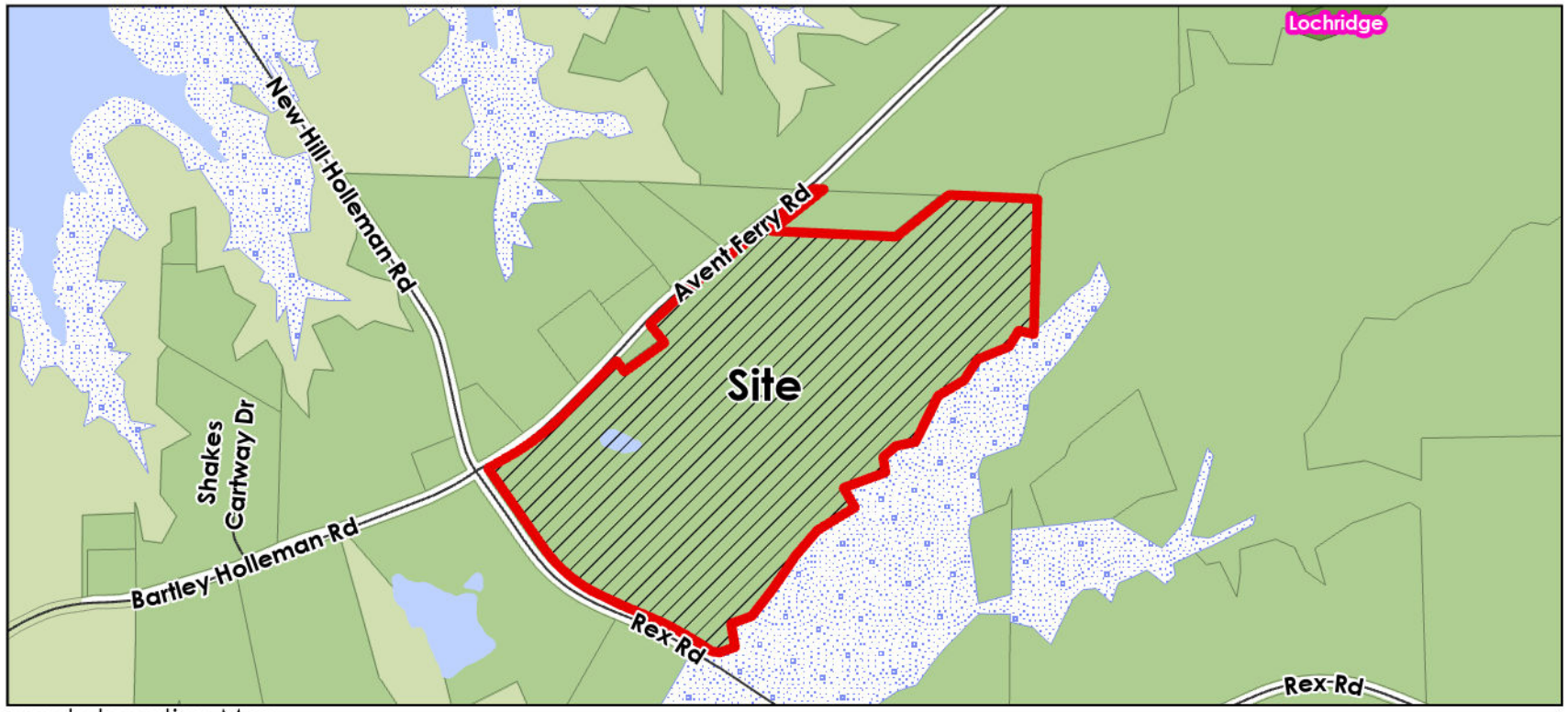
3313 Avent Ferry Rd

Contiguous to Town Limits

☐ Yes ■ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 26-16
Date Adopted: March 17, 2026
Annexation No.: A25-02

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

BEGINNING AT AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF AVENT FERRY ROAD, THE COMMON CORNER OF LOT 20 AND ALAN JONES AS SHOWN ON BOOK OF MAPS 2007, PAGE 1129 OF THE WAKE COUNTY REGISTRY, THE POINT OF BEGINNING; THENCE SOUTH 51°32'28" WEST A DISTANCE OF 294.99 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY AND WITH THE COMMON LINE OF SAID LOT 20, SOUTH 87°24'12" EAST A DISTANCE OF 550.00 FEET TO AN IRON PIPE; THENCE NORTH 51°30'34" EAST A DISTANCE OF 295.08 FEET TO A REBAR ON THE COMMON LINE OF ALAN JONES; THENCE WITH SAID COMMON LINE SOUTH 87°25'33" EAST A DISTANCE OF 389.22 FEET TO AN IRON PIPE, THE COMMON CORNER OF DUKE ENERGY PROGRESS AND DESCRIBED AS TRACT TWO ON DEED BOOK 2124, PAGE 315 AND SHOWN AS TRACT 47 ON A MAP ENTITLED SHEARON HARRIS NUCLEAR POWER PLANT RESERVOIR SITE; THENCE WITH SAID COMMON LINE SOUTH 01°27'41" WEST A DISTANCE OF 594.84 FEET TO AN IRON PIPE, THE COMMON CORNER OF DUKE ENERGY PROGRESS AS DESCRIBED ON DEED BOOK 2564, PAGE 311 AND SHOWN AS TRACT 204 ON THE AFORE SAID MAP; THENCE WITH SAID COMMON LINE NORTH 77°22'53" WEST A DISTANCE OF 4.16 FEET TO AN IRON PIPE; THENCE NORTH 76°32'22" WEST A DISTANCE OF 64.14 FEET TO AN IRON PIPE; THENCE SOUTH 31°16'45" WEST A DISTANCE OF 82.94 FEET TO AN IRON PIPE; THENCE SOUTH 68°02'38" WEST A DISTANCE OF 147.75 FEET TO AN IRON PIPE; THENCE SOUTH 33°22'26" WEST A DISTANCE OF 111.43 FEET TO AN IRON PIPE; THENCE SOUTH 59°10'05" WEST A DISTANCE OF 132.04 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 26°06'48" WEST A DISTANCE OF 225.30 FEET TO A POINT; THENCE SOUTH 77°59'00" WEST A DISTANCE OF 87.30 FEET TO AN IRON PIPE; THENCE SOUTH 49°10'38"

WEST A DISTANCE OF 74.67 FEET TO AN IRON PIPE; THENCE SOUTH 08°04'00" EAST A DISTANCE OF 68.06 FEET TO AN IRON PIPE; THENCE SOUTH 69°49'17" WEST A DISTANCE OF 195.75 FEET TO AN IRON PIPE; THENCE SOUTH 29°58'32" EAST A DISTANCE OF 99.59 FEET TO AN IRON PIPE; THENCE SOUTH 58°39'11" WEST A DISTANCE OF 193.22 FEET TO AN IRON PIPE; THENCE SOUTH 40°38'59" WEST A DISTANCE OF 146.27 FEET TO AN IRON PIPE; THENCE SOUTH 34°16'55" WEST A DISTANCE OF 170.74 FEET TO AN IRON PIPE; THENCE SOUTH 37°42'05" WEST A DISTANCE OF 158.35 FEET TO AN IRON PIPE; THENCE SOUTH 70°08'00" WEST A DISTANCE OF 96.90 FEET TO AN IRON PIPE; THENCE SOUTH 09°28'20" EAST A DISTANCE OF 104.64 FEET TO AN IRON PIPE; THENCE SOUTH 70°41'23" WEST A DISTANCE OF 71.34 FEET TO AN IRON PIPE; THENCE NORTH 81°40'13" WEST A DISTANCE OF 34.96 FEET TO A REBAR ON THE NORTHERN RIGHT OF WAY OF REX ROAD; THENCE WITH SAID RIGHT OF WAY NORTH 56°27'18" WEST A DISTANCE OF 26.61 FEET TO A REBAR; THENCE A CURVE TO THE LEFT, A RADIUS OF 1,605.53 FEET, AN ARC LENGTH OF 244.23 FEET, A CHORD BEARING OF NORTH 60°36'48" WEST, A CHORD LENGTH OF 243.99 FEET TO A REBAR; THENCE NORTH 66°56'55" WEST A DISTANCE OF 188.16 FEET TO A REBAR; THENCE A CURVE TO THE RIGHT, A RADIUS OF 1,185.34 FEET, AN ARC LENGTH OF 134.05 FEET, A CHORD BEARING OF NORTH 64°09'11" WEST, A CHORD LENGTH OF 133.98 FEET TO A REBAR; THENCE A CURVE TO THE RIGHT, A RADIUS OF 627.06 FEET, AN ARC LENGTH OF 277.36 FEET, A CHORD BEARING OF NORTH 48°31'08" WEST, A CHORD LENGTH OF 275.11 FEET TO A REBAR; THENCE NORTH 34°58'35" WEST A DISTANCE OF 433.97 FEET TO A POINT IN THE CENTER OF AVENT FERRY ROAD; THENCE WITH SAID ROAD NORTH 60°02'01" EAST A DISTANCE OF 139.97 FEET TO A POINT; THENCE A CURVE TO THE LEFT, A RADIUS OF 1,012.87 FEET, AN ARC LENGTH OF 190.96 FEET, A CHORD BEARING OF NORTH 53°37'52" EAST, A CHORD LENGTH OF 190.68 FEET TO A POINT; THENCE NORTH 47°28'59" EAST A DISTANCE OF 76.25 FEET TO A PARKER-KAYLON NAIL; THENCE A CURVE TO THE LEFT, A RADIUS OF 5,466.95 FEET, AN ARC LENGTH OF 333.13 FEET, A CHORD BEARING OF NORTH 44°29'31" EAST, A CHORD LENGTH OF 333.08 FEET TO A PARKER-KAYLON NAIL, THE SOUTHERN CORNER OF TRACT 1, AS SHOWN ON BOOK OF MAPS 1999, PAGE 116; THENCE WITH SAID COMMON LINE SOUTH 36°51'22" EAST A DISTANCE OF 58.70 FEET TO AN IRON PIPE; THENCE NORTH 54°15'35" EAST A DISTANCE OF 217.00 FEET TO AN IRON PIPE; THENCE NORTH 38°30'24" WEST A DISTANCE OF 104.00 FEET TO A POINT IN THE CENTER OF AVENT FERRY ROAD; THENCE WITH SAID ROAD, A CURVE TO THE RIGHT, A RADIUS OF 1,959.04 FEET, AN ARC LENGTH OF 216.00 FEET, A CHORD BEARING OF NORTH 47°07'13" EAST, A CHORD LENGTH OF 215.89 FEET TO A POINT; THENCE A CURVE TO THE RIGHT, A RADIUS OF 9,257.05 FEET, AN ARC LENGTH OF 214.34 FEET, A CHORD BEARING OF NORTH 51°04'25" EAST, A CHORD LENGTH OF 214.34 FEET TO A POINT; THENCE NORTH 51°36'03" EAST A DISTANCE OF 397.21 FEET TO A PARKER-KAYLON NAIL; THENCE NORTH 50°28'19" EAST A DISTANCE OF 105.48 FEET TO A POINT; THENCE SOUTH 87°22'30" EAST A DISTANCE OF 47.57 FEET TO THE POINT OF BEGINNING; CONTAINING 2,479,017 SQUARE FEET OR 56.91 ACRES.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on

Tuesday, April 21, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of March, 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

Public Hearings
Title: Voluntary Annexation A26-01 Innovate Ave - Determination of Sufficiency
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Adopt Resolution 26-18 directing the Town Clerk to investigate the sufficiency of annexation petition A26-01, and setting the public hearing to April 21, 2026.

Explanation:

- The Town has received a petition for voluntary annexation of 9.772 +/- acres.
- The annexation area is the right-of-way for Innovate Ave and is owned by the Town of Holly Springs.
- The majority of the right-of-way is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits.
- The Town accepted the street from NCDOT by resolution adopted by the Town Council on March 3, 2026.
- The annexation of the right-of-way will subject the right-of-way to all Town ordinances and allow for Town police to have full jurisdiction.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for public hearing on the question of annexation."
- An annexation petition is deemed sufficient if it includes an adequate property description, is signed by all owners and includes their correct addresses, is contiguous with town limits or meets the requirements for a non-contiguous annexation, and is consistent with the annexation agreements between Holly Springs and Apex, Cary, and Fuquay-Varina.
- Staff requested feedback from all departments and no concerns were raised.
- Annexation requires a two-step process with the first action being a determination of sufficiency and a second action being a public hearing.

Funding Source(s):
N/A

Attachment(s):

1. A26-01Map-InnovateAve
2. 26-18 Resolution of Sufficiency for A26-01

Annexation Information

Annexation Number

A26-01

Total Acres

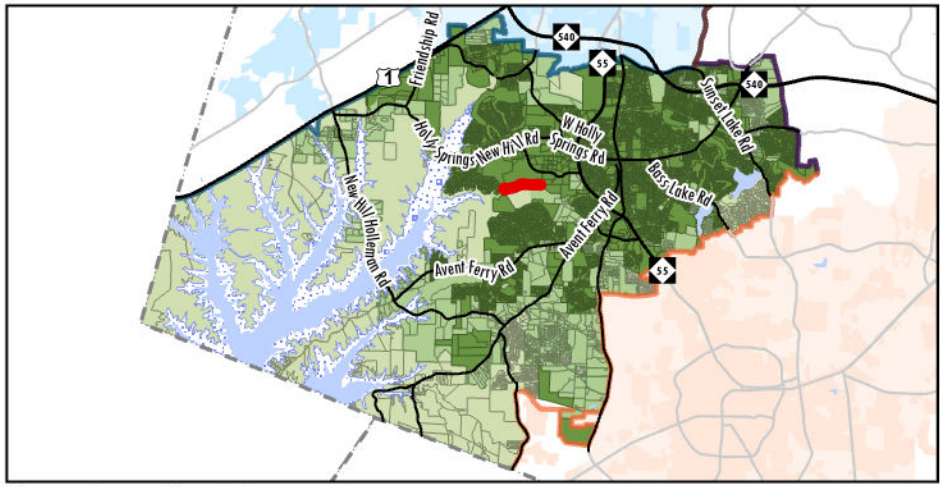
9.772 +/- | Deed Acres

Property Address

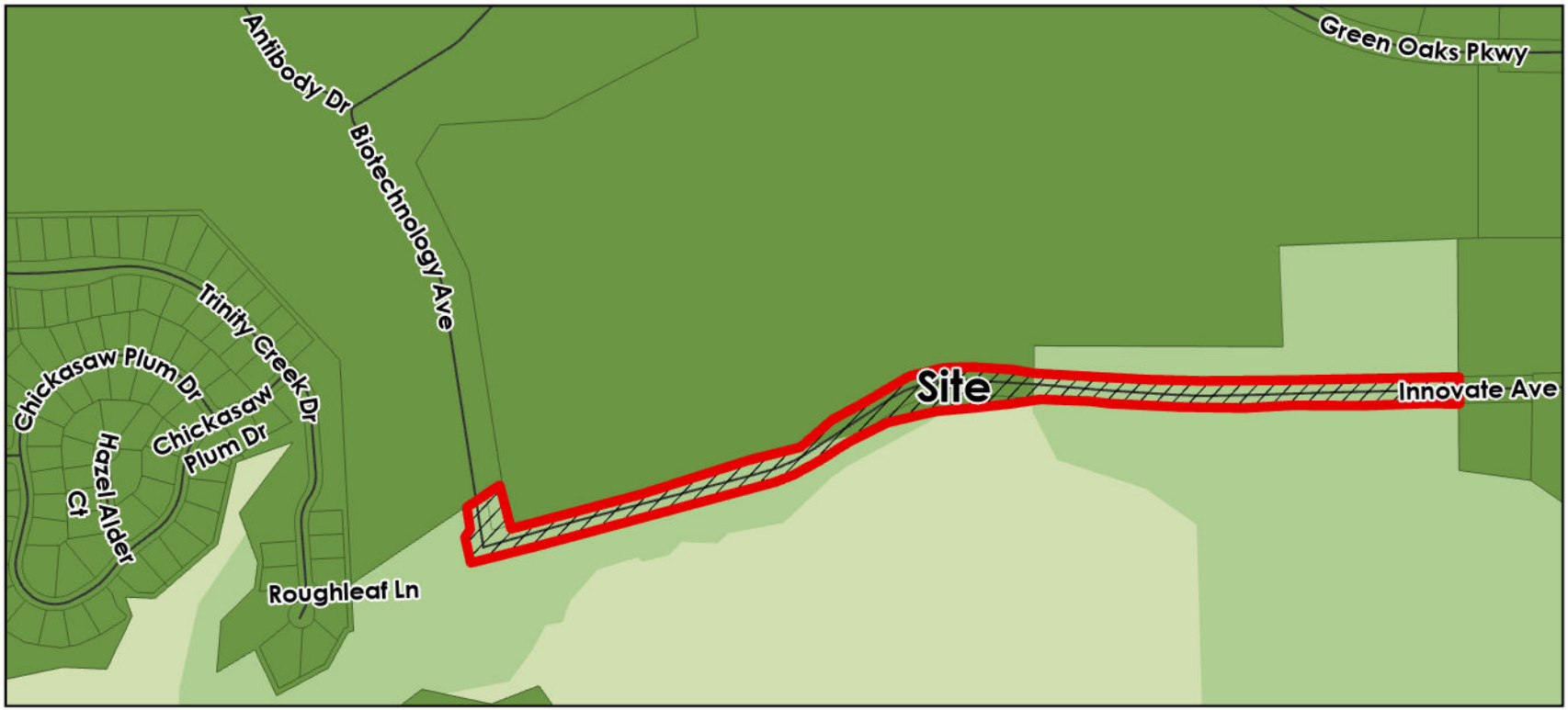
Innovate Ave

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 26-18
Date Adopted: March 17, 2026
Annexation No.: A26-01

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

LYING AND BEING HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEW R/W 1 (In Fee Simple)

BEGINNING AT PROPOSED NCDOT ROW MONUMENT ON THE RIGHT SIDE OF THE ALIGNMENT, 50 FEET NORMAL TO STATION 11+00.00, SAID ROW MONUMENT BEING NORTH 62 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 535.71 FEET FROM AN EXISTNG IRON PIPE, THE POINT OF COMMENCEMENT (HAVNG NORTH CAROLINA STATE PLANE COORDNATES OF NORTHING: 689,985.72' EASTNG: 2,037,238.32')(NAD 83 (NSRS 2011)), SAID ROW MONUMENT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,235.79' EASTING: 2,037,712.12'); THENCE RUNNING FROM THE TRUE POINT OF BEGINNING IN A COUNTERCLOCKWISE DIRECTION NORTH 76^{0}47'14" EAST, A DISTANCE OF 1,167.60 FEET TO A PROPOSED NCDOT MONUMENT; THENCE NORTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 583.00 FEET, A CENTRAL ANGLE OF 18^{0}49'44", AND A CHORD THAT BEARS NORTH 67^{0}22'22" EAST, A CHORD DISTANCE OF 190.73 FEET TO A NCDOT MONUMENT; THENCE NORTH 57^{0}57'30" EAST, A DISTANCE OF 211.91 FEET TO A PONT; THENCE SOUTH 76^{0}48′02" WEST, A DISTANCE OF 1,383.52 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 07^0 17'20" WEST, A DISTANCE OF 0.09 FEET TO A PONT; THENCE SOUTH 76^{0}47'14" WEST, A DISTANCE OF 65.26 FEET TO A PROPOSED NCDOT MONUMENT; THENCE SOUTH 76^{0}47'14" WEST, A DISTANCE OF 107.56 FEET TO A PROPOSED NCDOT MONUMENT; AND THENCE SOUTH 13^{0}12'46" EAST, A DISTANCE OF 100.00 FEET TO PONT OF BEGINNING; CONTAINING 3.219 ACRES (140,238 SQUARE FEET), MORE OR LESS, AND BEING ALL OF "NEW R/W 1" AS THE SAME IS SHOWN AND MORE PARTICULARLY DESCRIBED ON THAT PLAT ENTITLED "RIGHT-OF-WAY AND EASEMENT PLAT ON THE PROPERTY OF DUKE ENERGY PROGRESS, LLC" DATED AUGUST 5, 2025, PREPARED BY SURVEYING AND MAPPING, LLC, AND WHICH IS RECORDED BOOK OF MAPS 2025, PAGE 1582, WAKE COUNTY REGISTRY.

NEW R/W 2 (In Fee Simple)

BEGINNING AT A POINT ON THE LEFT SIDE OF THE ALIGNMENT, 50 FEET NORMAL TO STATION 33+65.24; SAID POINT BEING SOUTH 01 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 99.12 FEET FROM AN EXISTING IRON PIPE, THE POINT OF COMMENCEMENT (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,996.56' EASTING: 2,039,862.22') (NAD 83 (NSRS 2011)), SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,914.48' EASTING: 2,039,859.61'); THENCE RUNNING FROM THE TRUE POINT OF BEGINNING IN A COUNTERCLOCKWISE DIRECTION SOUTH $01^0$49'08" WEST, A DISTANCE OF 100.22 FEET TO A POINT; THENCE SOUTH $84^0$23'18" EAST, A DISTANCE OF 322.66 FEET TO A PROPOSED NCDOT MONUMENT; THENCE SOUTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4,820.00 FEET, A CENTRAL ANGLE OF $05^0$02'07", AND A CHORD THAT BEARS SOUTH $86^0$54'22" EAST, A CHORD DISTANCE OF 423.46 FEET TO A PROPOSED NCDOT MONUMENT; THENCE SOUTH $89^0$25'25" EAST, A DISTANCE OF 857.85 FEET TO A POINT; THENCE NORTH 01^0 14'32" EAST, A DISTANCE OF 100.01 FEET TO A POINT; THENCE NORTH $89^0$25'25" WEST, A DISTANCE OF 859.01 FEET TO A PROPOSED NCDOT MONUMENT; THENCE NORTHWESTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4,720.00 FEET, A CENTRAL ANGLE OF $05^0$02'07", AND A CHORD THAT BEARS NORTH $86^0$54'22" WEST, A CHORD DISTANCE OF 414.68 FEET TO A PROPOSED NCDOT MONUMENT; AND THENCE NORTH $84^0$23'18" WEST, A DISTANCE OF 329.29 FEET TO THE POINT OF BEGINNING; CONTAINING 3.681 ACRES (160,361 SQUARE FEET), MORE OR LESS, AND BEING ALL OF "NEW R/W 2" AS THE SAME IS SHOWN AND MORE PARTICULARLY DESCRIBED ON THAT PLAT ENTITLED "RIGHT-OF-WAY AND EASEMENT PLAT ON THE PROPERTY OF DUKE ENERGY PROGRESS, LLC" DATED AUGUST 5, 2025, PREPARED BY SURVEYING AND MAPPNG, LLC, AND WHICH IS RECORDED IN BOOK OF MAPS 2025, PAGE 1582, WAKE COUNTY REGISTRY.

NEW R/W 3 (In Fee Simple)

BEGINNING AT A POINT ON THE LEFT SIDE OF THE Y-1 ALIGNMENT, 40 FEET NORMAL TO STATION 12+19.34; SAID POINT BENG NORTH 32 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 150.53 FEET FROM AN EXISTNG IRON PIPE, THE PONT OF COMMENCEMENT (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,372.56' EASTING: 2,037,857.52') (NAD 83 (NSRS 2011)), SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,499.00' EASTING: 2,037,775.84'); THENCE RUNNING FROM TRUE PONT OF BEGINNING IN A COUNTERCLOCKWISE DIRECTION SOUTH 57 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 88.38 FEET TO A POINT; THENCE SOUTH 07 DEGREES 18 MINUTES 59 SECONDS EAST A DISTANCE OF 93.09 FEET TO A PONT; THENCE SOUTH 42 DEGREES 28 MINUTES 16 SECONDS WEST A DISTANCE OF 35.34 FEET TO A POINT; THENCE NORTH 76 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 107.56 FEET TO A POINT; AND THENCE NORTH 07 DEGREES 18 MNUTES 59 SECONDS WEST A DISTANCE OF 142.43 FEET TO THE POINT OF BEGINNING; CONTAINNG 0.241 ACRE (10,492 SQUARE FEET), MORE OR LESS, AND BENG ALL OF "NEW R/W 3" AS THE SAME IS SHOWN AND MORE PARTICULARLY DESCRIBED ON THAT PLAT ENTITLED "RIGHT-OF-WAY AND EASEMENT PLAT ON THE PROPERTY OF DUKE ENERGY PROGRESS, LLC" DATED AUGUST 5, 20253 PREPARED BY SURVEYING AND MAPPING, LLC, AND WHICH IS RECORDED IN BOOK OF MAPS 2025, PAGE 1582, WAKE COUNTY REGISTRY.

SEQIRUS R/W 1- PROPOSED NEW ROW:

BEGINNING AT POINT ON THE RIGHT SIDE OF THE ALIGNMENT, 50 FEET NORMAL TO STATION 33+71.85, SAID POINT BEING SOUTH 01 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 199.34 FEET FROM AN

EXISTING IRON PIPE, THE POINT OF COMMENCING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,996.56' EASTING: 2,039,862.22'), SAID POINT OF COMMENCING BEING A PROPERTY CORNER OF A PARCEL CONVEYED TO DUKE ENERGY PROGRESS IN DEED 15289 PAGE 2437, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,797.32' EASTING: 2,039,855.89').
THENCE RUNNING IN A COUNTERCLOCKWISE DIRECTION NORTH 84 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 250.01 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 483.00' A CHORD BEARING OF SOUTH 76 DEGREES 47 MINUTES 06 SECONDS WEST AND A CHORD DISTANCE OF 311.73 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE SOUTH 57 DEGREES 57 MINUTES 30 SECONDS WEST A DISTANCE OF 116.92 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE, SAID POINT BEING SOUTH 76 DEGREES 48 MINUTES 02 SECONDS WEST A DISTANCE OF 275.75 FEET FROM AN EXISTING IRON PIPE; THENCE ALONG THE SOUTHERN PROPERTY LINE SOUTH 76 DEGREES 48 MINUTES 02 SECONDS WEST A DISTANCE OF 1,383.52 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHWESTERN CORNER OF A PROPERTY CONVEYED TO SEQIRUS INC IN DEED 16104 PAGE 1384; THENCE LEAVING THE SOUTHERN PROPERTT' LINE NORTH 13 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 0.09 FEET TO A POINT; THENCE NORTH 76 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 994.79 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 483.00' A CHORD BEARING OF NORTH 67 DEGREES 22 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 158.01 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE NORTH 57 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 328.83 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 583.00' A CHORD BEARING OF NORTH 76 DEGREES 47 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 376.28 FEET TO A PROPOSED NCDOT ROW MONUMENT; THENCE SOUTH 84 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 243.38 FEET TO A POINT; THENCE SOUTH 01 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 100.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 86,618 SQ. FT. OR 1.988 ACRES MORE OR LESS.

SEQIRUS R/W 2- PROPOSED NEW ROW:

BEGINNING AT POINT ON THE RIGHT SIDE OF THE ALIGNMENT, 50 FEET NORMAL TO STATION 49+71.58, SAID POINT BEING SOUTH 01 DEGREES 14 MINUTES 32 SECONDS EAST A DISTANCE OF 622.05 FEET FROM AN EXISTING IRON PIPE, THE POINT OF COMMENCING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 691,356.17' EASTING: 2,041,471.13'), SAID POINT OF COMMENCING BEING THE NORTHWESTERN PROPERTY CORNER OF A PARCEL CONVEYED TO SEQIRUS INC IN DEED 16104 PAGE 1384, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 690,734.28' EASTING: 2,041,457.65'). THENCE RUNNING IN A CLOCKWISE DIRECTION NORTH 01 DEGREES 14 MINUTES 32 SECONDS EAST A DISTANCE OF 100.01 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 281.45 FEET TO A POINT, SAID POINT BEING SOUTH 02 DEGREES 46 MINUTES 46 SECONDS WEST A DISTANCE OF 6.32 FEET FROM AN EXISTING IRON PIPE, SAID IRON PIPE BEING A CORNER OF A PARCEL CONVEYED TO SEQIRUS INC IN DEED 16104 PAGE 1384; THENCE SOUTH 02 DEGREES 46 MINUTES 46 SECONDS WEST A DISTANCE OF 100.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 278.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 28,011 SQ. FT. OR 0.643 ACRES MORE OR LESS.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, April 21, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of March, 2026.

ATTEST:

_____
Michael D. Kondratick, Mayor

_____
Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Consent Agenda
Title: Voluntary Annexation A25-07 Duke Energy Substation - Correction
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Adopt Annexation Ordinance A25-07.01

Explanation:

- The Town Council previously approved a petition for voluntary annexation of 51.36 +/- acres on October 21, 2025.
- The property is located at Deer Path Road and is owned by Duke Progress Energy.
- The parcel was annexed with the rezoning and development plan for the Duke Energy Substation.
- A discrepancy in the total acreage annexed was found in the ordinance adopted by the Town Council. The ordinance incorrectly identified the annexation area as 51.06 acres. The total acreage of the annexed area is 51.36 acres.
- This corrected ordinance, and the associated annexation plat, will correct the error.

Background:

- The property meets all statutory requirements for annexation.

Funding Source(s):
N/A

Attachment(s):
1. A25-07_01 Map
2. A25-07 -Corrected Ordinance
3. A25-07 - Corrected Plat

Annexation Information

Annexation Number

A25-07.01

Total Acres

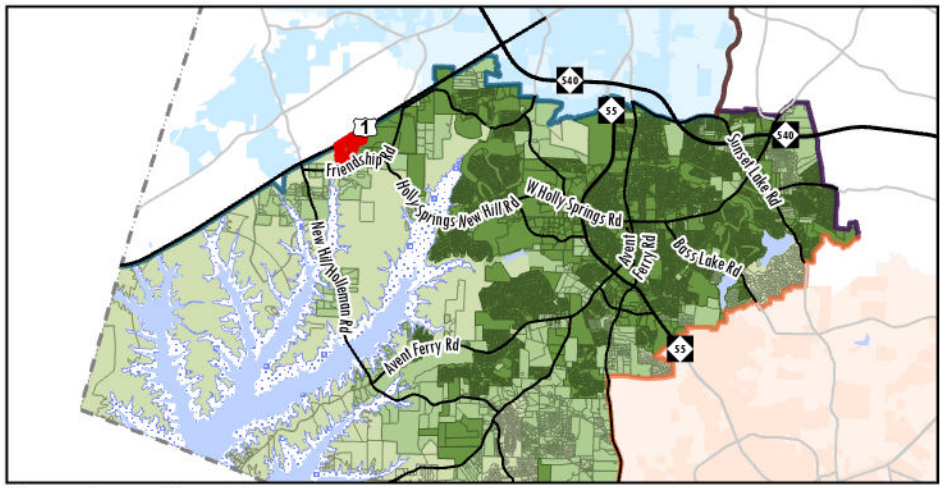
51.36 +/- | Deed Acres

Property Address

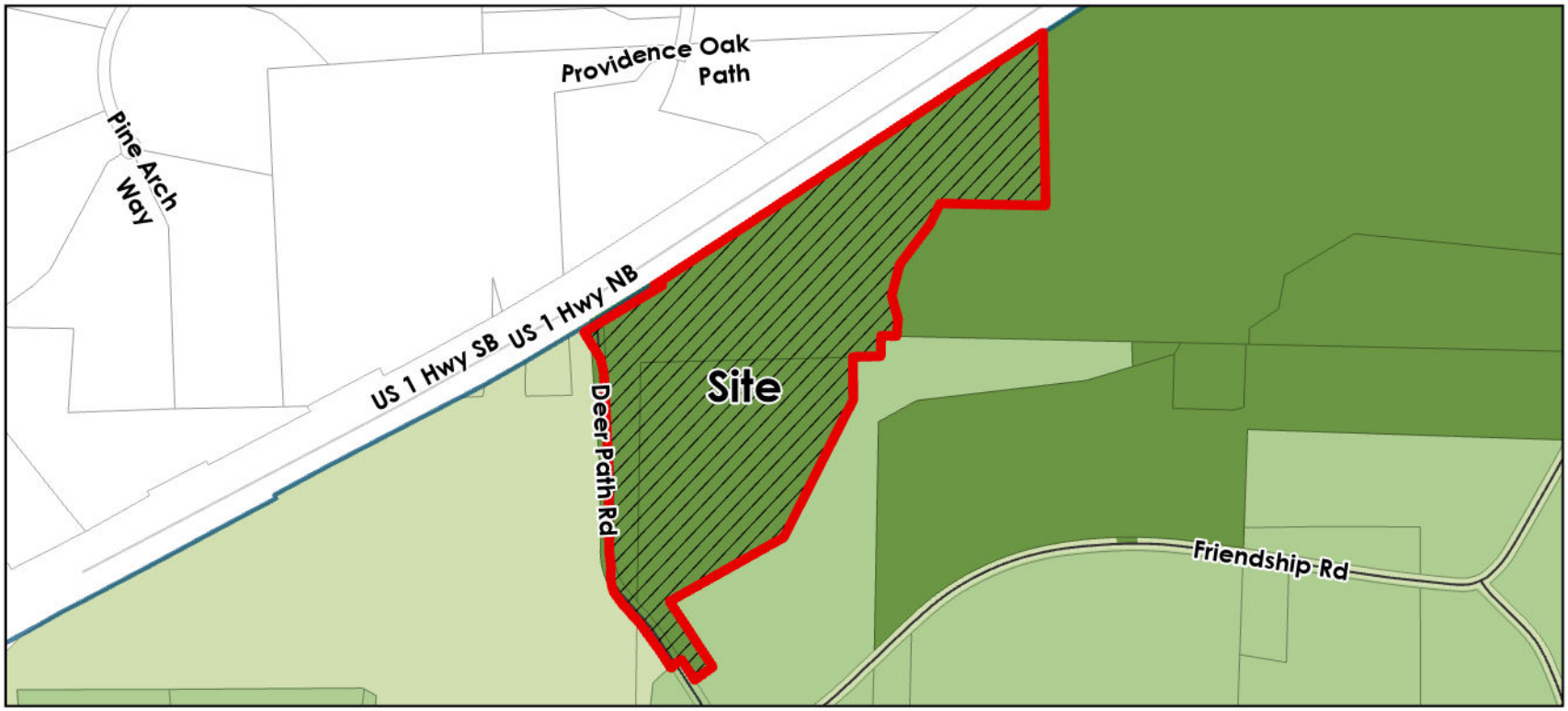
Deer Path Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Annexation Ordinance No.: **A25-07.1**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Amend Annexation Ordinance A25-07

WHEREAS, the Town Council adopted Annexation Ordinance A25-07 on October 21, 2025;

WHEREAS, it was after discovered that the legal description's acreage did not match the plat map and an area needed to be corrected;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 21st day of October, 2025.

The attached Annexation Ordinance A25-07 ("Exhibit A") is hereby amended as shown, to include an area hereby excluded from annexation as described by the underlined text sentences.

Section 2. The effective date of the changes is *nunc pro tunc* to the effective date of the original ordinance, to wit: October 21, 2025.

Adopted this, the 17th day of March, 2026

ATTEST TO:

_____ _____
Linda C. McKinney, Town Clerk Mike Kondratick, Mayor

Exhibit A
Corrected Legal Description

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2025, Page 02042 in the Wake County Register of Deeds office and described as follows:

Commencing from National Geodetic Survey monument, “Chill,” having North Carolina Grid Coordinates (NAD83 2001 datum), Northing: 698,511.61 feet and Easting: 2,020,618.01 feet; thence North 68°16'32" East a ground distance of 3,623.97 feet (a grid distance of 3,623.57 feet) to a control nail set; thence North 47°59'09" East a distance of 310.11 feet to an set rebar on the southern right of way line of U.S. Highway 1, a variable width public right of way as shown on Book of Maps 1996, page 393 in the Wake County Register of Deeds, the point of beginning; thence from the beginning and with the southern right of way line of U.S. Highway 1, North 58°30'30" East a distance of 547.37 feet to an existing concrete monument; thence North 58°36'20" East a distance of 898.44 feet to an existing concrete monument; thence North 58°35'39" East a distance of 635.82 feet to an existing iron pipe, being the northwestern corner of lands now or formerly owned by Amgen, Inc., as shown as Lot 2 on Book of Maps 2021, page 2063; thence leaving the southern right of way line of U.S. Highway 1 and with said common line, South 00°42'41" West a distance of 776.39 feet to an existing iron pipe with cap and tac; thence North 87°12'40" West a distance of 473.20 feet to an existing iron pipe with cap and tac; thence South 27°44'56" West a distance of 104.72 feet to an existing iron pipe; thence South 38°36'22" West a distance of 224.76 feet to an existing iron pipe; thence South 16°17'01" West a distance of 144.16 feet to an existing iron pipe; thence South 13°31'09" East a distance of 109.13 feet to an existing iron pipe; thence South 06°00'45" West a distance of 76.97 feet to an existing iron pipe on the northern line of lands now or formerly owned by Duke Energy Progress, LLC, as shown as Lot 2 on Book of Maps 2021, page 1935; thence with said common line, North 87°01'16" West a distance of 69.57 feet to an existing iron pipe; thence South 02°48'59" West a distance of 92.25 feet to an existing iron pipe; thence North 89°48'52" West a distance of 124.93 feet to a point; thence leaving said common line, and across the lands now or formerly owned by Duke Energy Progress, LLC, as shown as Lot 2 on Book of Maps 2021, page 1935, South 01°09'54" West a distance of 194.30 feet to a point; thence South 29°05'31" West a distance of 148.20 feet to a point; thence South 28°18'09" West a distance of 541.48 feet to a point; thence South 62°18'01" West a distance of 587.47 feet to a point; thence South 31°43'07" East a distance of 351.60 feet to a point; thence South 55°45'11" West a distance of 100.10 feet to a point on the eastern right of way line of Deer Path Road, a 60 foot public right of way as shown on Carolina Power and Light Reference Drawing L-D-2227; thence with the eastern right of way line of Deer Path Road, North 31°26'34" West a distance of 108.27 feet to a point; thence leaving the eastern right of way line of Deer Path Road, South 58°32'03" West a distance of 30.01 feet to an existing iron stake in the center of Deer Path Road, being a northern corner of lands now or formerly owned by Bryan M. Margaria, as described in Deed Book 14920, page 1104; thence with said common line, South 47°24'36" West a distance of 30.57 feet to a point on the western right of way line of Deer Path Road; thence leaving said common line and with the western right of way line of Deer Path Road, North 31°26'34" West a distance of 5.92 feet to a point; thence North 31°26'34" West a distance of 91.37 feet to a point; thence North 34°29'59" West a distance of 147.70 feet to a point; thence North 40°10'25" West a distance of 45.49 feet to a point; thence North 39°58'05" West a distance of 75.08 feet to a point; thence North 34°42'20" West a distance of 61.02 feet to a point; thence with a curve to the right a radius of 216.43 feet, an arc length of 112.89 feet, a chord bearing of North 19°45'45" West, a chord length of 111.61 feet to a point; thence North 04°49'11" West a distance of 67.43 feet to a point; thence North 00°19'12" East a distance of 91.71 feet to a point; thence North 01°16'33" East a distance of 26.44 feet to a point; thence with a curve to the left a radius of 9237.85 feet, an arc length of 275.64 feet, a chord bearing of North 00°29'53" East, a chord length of 275.63 feet to a point; thence North 00°26'01" West a distance of 44.01 feet to a point; thence North 02°24'24" West a distance of 80.30 feet to a point; thence North 00°53'41" West a distance of 211.70 feet to a point; thence with a curve to the left a radius of 849.51 feet, an arc length of 55.67 feet, a chord bearing

of North 03°01'31" West, a chord length of 55.66 feet to a point; thence North 04°39'01" West a distance of 22.65 feet to a point; thence North 10°41'28" West a distance of 63.40 feet to a point; thence leaving the western right of way line of Deer Path Road and across the lands now or formerly owned by Duke Energy Progress, LLC, as described in Deed Book 2168, page 476, North 30°16'43" West a distance of 140.81 feet to a point on the southern right of way line of U.S. Highway 1; thence with the southern right of way line of U.S. Highway 1, with a curve to the left a radius of 11589.16 feet, an arc length of 409.74 feet, a chord bearing of North 59°35'59" East, a chord length of 409.72 feet to the point and place of beginning, containing an area of 2,223,847 square feet or ~~51.06~~ **51.36** acres excluding “Unowned Area QQ” from the annexation area as described below.

I, CONNOR J. STEARNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':52,197'; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., _____

PRELIMINARY

CONNOR J. STEARNS, PROFESSIONAL LAND SURVEYOR L-5469

"PRELIMINARY PLAT" NOT FOR CONVEYANCE, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-5469 LAND SURVEYOR CONNOR J. STEARNS JR.

I, CONNOR J. STEARNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: HORIZONTAL 0.017' VERTICAL 0.033'
(3) TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK (VRS)
(4) DATES OF SURVEY: FEBRUARY 27, 2024
(5) DATUM/EPOCH: NAD83 (2001)
(6) PUBLISHED/FIXED-CONTROL USE: N.G.S. MONUMENTS "CHILL" AND "CHERYL"
(7) GEOID MODEL: 18
(8) COMBINED GRID FACTOR(S): 0.99988855 (1/X = 1.00011146)
(9) UNITS: U.S. SURVEY FEET

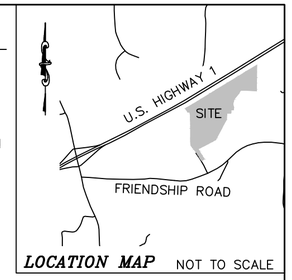
PRELIMINARY

CONNOR J. STEARNS, PLS L-5469 DATE

LEGEND

⊕	PROJECT CONTROL POINT
▣	EXISTING CONCRETE MONUMENT
○	EXISTING IRON PIPE
▲	CALCULATED POINT
△	EXISTING NAIL
◉	N.G.S. MONUMENT
	BOUNDARY LINE
	PUBLIC RIGHT OF WAY LINE
	ANNEXATION LIMITS
	CONTOUR LINES
	RIGHT OF WAY LIMITS
	FLOODPLAIN LINE
	TIE LINE
	EXISTING EASEMENT LINE

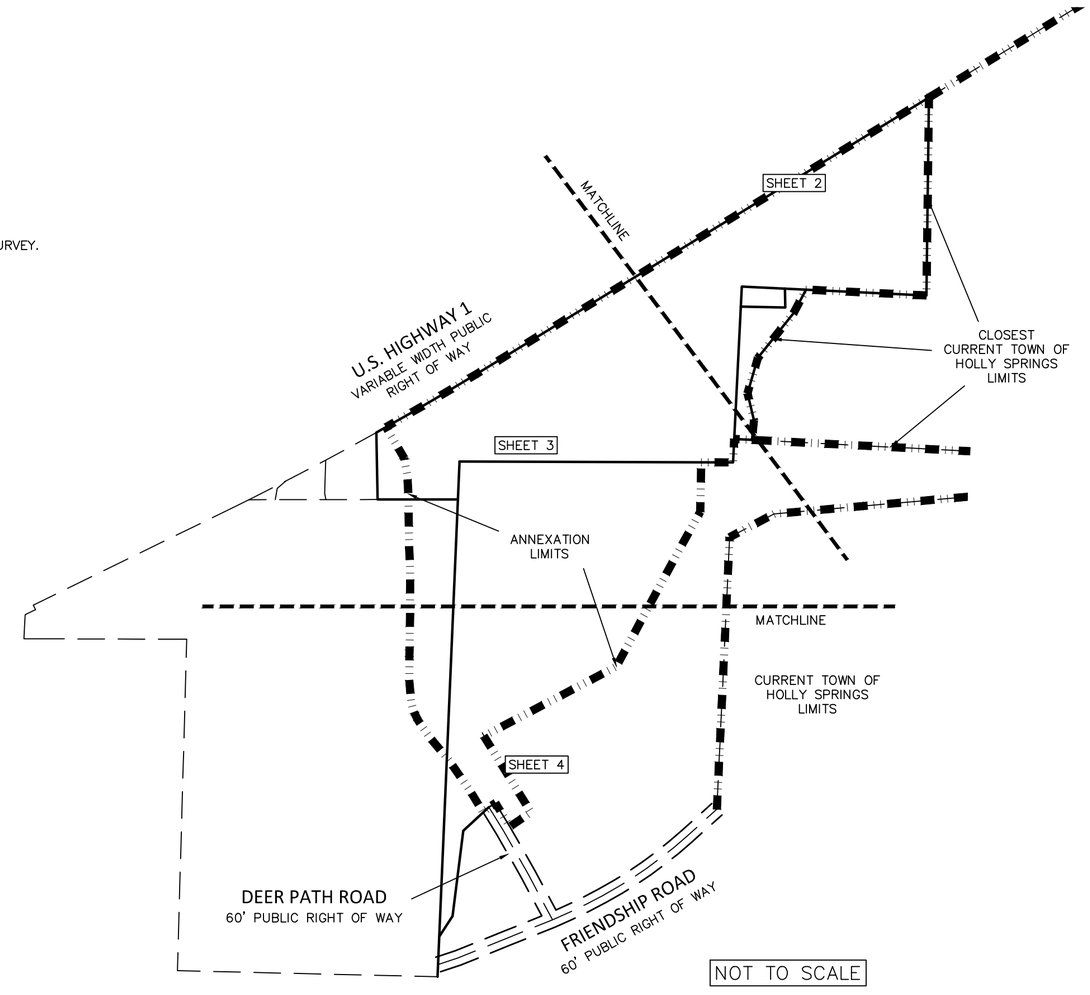
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
PG.	PAGE
N.C.D.O.T.	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
S.F.	SQUARE FOOT
AC.	ACRE
EIP	EXISTING IRON PIPE
EIP CT	EXISTING IRON PIPE CAP AND TAC
EIS	EXISTING IRON STAKE
ENL	EXISTING NAIL
ECM	EXISTING CONCRETE MONUMENT
N.G.S.	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



LOCATION MAP NOT TO SCALE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A CONTIGUOUS ANNEXATION PLAT.
2. SURVEYED AND MAPPED FOR: DUKE ENERGY PROGRESS, LLC.
3. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2001).
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. AREA BY COORDINATE COMPUTATION.
6. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "X," "X, 1% FUTURE CONDITIONS," AND "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720062800K DATED 07/19/2022 AND #3720072000K DATED 07/19/2022.
7. REFERENCES: AS SHOWN
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.
9. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88.
10. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY.
11. PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.
12. NO TOWN OF HOLLY SPRINGS GEODETIC MONUMENTS FOUND WITHIN 2,000 FEET OF THE SITE.



ANNEXATION AREA TABLE	
PARCEL IDENTIFICATION NUMBER	ANNEXED AREA
0629-62-4446	32.17
0629-49-7094	19.19
TOTAL ANNEXATION AREA	**51.36**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°00'45" W	76.97'
L2	N 87°01'16" W	69.57'
L3	S 55°45'11" W	100.10'
L4	N 31°26'34" W	108.27'
L5	S 58°32'03" W	30.01'
L6	N 31°26'34" W	5.92'
L7	N 31°26'34" W	91.37'
L8	N 40°10'25" W	45.49'
L9	N 39°58'05" W	75.08'
L10	N 34°42'20" W	61.02'
L11	N 04°49'11" W	67.43'
L12	N 00°19'12" E	91.71'
L13	N 01°16'33" E	26.44'
L14	N 00°26'01" W	44.01'
L15	N 02°24'24" W	80.30'
L16	N 04°39'01" W	22.65'
L17	N 10°41'28" W	63.40'
L18	N 30°16'43" W	140.81'
L19	S 01°13'47" E	74.39'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	216.43'	112.89'	N 19°45'45" W	111.61'
C2	9237.85'	275.64'	N 00°29'53" E	275.63'
C3	849.51'	55.67'	N 03°01'31" W	55.66'
C4	11589.16'	453.51'	N 59°42'28" E	453.48'

CERTIFICATE OF OWNERSHIP AND ANNEXATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ANNEX THIS PROPERTY INTO THE CORPORATE LIMITS OF THE TOWN OF HOLLY SPRINGS.

_____
(COMPANY/LLC NAME)

_____, _____
(SIGNATURE) DATE

_____, _____
(PRINT NAME) TITLE

STATE OF NORTH CAROLINA
COUNTY OF: _____

I,_____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT_____, _____ PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20___ (OFFICAL SEAL)

NOTARY PUBLIC My COMMISSION EXPIRES _____,, 20____

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
WAKE COUNTY

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____, _____
REVIEW OFFICER DATE

ANNEXATION MAP FOR TOWN OF HOLLY SPRINGS
ANNEXATION FILE #: _____

SITE: 107838 FOR SOURCE OF TITLE REFER TO D.B. 2168, PG. 476 AND D.B. 2086, PG. 549 SHEET 1 OF 4

McADAMS
THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION
CONTIGUOUS ANNEXATION PLAT
DUKE ENERGY PROGRESS, LLC
BUCKHORN TOWNSHIP WAKE COUNTY, N.C.
BOOK:
DATE: 7/10/25
SCALE: N.T.S.
CREW: LER/PT
DRAWN BY: CJS
R.O.P..= 1':52,197'+
LAND UNIT: 0000000
MAP: 107838_RP_ANNEXATION_NEWSUB_R6_022526

DUKE ENERGY®
525 S. TRYON STREET
CHARLOTTE N.C. 28202

DKE24015-F3.dwg, 2/25/2026 7:57 AM, Connor Stearns

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
WAKE COUNTY

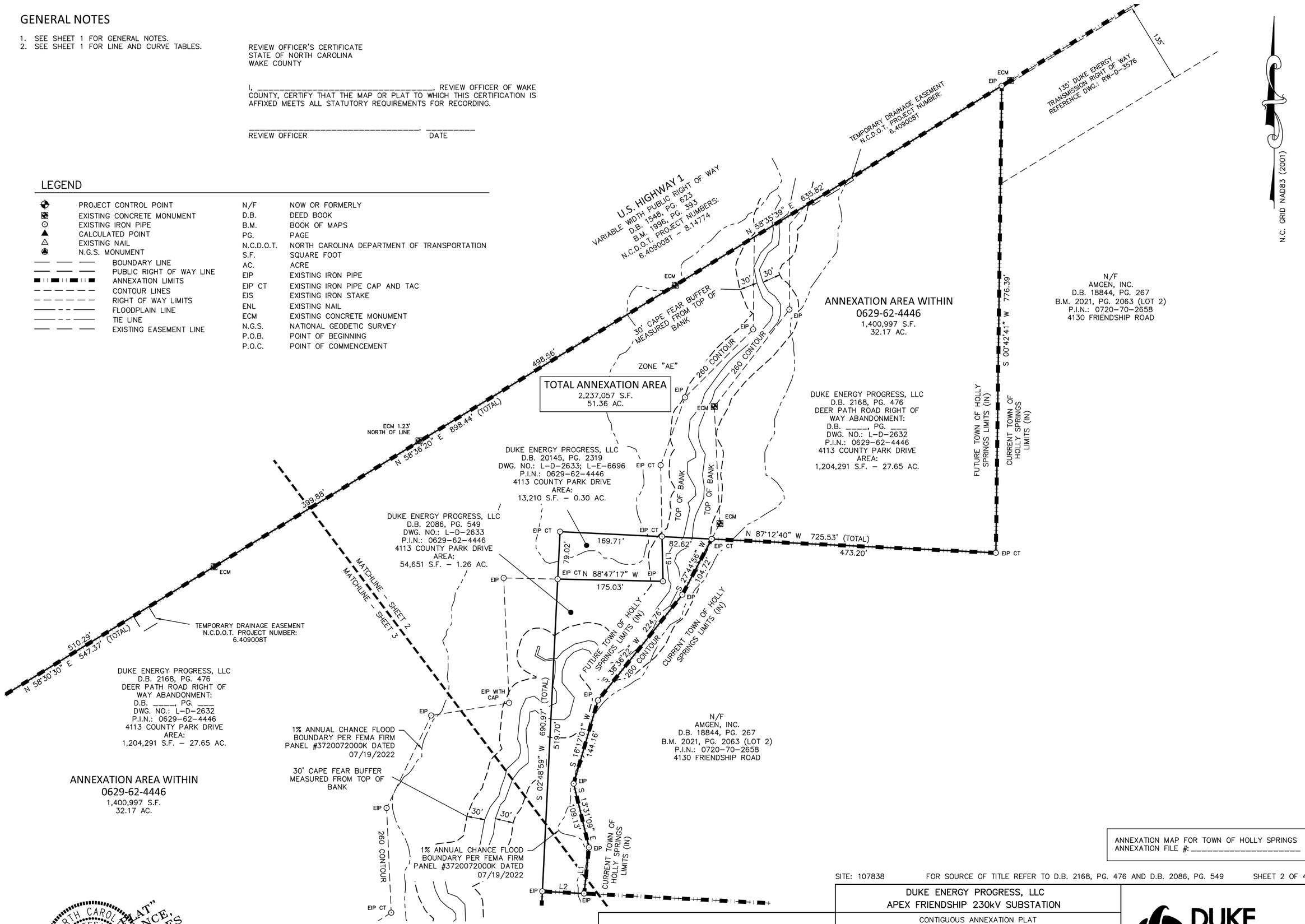
I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____, _____
REVIEW OFFICER DATE

LEGEND

- PROJECT CONTROL POINT
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE
- CALCULATED POINT
- EXISTING NAIL
- N.G.S. MONUMENT
- BOUNDARY LINE
- PUBLIC RIGHT OF WAY LINE
- ANNEXATION LIMITS
- CONTOUR LINES
- RIGHT OF WAY LIMITS
- FLOODPLAIN LINE
- TIE LINE
- EXISTING EASEMENT LINE

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
PG.	PAGE
N.C.D.O.T.	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
S.F.	SQUARE FOOT
AC.	ACRE
EIP	EXISTING IRON PIPE
EIP CT	EXISTING IRON PIPE CAP AND TAC
EIS	EXISTING IRON STAKE
ENL	EXISTING NAIL
ECM	EXISTING CONCRETE MONUMENT
N.G.S.	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



"PRELIMINARY PLAT" NOT FOR RECORDATION, CONVEYANCE, OR SALES

NORTH CAROLINA PROFESSIONAL L-5466 LAND SURVEYOR CONNOR J. STEARNS

ANNEXATION MAP FOR TOWN OF HOLLY SPRINGS
ANNEXATION FILE #: _____

SITE: 107838 FOR SOURCE OF TITLE REFER TO D.B. 2168, PG. 476 AND D.B. 2086, PG. 549 SHEET 2 OF 4

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION
CONTIGUOUS ANNEXATION PLAT
DUKE ENERGY PROGRESS, LLC
BUCKHORN TOWNSHIP WAKE COUNTY, N.C.

BOOK:
DATE: 7/10/25
SCALE: 1"=100'
50' 0' 50' 100' 150'
SCALE IN FEET
CREW: LER/PT
DRAWN BY: CJS
R.O.P..= 1':52,197'+

LAND UNIT: 0000000 MAP: 107838_RP_ANNEXATION_NEWSUB_R6_022526

McADAMS
THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
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License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com

DUKE ENERGY.
525 S. TRYON STREET
CHARLOTTE N.C. 28202

DKE24015-F3.dwg, 2/25/2026 7:57 AM, Connor Stearns

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.

LEGEND

⊕	PROJECT CONTROL POINT
▣	EXISTING CONCRETE MONUMENT
○	EXISTING IRON PIPE
▲	CALCULATED POINT
△	EXISTING NAIL
◉	N.G.S. MONUMENT
——	BOUNDARY LINE
——	PUBLIC RIGHT OF WAY LINE
——	ANNEXATION LIMITS
——	CONTOUR LINES
——	RIGHT OF WAY LIMITS
——	FLOODPLAIN LINE
——	TIE LINE
——	EXISTING EASEMENT LINE

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
PG.	PAGE
N.C.D.O.T.	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
S.F.	SQUARE FOOT
AC.	ACRE
EIP	EXISTING IRON PIPE
EIP CT	EXISTING IRON PIPE CAP AND TAC
EIS	EXISTING IRON STAKE
ENL	EXISTING NAIL
ECM	EXISTING CONCRETE MONUMENT
N.G.S.	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
WAKE COUNTY

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____, _____
REVIEW OFFICER DATE

U.S. HIGHWAY 1
VARIABLE WIDTH PUBLIC RIGHT OF WAY
D.B. 1548, PG. 623
B.M. 1996, PG. 393
N.C.D.O.T. PROJECT NUMBERS:
6.409008T – 8.14774

399.88'
MATCHLINE – SHEET 2
MATCHLINE – SHEET 3
ECM
TEMPORARY DRAINAGE EASEMENT
N.C.D.O.T. PROJECT NUMBER:
6.409008T
510.29'
N 58°30'30" E 547.37' (TOTAL)
37.08'
ECM 1.40' NORTH OF LINE
P.O.B.

PROJECT LOCALIZATION POINT
POINT #401 (NAIL SET)
N.C. STATE PLANE GRID COORDINATES
NAD83 (2001) NAVD88
N: 699,852.86'
E: 2,023,984.14'
ELEV.: 290.88'
COMBINED SCALE FACTOR: 0.99988855

N.G.S. "CHERYL"
S 15°02'54" W
6104.17' (GRID)
6104.85' (GROUND)

C4
(TOTAL)
L=409.74'
N 47°59'09" E 310.11'

P.O.C. N.G.S. CHILL
N.C. GRID COORDINATES
NAD83 (2001) NAVD88
N: 698,511.61'
E: 2,020,618.01'
ELEV.: 325.01'

BENT EIP
1.29'
L= 43.77'
L18
L17
L16
C3
21.78'
ECM 1.28' NORTH OF LINE
N 68°16'32" E
3623.57' (GRID)
3623.97' (GROUND)
261.38'
N 01°05'17" W
262.67' (TOTAL)
S 89°54'38" W
315.42' (TOTAL)
148.59'
EIP ON LINE
EIP CT
121.06'
194.36'
N 00°53'41" W
211.70' (TOTAL)
189.92'
439.12'
S 02°26'55" W 2022.47' (TOTAL)

N/F
DUKE ENERGY PROGRESS, LLC
D.B. 7082, PG. 398
B.M. 1996, PG. 393 (LOT 3)
REFERENCE DWG. L–D–2635
P.I.N.: 0629–39–4621
0 U.S. HWY. 1

N/F
DUKE ENERGY PROGRESS, LLC
D.B. 2164, PG. 482
REFERENCE DWG. L–D–2635
P.I.N.: 0629–62–4446
4113 COUNTY PARK DRIVE

N/F
DUKE ENERGY PROGRESS, LLC
D.B. 7082, PG. 398
B.M. 1996, PG. 393 (LOT 2)
REFERENCE DWG. L–D–2635
P.I.N.: 0629–39–7638
0 U.S. HWY. 1

N/F
DUKE ENERGY PROGRESS, LLC
D.B. 1984, PG. 464
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. ____, PG. ___
REFERENCE DWG. L–D–2228
P.I.N.: 0629–62–4446
4113 COUNTY PARK DRIVE
AREA PER D.B. 1984, PG. 464:
47.93 AC.

DUKE ENERGY PROGRESS, LLC
D.B. 2168, PG. 476
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. ____, PG. ___
DWG. NO.: L–D–2632
P.I.N.: 0629–62–4446
4113 COUNTY PARK DRIVE
AREA:
1,204,291 S.F. – 27.65 AC.

ANNEXATION AREA WITHIN
0629-62-4446
1,400,997 S.F.
32.17 AC.

TOTAL ANNEXATION AREA
2,237,057 S.F.
51.36 AC.

ANNEXATION AREA WITHIN
0629-49-7094
836,060 S.F.
19.19 AC.

DUKE ENERGY PROGRESS, LLC
D.B. 2086, PG. 549
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. ____, PG. ___
B.M. 2021, PG. 1935 (LOT 2)
DWG. NO.: L–D–2227
P.I.N.: 0629–49–7094
0 DEER PATH ROAD
AREA PER B.M. 2021, PG. 1934:
45.47 AC.

1% ANNUAL CHANCE FLOOD BOUNDARY PER FEMA FIRM PANEL #3720072000K DATED 07/19/2022
30' CAPE FEAR BUFFER MEASURED FROM TOP OF BANK
30'
30'
260 CONTOUR
EIP WITH CAP
EIP
S 02°48'59" W 690.97' (TOTAL)
519.70'
S 16°17'01" W
144.16'
S 13°31'09" E
109.13'
L1
L2
CURRENT TOWN OF HOLLY SPRINGS LIMITS (IN)
EIP CT
736.97'
N 89°48'52" W 1072.88' (TOTAL)
210.98'
124.93'
92.25'
FUTURE TOWN OF HOLLY SPRINGS LIMITS (IN)
S 01°09'54" W 194.30'
DUKE ENERGY PROGRESS, LLC
D.B. 2086, PG. 549
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. ____, PG. ___
B.M. 2021, PG. 1935 (LOT 2)
DWG. NO.: L–D–2227
P.I.N.: 0629–49–7094
0 DEER PATH ROAD
AREA PER B.M. 2021, PG. 1934:
45.47 AC.
TOP OF BANK
TOP OF BANK
FUTURE TOWN OF HOLLY SPRINGS LIMITS (OUT)
S 29°05'31" W
148.20'
ZONE "AE"
260 CONTOUR
S 26°18'09" W
541.48'
MATCHLINE – SHEET 3
MATCHLINE – SHEET 4
ENL 0.40' EAST OF LINE
260 CONTOUR
FUTURE TOWN OF HOLLY SPRINGS LIMITS (IN)
FUTURE TOWN OF HOLLY SPRINGS LIMITS (OUT)
L15
L14
L13
L12
20

N.C. GRID NAD83 (2001)

ANNEXATION MAP FOR TOWN OF HOLLY SPRINGS
ANNEXATION FILE #: _____

SITE: 107838 FOR SOURCE OF TITLE REFER TO D.B. 2168, PG. 476 AND D.B. 2086, PG. 549 SHEET 3 OF 4

"PRELIMINARY PLAT" NOT FOR RECORDATION, CONVEYANCE, OR SALES
NORTH CAROLINA PROFESSIONAL L-5468 LAND SURVEYOR CONNOR J. STEARNS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION
CONTIGUOUS ANNEXATION PLAT
DUKE ENERGY PROGRESS, LLC
BUCKHORN TOWNSHIP WAKE COUNTY, N.C.
BOOK:
DATE: 7/10/25
SCALE: 1"=100'
50' 0' 50' 100' 150'
SCALE IN FEET
CREW: LER/PT
DRAWN BY: CJS
R.O.P..= 1':52,197'+
LAND UNIT: 0000000
MAP: 107838_RP_ANNEXATION_NEWSUB_R6_022526

DUKE ENERGY®
525 S. TRYON STREET
CHARLOTTE N.C. 28202

DKE24015-F3.dwg, 2/25/2026 7:57 AM, Connor Stearns

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
WAKE COUNTY

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____, _____
REVIEW OFFICER DATE

MATCHLINE – SHEET 3
MATCHLINE – SHEET 4

TOTAL ANNEXATION AREA
2,237,057 S.F.
51.36 AC.

ANNEXATION AREA WITHIN 0629-49-7094
836,060 S.F.
19.19 AC.

1% ANNUAL CHANCE FLOOD BOUNDARY PER FEMA FIRM PANEL #3720072000K DATED 07/19/2022

260 CONTOUR

FUTURE TOWN OF HOLLY SPRINGS LIMITS (IN)

FUTURE TOWN OF HOLLY SPRINGS LIMITS (OUT)

TOP OF BANK

30' CAPE FEAR BUFFER MEASURED FROM TOP OF BANK

ZONE "AE"

ENL 0.40' EAST OF LINE

EIP

EIS

EIP ON LINE

N/F
DUKE ENERGY PROGRESS, LLC
D.B. 1984, PG. 464
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. _____, PG. ____
REFERENCE DWG. L-D-2228
P.I.N.: 0629-62-4446
4113 COUNTY PARK DRIVE
AREA PER D.B. 1984, PG. 464:
47.93 AC.

DUKE ENERGY PROGRESS, LLC
D.B. 2086, PG. 549
DEER PATH ROAD RIGHT OF WAY ABANDONMENT:
D.B. _____, PG. ____
B.M. 2021, PG. 1935 (LOT 2)
DWG. NO.: L-D-2227
P.I.N.: 0629-49-7094
0 DEER PATH ROAD
AREA PER B.M. 2021, PG. 1934:
45.47 AC.

N/F
BRYAN M. MARGARIA
D.B. 14920, PG. 1104
B.M. 2021, PG. 1934
P.I.N.: 0629-48-2063
4228 DEER PATH ROAD

DEER PATH ROAD - N.C.S.R. 1151
60' PUBLIC RIGHT OF WAY
DWG. NO.: L-D-2227

FRIENDSHIP ROAD - N.C.S.R. 1149
60' PUBLIC RIGHT OF WAY
B.M. 2021, PG. 1935

S 02°26'55" W 2022.47' (TOTAL)
S 62°18'01" W 587.47'
S 28°18'09" W 541.48'
S 31°43'01" E 351.69'
N 34°29'59" W 147.70'
S 47°24'36" W 137.03' (TOTAL)
S 07°07'52" W 337.01'
S 33°02'26" W 95.41'
106.46'
276.50'
158.26'
33.29'
12.20'
30.57'
60'
30'

C1 C2 L1 L2 L3 L4 L5 L6 L7 L8 (TOTAL) L9 L10 L11 L12 L13

N.C. GRID NAD83 (2001)

LEGEND

- PROJECT CONTROL POINT
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE
- CALCULATED POINT
- EXISTING NAIL
- N.G.S. MONUMENT
- BOUNDARY LINE
- PUBLIC RIGHT OF WAY LINE
- ANNEXATION LIMITS
- CONTOUR LINES
- RIGHT OF WAY LIMITS
- FLOODPLAIN LINE
- TIE LINE
- EXISTING EASEMENT LINE

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
PG.	PAGE
N.C.D.O.T.	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
S.F.	SQUARE FOOT
AC.	ACRE
EIP	EXISTING IRON PIPE
EIP CT	EXISTING IRON PIPE CAP AND TAC
EIS	EXISTING IRON STAKE
ENL	EXISTING NAIL
ECM	EXISTING CONCRETE MONUMENT
N.G.S.	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

"PRELIMINARY PLAT" NOT FOR CONVEYANCE, RECORDATION OR SALES
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-5469
TAYLOR J. STEARNS

ANNEXATION MAP FOR TOWN OF HOLLY SPRINGS
ANNEXATION FILE #: _____

SITE: 107838 FOR SOURCE OF TITLE REFER TO D.B. 2168, PG. 476 AND D.B. 2086, PG. 549 SHEET 4 OF 4

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION
CONTIGUOUS ANNEXATION PLAT
DUKE ENERGY PROGRESS, LLC
BUCKHORN TOWNSHIP WAKE COUNTY, N.C.

BOOK:
DATE: 7/10/25
SCALE: 1"=100'
50' 0' 50' 100' 150'
SCALE IN FEET
CREW: LER/PT
DRAWN BY: CJS
R.O.P..= 1':52,197'+

LAND UNIT: 0000000 MAP: 107838_RP_ANNEXATION_NEWSUB_R6_022526

DUKE ENERGY®
525 S. TRYON STREET
CHARLOTTE N.C. 28202

DKE24015-F3.dwg, 2/25/2026 7:57 AM, Connor Stearns

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

Consent Agenda
Title: Voluntary Annexation A25-12 6200 Windy Farm Ln (Evanston) - Determination of Sufficiency
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 26-15 directing the Town Clerk to investigate the sufficiency of annexation petition A25-12, and setting the public hearing for May 19, 2026.

Explanation:

- The Town has received a petition for voluntary annexation of 53.868 +/- acres.
- The property is located at 6200 Windy Farm Ln and will be owned by MI Homes once annexation has been approved.
- The parcel is in the Town's Extraterritorial Jurisdiction (ETJ) and contiguous with the Town Limits.
- Staff requested feedback from all departments. No concerns or comments were received.
- The parcel is being annexed concurrently to the master subdivision plans (MAS) for Evanston subdivision.
- The applicant will be extending Town utilities along with the development of the major subdivision. Connection to Town utilities requires annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."
- An annexation petition is deemed sufficient if it includes an adequate property description, is signed by all owners and includes their correct addresses, is contiguous with town limits or meets the requirements for a non-contiguous annexation, and is consistent with the annexation agreements between Holly Springs and Apex, Cary, and Fuquay-Varina.
- Annexation requires a two-step process with the first action being a determination of sufficiency and a second action being a public hearing.
- The public hearing is typically scheduled for the next Town Council business meeting (30 days +/- from Determination of Sufficiency). The property owner has requested the public hearing be scheduled for the May 19, 2026 Town Council business meeting (60 days +/- from Determination of Sufficiency) to allow for the closing of the property with the developer to occur.

Funding Source(s):
N/A

Attachment(s):
1. A25-12 - Map 6200 Windy Farm Ln.
2. A25-12- Resolution of Sufficiency

Annexation Information

Annexation Number

A25-12

Total Acres

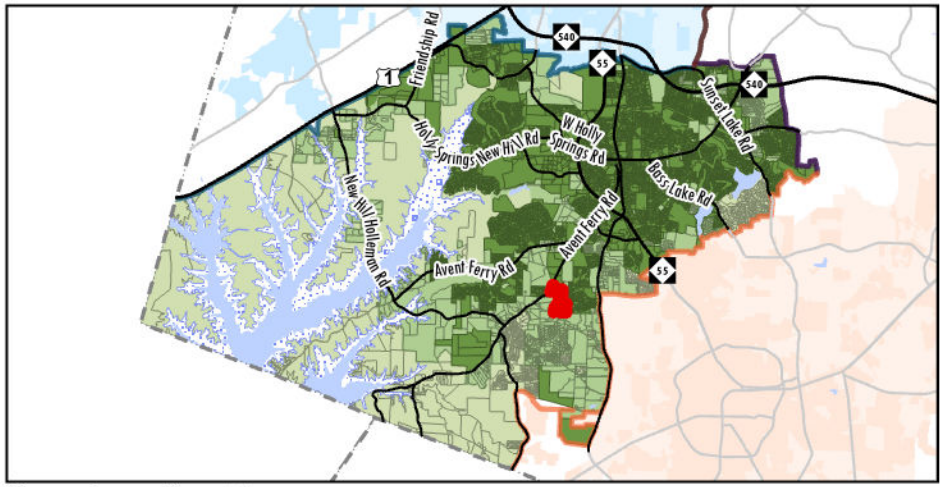
53.868 +/- | Deed Acres

Property Address

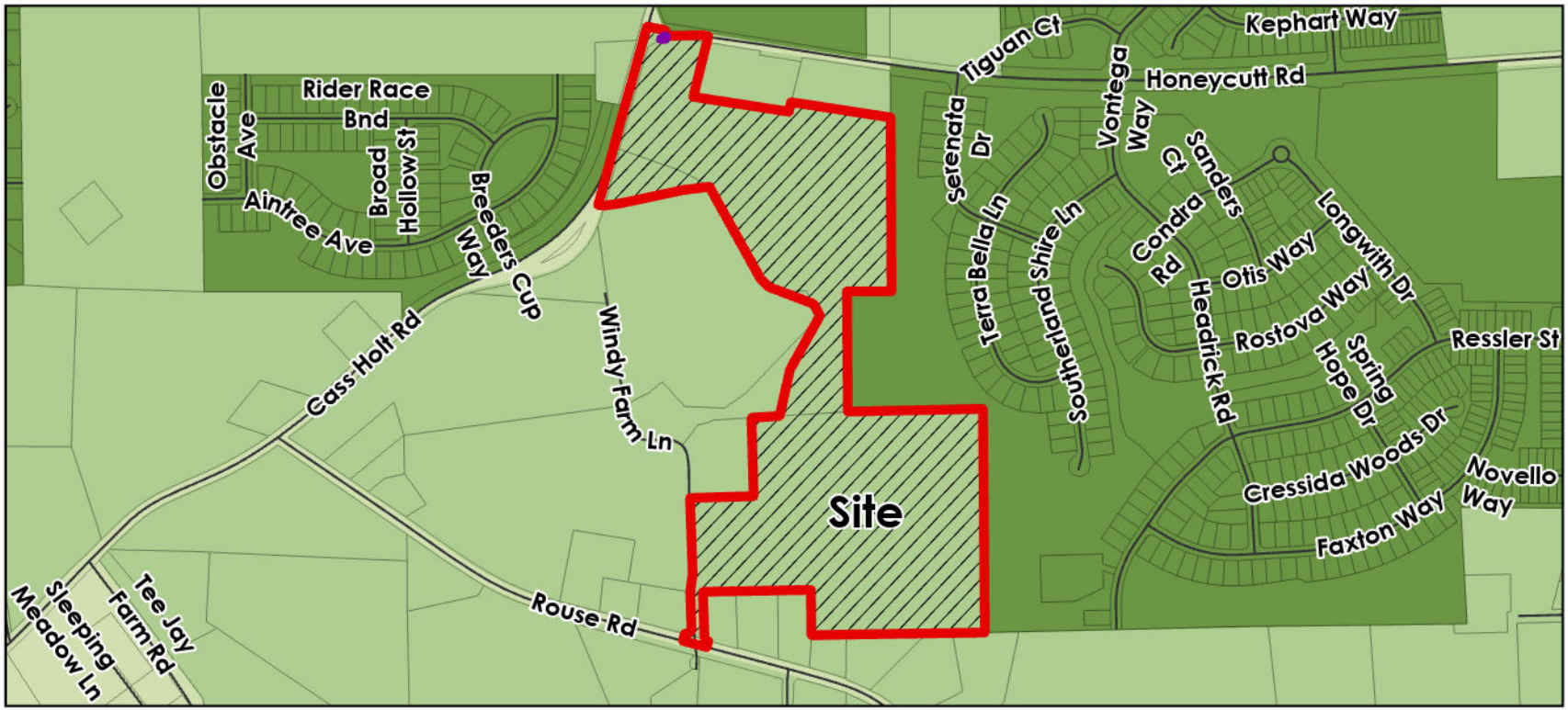
6200 Windy Farm Ln

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits | ETJ

Apex
Town Limits | ETJ

Fuquay-Varina
Town Limits | ETJ

Cary
Town Limits | ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 26-15
Date Adopted: March 17, 2026
Annexation No.: A25-12

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Beginning at an existing 1/2" rebar on the southern right of way of Honeycutt Road (SR 1126)(Variable Width Public Right of Way), said rebar being the northwest property corner for Tract R-2 recorded on Book of Maps 2023, Page 1064, Wake County Registry and having N.C. Grid Coordinates (NAD83/2011) of N=680,788.17, E=2,042,812.19, and being South 30°56'24" West 12919.15'(Grid Distance) from N.C.G.S. Monument "Eyster", said monument having N.C. Grid Coordinates (NAD83/2011) of N=691,869.02, E=2,049,454.42, thence from said Beginning point, leaving said right of way South 15°31'51" West 265.39' to a rebar found, thence South 79°30'21" East 456.93' to a 1/2" rebar found, thence North 15°00'50" East 46.47' to a 1/2" iron pipe found, thence South 79°38'11" East 200.22' to a 1/2" iron pipe found, thence South 79°34'04" East 275.08' to an axle found, thence South 01°20'06" West 821.71' to a 1" iron pipe found, thence North 88°13'48" West 210.60' to a 1" iron pipe found disturbed, thence South 01°10'54" West 568.73' to a concrete monument found, thence South 89°33'08" East 638.07' to a rebar found, thence South 01°08'44" West 1057.10' to a concrete monument found, thence North 89°13'02" West 653.76' to a 3/4" iron pipe found in a tree root, thence North 89°26'50" West 165.13' to a 1 1/4" iron pipe found, thence North 00°58'25" East 214.26' to a concrete monument found disturbed, thence North 89°22'04" West 510.17' to a 5/8" rebar set, on the eastern line of Windy Farm Lane (60' Private Road Easement), thence along said eastern line of Windy Farm Lane South 00°19'50" East 209.45' to a 3/4" iron pipe found, thence along a curve to the left, having an arc length of 31.93', a radius of 25.00', and a chord bearing and distance of South 36°55'16" East 29.80' to a point on the northern right of way of Rouse Road (SR 1125)(Variable Width Public Right of Way), thence leaving said right of way South 16°29'19" West 30.00' to a point in the centerline

of Rouse Road (SR 1125), thence with said centerline North 73°30'41" West 9.49' to a mag nail found, thence North 73°41'47" West 46.97' to a PK nail found, thence North 73°43'04" West 59.64' to a point, thence leaving said centerline North 16°16'56" East 35.00' to a point on the northern right of way of Rouse Road (SR 1125)(Variable Width Public Right of Way) and western turnout of Windy Farm Lane (60' Private Road Easement), thence leaving said right of way, continuing along the private road easement western line with a curve to the left, having an arc length of 46.52', a radius of 25.00', and a chord bearing and distance of North 52°58'33" East 40.09' to a point, thence North 00°19'50" West 172.10' to a point, thence North 00°27'01" West 0.39' to a 1/2" iron pipe found, thence leaving said private road easement along a curve to the right, having an arc length of 86.97', a radius of 256.00', and a chord bearing and distance of North 09°31'48" East 86.55' to a point in the centerline of Windy Farm Lane (30' Private Road Easement), thence along said centerline North 00°27'01" West 329.63' to a 1/2" iron pipe found, thence North 00°26'00" West 28.99' to a point, thence leaving said centerline of Windy Farm Lane (30' Private Road Easement), and crossing Windy Farm Lane private road easement eastern line North 89°59'55" East 301.11' to a point, thence North 00°00'55" East 370.95' to a point, thence North 88°05'12" East 132.99' to a point, thence North 14°18'58" East 224.67' to a point, thence North 30°37'44" East 292.07' to a 1/2" rebar found, thence North 27°46'52" West 63.62' to a point, thence North 67°35'05" West 225.82' to a point, thence North 42°56'18" West 57.50' to a point, thence North 27°24'55" West 493.97' to a point, thence South 84°35'17" West 125.28' to a point, thence South 79°36'15" West 296.98' to a point, thence South 83°09'10" West 81.16' to a point on the eastern right of way of Cass Holt Road (SR 1116)(Variable Width Public Right of Way), thence leaving said right of way North 81°32'02" West 30.40' to a point on the old centerline of Cass Holt Road (SR 1116), thence along the old centerline of Cass Holt Road (SR 1116)(Variable Width Public Right of Way) North 17°45'34" East 68.62' to a point, thence North 16°20'52" East 100.59' to a point, thence North 16°39'46" East 315.83' to a point, thence North 17°24'50" East 101.11' to a point, thence North 17°06'14" East 287.72' to a point at the centerline intersection of Cass Holt Road (SR 1116)(Variable Width Public Right of Way) and Honeycutt Road (SR 1126)(Variable Width Public Right of Way), thence along said centerline of Honeycutt Road(SR 1126) South 79°28'40" East 87.15' to a point, thence leaving said centerline South 02°06'42" East 28.99' to a 5/8" rebar set, thence South 88°52'56" East 170.07' to a point in Honeycutt Road (SR 1126)(Variable Width Public Right of Way), thence South 79°33'50" East 31.50' to a point in Honeycutt Road (SR 1126), thence South 15°31'51" West 29.66' to the point and place of Beginning containing 53.872 Acres more or less.

Less and except area 1, Partial Deed Book 11360, Page 1170, Partial PIN 0648.03-11-7289 from Annexation Area described as:

Beginning at a point on the southern turnout of Honeycutt Road (SR 1126)(Variable Width Public Right of Way) and Cass Holt Road (SR 1116)(Variable Width Public Right of Way) said point being the following two calls from a 1/2" rebar found on the southern right of way of Honeycutt Road (SR 1126)(Variable Width Public Right of Way), said rebar having N.C. Grid Coordinates (NAD83/2011) of N=680,788.17, E=2,042,812.19; North 79°28'40" West 196.31' to a rebar found, thence South 02°06'42" East 0.52', thence from said Beginning point South 02°06'42" East 13.61' to a rebar set, thence South 88°45'39" West 24.36' to a rebar set on the eastern right of way of Cass Holt Road (SR 1116)(Variable Width Public Right of Way), thence along said right of way North 59°22'12" East 27.72' to the point and place of Beginning containing 0.004 Acres more or less.

Total Annexation Area is 53.868 Acres more or less.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, May 19, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this the 17th day of March, 2026.

ATTEST:

_____
Michael D. Kondratick, Mayor

_____
Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

Consent Agenda
Title: Development Plan 23-DP-09 Expiration Extension Request for 370 Green Oaks Development
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services

Action(s):

- Grant the first, of an allowable two, 6-month extensions for 23-DP-09 370 Green Oaks Development Plan to extend the expiration date from January 29, 2026 to July 29, 2026, as requested by Focus Design Builders, LLC.

Explanation:

- Focus Design Builders, LLC (on behalf of D'Andrea Realty) has requested to extend the approval of the 370 Green Oaks Development Plan.
- The proposed plan is for a 23,800 sf office/warehouse building at 370 Green Oaks Parkway within the Holland Industrial Park.
- According to the letter submitted with the request, escalating material costs and supply chain disruptions have affected the construction timeline. The applicant is working to resolve these issues and ensure materials and financing are in place to begin.
- Approval of this extension will set the new expiration date at July 29, 2026.
- If approved, one additional 6-month extension may be granted by the Town Council.

Background:

- The Development Plan was originally approved by the Development Review Committee on January 23, 2024, with utility allocation approved by Town Council on May 21, 2024. The expiration date was set on May 21, 2025.
- Construction drawings were approved by staff in September of 2024.
- The construction drawings expired on January 29, 2025, the last date of activity for the project. The development plan was set to expire on January 29, 2026. Staff contacted the applicant on December 31, 2025, notifying them of the impending expiration.
- Staff received a letter requesting an extension of the Development Plan expiration on January 30, 2026. However, some minor revisions to the letter were required, resulting in a month delay before placing the item on the Town Council agenda.

Funding Source(s):
N/A

Attachment(s):

1. 23DP09_ExtensionRequestLetter

Mr. Jonathan Williams
Vice President & Partner
Focus Design Builders, LLC
881 Falcate Dr.
Wake Forest, NC 27587

January 29, 2026

Town of Holly Springs
Planning and Zoning Department
Attn: Town Council
128 S Main St
Holly Springs, NC 27540

Subject: Request for Development Plan Approval Extension – 370 Green Oaks
PLDP202300180, Holly Springs, NC

Dear Council Members,

I am writing on behalf of D'Andrea Realty, LLC, to respectfully request a 6-month extension to the development plan approval for the 370 Green Oaks project PLDP202300180, located in Holly Springs, North Carolina. Currently, the expiration date of the approved plan is January 29, 2026. If granted the requested 6-month extension, the new expiration date would be July 29, 2026. Pursuant to Section 11.10.b.2.c of the Town's Unified Development Ordinance, we seek this extension due to compelling reasons causing delays in commencing the project.

Our project continues to face ongoing price escalations of critical construction materials, including labor, steel, concrete, rebar, PVC piping, and other key inputs necessary to complete this project. These price escalations result from ongoing global supply chain disruptions and inflation. Those continuous price increases coupled with the higher interest rate environment and impacts to the client's business have negatively affected the project.

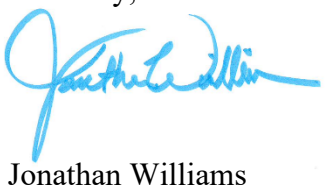
In accordance with UDO Section 11.10.b.2.c, we believe these circumstances constitute compelling justification for an extension, as they align with the ordinance's examples of delays caused by supply chain challenges. To mitigate these challenges, we have taken proactive steps, including exploring alternative suppliers and coordinating with our client to stabilize their operations. We anticipate resolving these issues within the next 6 months, allowing construction to commence promptly thereafter.

We respectfully request that the Town Council grant a 6-month extension to the development plan approval. This additional time will enable us to overcome the current material and supply chain constraints, ensuring the project moves forward efficiently and delivers a high-quality development that benefits the Holly Springs community.

Please find attached any supporting documentation, including correspondence with suppliers and our client, to substantiate the delays. We are happy to provide additional information or attend a Town Council meeting to discuss this request further.

Thank you for your consideration of this request. We value our partnership with the Town of Holly Springs and are committed to delivering a project that meets both our client's vision and the community's expectations.

Sincerely,



Jonathan Williams
Vice President & Partner
Focus Design Builders, LLC
881 Falcate Dr.
Wake Forest, NC 27587
(919) 816-6395
jwilliams@focusdesignbuilders.com

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 22.

Consent Agenda
Title: North Main Athletic Complex Stadium Safety Net Extension
Strategic Priority Area: Vibrant Community
Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

- Authorize the Town Manager to execute a contract with Sportsfield Specialties, Inc. in the amount of $184,563.53 to replace and expand the protective netting system at the North Main Athletic Complex Stadium.
- Authorize the Town Manager to approve any associated contracts and change orders necessary to deliver the project that are consistent with the project scope and within the Council approved project budget.

Explanation:

- The Town is seeking to replace and expand the safety netting at North Main Athletic Complex to prevent potential spectator injuries from high-velocity foul balls and flying bats. Increased ball speeds and closer seating to game play has pushed major and minor league baseball stadiums to extend safety netting from foul pole to foul pole.
- In FY25, $135,000 was initially adopted by Council for this project pending a final design and engineer's assessment for the structural support required to safely expand the safety netting.
- During the design process, additional support elements, safety measures to withstand different weather conditions, and design changes to protect the existing structure were identified.
- As a result of design expenses, proposed improvements, and safety mechanisms, the final total project budget is $190,199.
    - This number is comprised of expenses from design services as well as the requested $184,563.53 for the netting system contract.
- The additional funds for the Safety Net Extension will come from savings identified from existing PAYGO projects; no additional funds are required to be appropriated to fully fund this project.
- The Town will utilize a government cooperative agreement for the purchase and installation of the netting system.

Background:

- The North Main Athletic Complex Stadium was constructed in 2015 using Major League Baseball standards which provided continuous protective netting from the backstop to both ends of the dugouts.

- In 2020, Major League Baseball teams agreed to expand their netting systems to increase spectator safety following a series of high-profile events across the nation causing severe bodily injuries.
- To provide a safer fan experience, the Town and many other venues across the country, are pursuing the installation of netting systems to the foul poles.
- Along with added safety, the proposed net would also replace the existing system with a thinner and stronger netting material. This protective web will also improve sight lines and provide a better spectator experience.

Funding Source(s):

- Community Investment Plan - General Fund PAYGO

Attachment(s):

1. Contract for (non-professional) SERVICES - Sportsfield Specialties Installation



CONTRACT FOR SERVICES
(Not Subject to QBS)

THIS AGREEMENT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **Sportsfield Specialties, Inc.** (herein after called the "Contractor").

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in **Exhibit A** (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town.

BRIEF SUMMARY OF SERVICE(S): This is a service contract to install a custom pole-to-pole tension netting system at North Main Athletic Center. The proposal was reviewed by Scalene Design to ensure that the design is able to be supported by the current structure and approved. Further details and plans are included at **Exhibit A**.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING & BONDING COMPLIANCE

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. The Town's Contract Manager for this Contract is:

Name, Dept.: Jay Bratschi, Parks & Recreation
E-Mail: jay.bratschi@hollyspringsnc.gov
Phone: (919) 567-4026

All construction and repair work which costs a total of $500,000 and above requires formal bidding be utilized.

BONDING: Contractor shall timely pay all subcontractors, and failure to do so is a material breach of this agreement. For contracts for construction on Town property in excess of $300,000.00 total, the Contractor shall provide a Payment and Performance Bond issued by a licensed North Carolina firm. Where subcontractors are employed for a substantial amount of work, the subcontractors must be approved by the Town.

*Contracts in excess of $300, 000:

Name of Bonding Company_____ (Attached as **Exhibit D**)

OR

__**X**__ Bond not required.

_____

Town Contract Manager **Date Signed:**
Printed Name: Jay Bratschi

_____

Supervisor/Manager **Date Signed:**
Printed Name: Adam Huffman

PAYMENT

The Town shall pay the Contractor the contract sum in the following manner:

__**X**__ Payment: Upon satisfactory completion of the work described in **Exhibit A**, the Contractor shall invoice the Town with Net30 terms. Contract total not to exceed: **$184,563.53, including freight and taxes**.

__ Payment on basis of Time and/or Materials as described in **Exhibit A**

__ Description of Alternative Payment Terms:
_____
_____
_____

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in **Exhibit A**, or as otherwise set forth below:

As soon as can be mutually scheduled with the Contractor and Contract Manager.

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

1.1 The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

1.2 Contractor represents that, prior to submitting the quote and executing this Contract, Contractor became and remains thoroughly acquainted with all matters relating to the performance of this Contract, all applicable laws and all of the terms and conditions of this Contract. All Services under this Contract shall be coordinated under and performed to the satisfaction of the Town Contact. Town is authorized to withhold payment of any funds under this Contract until periodic performance of the Services has been inspected, accepted, and approved by the Town Contact.

1.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

1.4 Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.

1.5 Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. **Term and Termination.**

2.1 The term for this contract is until satisfactory completion of the services described in **Exhibit A**, or one (1) year, whichever is shorter.

2.2 The mutual obligations of the Parties contained in this Agreement may be terminated:

2.2.1 For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.

2.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contract.

2.2.3 Upon mutual agreement.

3. **Controlling Law.**

3.1 This agreement is to be governed by the law of the State of North Carolina, regardless of any language in any quote, contract, agreement supplied by the Contractor.

3.2 Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. **Notices.**

4.1 Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of the receipt.

4.1.1 For the Town:

Jay Bratschi, Mgr., Sports Complex	(Name, Title)
Parks & Recreation	(Department)
P.O. Box 8	(Address)
Holly Springs, NC 27540	
(919) 567-4026	(Phone)
Jay.bratschi@hollyspringsnc.gov	(e-Mail)

4.1.2 For the Contractor/Vendor:

Gregg Semenetz, Nat'l Sales Manager	(Name, Title)
Sportsfield Specialties, Inc.	(Company)
P.O. Box 231	(Address)
Delhi, NY 13753	
(607) 643-1438	(Phone)
gsemenetz@sportsfield.com	(e-mail)

5. **Severability.**

5.1 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6. **Waiver.**

6.1 Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. **Attorney's Fees.**

7.1 In the event of a breach of this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this Agreement.

8. Insurance & Indemnification Requirement

8.1 Contractor shall provide general liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, and an umbrella policy of at least $5,000,000 for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits. Any waiver of the insurance requirement, or an acceptance of lower limits shall be stated on the **Exhibit B** cover page and a certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and/or the performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract relating to the Contractor's work in under this Agreement or any addendums or modifications thereto, except to the extent that the same are by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as **Exhibit C**.

10. Prohibition Against Sex Offenders.

10.1 Contractor is being granted access to the Town's Park system and/or Town Facilities (collectively "Facility") during hours of operation. Contractor hereby agrees that it shall not employ or otherwise allow to perform any aspect of the Contract any person who is a registered sex offender for any scope of work requiring such employee or contractor of the Contractor to access any area of the Facility. Contractor shall have an affirmative duty to ensure compliance with this section by checking the state and national registry for sex offenders against any employee, agent, contractor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Contractor shall check the registry initially and periodically during the term of the Contract as often as necessary to ensure compliance with this section at all times. Contractor additionally agrees to indemnify and hold the Town harmless for any act or omission that may arise out of the

operation of the Contract, the ACP, or any parole agreement among the parties that arise from, directly or indirectly, the Contractor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

11. Independent Contractor.

11.1 Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of Town in the performance of the Services. Contractor shall exercise independent judgment in performing duties under this Contract and is solely responsible for setting working hours, scheduling or prioritizing the workflow and determining how the work is to be performed. No term or provision of this Contract or act of Contractor in the performance of this Contract shall be construed as making Contractor the agent, servant or employee of Town, or making Contractor or any of its employees eligible for the fringe benefits, such as retirement, insurance and worker's compensation, which Town provides its employees.

11.2 Contractor's Control Over Services Provided. Contractor shall retain the unqualified right of control over the means, manner and methods by which the Services are performed, and the right to perform such Services at the locations and times that Service Provider independently determines, as approved by the Town. Contractor shall be responsible for providing all equipment, materials and supplies that Contractor determines are needed to timely provide the Services.

11.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

12. Non-Discrimination.

12.1 As a condition of this Contract, Contractor covenants that Contractor will take all necessary actions to insure that, in connection with any operations under this Contract, Contractor, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, sexual orientation, or handicap unrelated to job performance, either directly, indirectly or through contractual or other arrangements. Contractor shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Contractor shall keep, retain and safeguard all records relating to this Contract or work performed hereunder for a minimum period of three (3) years from final Contract completion, with full access allowed to authorized representatives of Town, upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

13. Contractor's Employees.

13.1 Contractor agrees and consents that the Town is allowing access to the Contractor to both publicly used and private sensitive Town facilities. Contractor, and any employee, agent, subagent, volunteer, or any person authorized to act on behalf of the Contractor shall maintain a professional demeanor at all times during the

interaction with the Town's patrons and visitors to Town facilities. Contractor shall refrain from other commercial or political activity while performing this contract on Town Facilities. Contractor shall undergo criminal background checks on all employees and subcontractors working at the direction of the Contractor in this contract, and shall exclude any employees from working in any Town facility any employees that:

1) had a conviction of any felony within the past 10 years;

2) has a conviction in the past 10 years of any violent crime or crime involving theft or dishonesty; or

3) is currently a registered sex offender.

14. Assignment.

14.1 Contractor shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the Town. As an express condition of consent to any assignment, Contractor shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

15. Right of Review and Audit.

15.1 Town may review any and all of the services performed by Contractor under this Contract. Town is granted the right to audit, at Town's election, all of Contractor's records and billings relating to the performance of this Contract. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Contract shall be subject to Town's rights as may be disclosed by an audit under this section.

16. Non-Appropriations.

16.1 No provision of this agreement shall be construed or interpreted as creating a pledge of the faith and credit of the town within the meaning of any constitutional debt limitation. No provision of this agreement shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the town within the meaning of the constitution of the state. This agreement shall not directly or indirectly or contingently obligate the town to make any payments beyond those appropriated in the sole discretion of the town for any fiscal year in which this agreement is in effect; provided, however, that any failure or refusal by the town to appropriate funds which results in the failure by the town to make any payment coming due hereunder will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the town in any action for breach of a contractual obligation under this agreement and the taxing power of the town is not and may not be pledged directly or indirectly or contingently to secure any moneys due under this agreement.

17. Modification. The Contract may not be modified except by either a Change Order or an Amendment. Any Change Order or Amendment must be made in writing, utilizing the

appropriate Town form, approved by the Town (and Town Council, if necessary) and executed with the same formalities as this original contract.

18. **Full Agreement.** This Contract is the full agreement of the parties, and neither has, or is relaying on any information not contained in this Contract or its Exhibits. The terms of this Contract supersede any conflicting terms which may be contained in any Exhibit attached hereto and incorporated by reference.

19. **Exhibit List.** The following documents shall be attached hereto and incorporated by reference.

    Exhibit A – Scope of Work/Proposal

    Exhibit B – Certificate of Insurance

    Exhibit C – E-Verify Affidavit

    Exhibit D – ~~Bond, if required~~

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager
Date:

CONTRACTOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

EXHIBIT A

Remit To:
Sportsfield Specialties
PO Box 231
Delhi, NY 13753

Quote Number: 114963

QUOTE

Quote To:	**Ship To:**	
Holly Springs Salamanders 101 Sportsmanship Wy. Holly Springs NC 27540 US	Holly Springs Salamanders 101 Sportsmanship Wy. Holly Springs, NC 27540 US	**Date:** 1/12/2026 **Expires:** 2/11/2026 **PO Num:** Ting Park Tension Netting Extension **Sales Person:** Gregg Semenetz **Cell:** 607-643-1438 **Email:** gsemenetz@sportsfield.com

USD

KPN Contract : #KPN202001-02

Line	Part	Description	Qty /	Sales UoM	Unit Price	Line Total
1	K-TNPPUC		1.00	EA	$74,999.93	$74,999.93
		Custom Pole to Pole Tension Netting System. Includes Powder Coated Black Steel Poles with Welded Tabs, Cabling, Hardware Per Drawings and Specifications. Black Ultra Cross Knotless Dyneema® Netting with 1-3/4" Square Mesh and a Rope Bound Perimeter and Optional Ground Sleeves Sold Separately.				
4	LPP12		1.00	EA	$895.00	$895.00
		12" Light Pole Pad - 12.75" I.D. x 6' H Hexagon Pole Padding, 2" Cross-Linked Polyethylene (XPE) Closed Cell Foam, 19 oz. UV Resistant Premium Outdoor Vinyl Covering, Factory Sewn Hook and Loop Attachment, 1-Year Manufacturer's Product Warranty				
5	LPP20		1.00	EA	$1,150.00	$1,150.00
		20" Light Pole Pad - 20" I.D. x 6' H Hexagon Pole Padding, 2" Cross-Linked Polyethylene (XPE) Closed Cell Foam, 19 oz. UV Resistant Premium Outdoor Vinyl Covering, Factory Sewn Hook and Loop Attachment, 1-Year Manufacturer's Product Warranty				
6	PESTNTB		1.00	EA	$4,605.00	$4,605.00
		Stamped and Sealed Drawings and Calculations by a Licensed Professional Engineer for Tie-Back Tension Ground Sleeve Insert or Direct Pole Embedment Ball Safety Netting Systems, Structural Design Details and Concrete Anchoring Foundation Based on Local Building Codes and Soil Conditions, Customer to Provide Required Soils Report Information				
7	HD-CUSTOM		1.00	EA	$13,000.00	$13,000.00
		Custom Hardware Kit				
8	Install-SRV		1.00	EA	$67,466.66	$67,466.66
		Installation service(s) per remarks.				
9	Install-SRV		1.00	EA	$7,500.00	$7,500.00
		Installation service(s) per remarks.				

Retension visit after 1 year

QUOTE - Miscellaneous Charge -

	Description	Ext. Price
1.)	Freight-NC-Direct	$461.18
2.)	Freight-NY2-Direct	$2,009.41

Lines Total	$169,616.59
Total Taxes	$12,476.35
Line Miscellaneous	$0.00
Quote Miscellaneous	$2,470.59
Quote Total	**$184,563.53**

1. Customer is responsible for material take-off, quantities and specification compliance and/or equivalency of quoted products.
2. All prices listed are in US Dollars
3. Lead times vary by product and begin after receipt of purchase order, credit approval, and acceptance of color, material(s) and design. Please reach out to your team at Sportsfield Specialties for specific product lead times.
4. All freight is FOB Origin. **Freight rates are estimates provided at the time of quotation. Actual freight rates, include shipping & handling, will be billed at the time of shipment. The customer Is responsible for any difference between the quoted freight rate and the actual freight rate at the time of shipment.** The actual freight rates may differ from the estimates as a result of variable factors, such as the change in product quantity and/or material order, state of national economy, fuel costs, capacity and/or rate levels at the time of shipment. Split orders will require additional freight charges. Freight quoted does not include additional equipment to unload or unloading services, assembly or installation.
5. Applicable State and Local Sales Tax will be added to the final invoice unless a tax exempt or Resale Certificate is provided prior to order shipment.
6. Wire transfers, by check and established credit terms are accepted payment methods. Accepted credit cards are VISA, Mastercard and American Express.
7. Pricing assumes any electrical connections and wiring are supplied by others unless otherwise indicated.
8. Customer is responsible for approval and associated cost of any applicable local and state codes.
9. Due to the increase of steel and aluminum raw material pricing caused by increased demand, coupled with market instability and uncertainty due to the implementation of international trade tariffs, Sportsfield Specialties, Inc. will no longer be able to guarantee current product pricing after this quotation has expired in thirty (30) days. To avoid a potential product price increase, customers will need to provide Sportsfield Specialties, Inc. with a fully executed purchase order or letter of intent before this quotation expires to guarantee this product pricing. Sportsfield Specialties, Inc reserves the right to requote product pricing as necessary based on current steel and aluminum raw material pricing once this quotation has expired in thirty (30) days.
10. If your quote includes custom and/or make-to-order item(s), the item(s) will not be fully released into production until all order information is verified. This information includes color choices, bench configurations, field dimensions and any necessary engineering. Custom items and items with digital graphics require a signed rendering prior to release into production. Once color selections are made and material has been ordered for custom or make-to-order items, the order cannot be canceled. Custom and make-to-order items cannot be returned.
11. Shipments outside of the US– Import Duties, Taxes, and Customs Clearance:
    The buyer is solely responsible for all applicable import duties, tariffs, customs fees, taxes, and any other related charges upon entry into the destination country. Seller assumes no responsibility for these costs.
    It is the buyer's responsibility to ensure compliance with all import regulations and to provide a licensed customs broker to facilitate clearance of the goods. The seller will not be held liable for delays, additional charges, or penalties resulting from the buyer's failure to arrange proper customs brokerage services

Large Item Shipping

Please be aware that due to our limited storage capacity, we do not have much flexibility to extend ship dates for certain products. Please let us know Immediately If you need to adjust your shipment date.

Netting Disclaimer:

DISCLAIMER: Sportsfield Specialties, Inc. protective netting systems are designed and Intended as a complete netting system. In the event your facility replaces an existing system, relies on existing structural elements, or purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension In lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. and Owner shall Indemnify and hold harmless Sportsfield Specialties, Inc. from all claims, damages, losses and expenses arising out of or resulting therefrom.

Netting Notes:

- Systems utilizing Dyneema rope should be expected to sag/stretch after Initial Installation. SSI strongly recommends that the client prepare for a re-tensioning trip In the weeks/months after initial Installation, but this has been excluded from our proposal unless directed otherwise.
- Proposal assumes connection locations will be Identified prior to Installer arriving on-site.
- Assumes all cable connections shown are feasible per design using typical termination practices Including welded tabs, thimbles and fist grips.
- Sportsfield Specialties cannot be held liable If concrete cracks while Installing eyelets or poles at the concrete wall or dugout.
- Final tension and deflection in the netting shall be determined, accepted and maintained by the Owner.
- Verification of loads on any existing structural elements shall be by others.

Project with Install

- Pricing does not include tax.
- Includes equipment rental as required.
- Proposal assumes clear access to the work area and that work area is free of obstacles, other trades, etc. Any predecessor tasks required to be completed by others must be completed prior to our arrival.
- Proposal assumes equipment (lifts, excavation/concrete equipment, cranes, utility vehicles, etc.) can access warning track and/or construction area without field protection. SSI will not be held liable for any resulting damages if field protection is not requested by the Owner/Contractor.
- If field protection is used as directed, SSI will not be held liable for any damages to the field, turf, warning track and/or construction area.
- Restoration of warning track, grass, turf, concrete and/or any other surface is not included.
- Some wrinkles in the windscreen/vinyl are characteristic of the material and are to be expected.
- Excludes state-specific contractor's license, permits, bonds, inspections and any associated costs.
- The costs associated with union/prevailing wages are not included unless otherwise stated. Any prevailing wage schedules or certified payroll requirements must be explicitly outlined prior to bid and/or contract execution to ensure wage compliance.
- The installation of athletic equipment includes an estimated number of mobilizations to ensure favorable cost management and utilizes the most efficient scheduling practices. Therefore, it is the responsibility of the Contractor or Owner's Representative to mitigate unsuccessful mobilizations. If additional mobilizations are necessary, there will be an additional charge subject to travel time, mileage, lodging and other associated expenses.
- At the completion of the project, Sportsfield Specialties and/or the Installer will schedule a walk-through with the Contractor/Owner's Representative to address any issues/concerns before leaving the job site. If the Contractor/Owner's Representative is not available for a walk-through, or non-warranty issues are discovered after the Installer leaves the job site, additional remobilization charges to address the punch list may apply.

Padding Notes

- $25 charge PER CUT-OUT If needed for electrical outlets, light switches, etc.
- Graphics are additional If requested by customer.
- Assumes pads and other materfa1s can be stored within facility before/during Installation.
- Assumes padding support structure (I.e. concrete wall, steel framing, block wall, etc.) Is provided by others.
- Some wrinkles in the windscreen/vinyl are characteristic of the materf11I and are to be expected.
- Proposals are typically based on available drawings, rough measurements, etc. Sportsfield Specialties reserves the right for additional charges should discrepancies be discovered during the field verification process.
- In the event that construction delays and/ or schedule constraints necessitate the use of other trades shop drawings for pad creation (In lieu of a site visit), Sportsfteld cannot be held liable for any resulting discrepancies. If new pads must be created, additional charges may apply.

Pole Placement Notes:

- If foundations are required, public and private utilities must be marked by end user prior to our arrival. Sportsfield Specialties cannot be held liable for any damages resulting from unmarked utilities.
- Proposal assumes favorable digging conditions and does not include shoring, rock drilling, caissons, water removal, or additional backfill material.
- Owner to designate on site location for dumping spoils.
- The installation pricing included in this proposal reflects preliminary foundation estimates based on similar projects completed in the past. SSI reserves the right to update pricing as required once the stamped design is received from a licensed Professional Engineer.
- Surveying and Locating/Marking equipment locations (poles, columns, structures, etc.) is by others.

Split Shipments

Your quote includes an optional freight amount for an early shipment of In-ground material. This is Included for your consideration due to a longer lead time of a product(s) included In your quote or the extended lead times we sometimes experience on our production floor during busier times of the year.
We offer this service to you so that your projects can continue to move forward while we are completing your order.
If you do not need an early shipment of In-ground material, please let your Sales/Customer Service Representative know. They will remove It from your order, and you will not be charged.
Thank you!

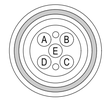
Date

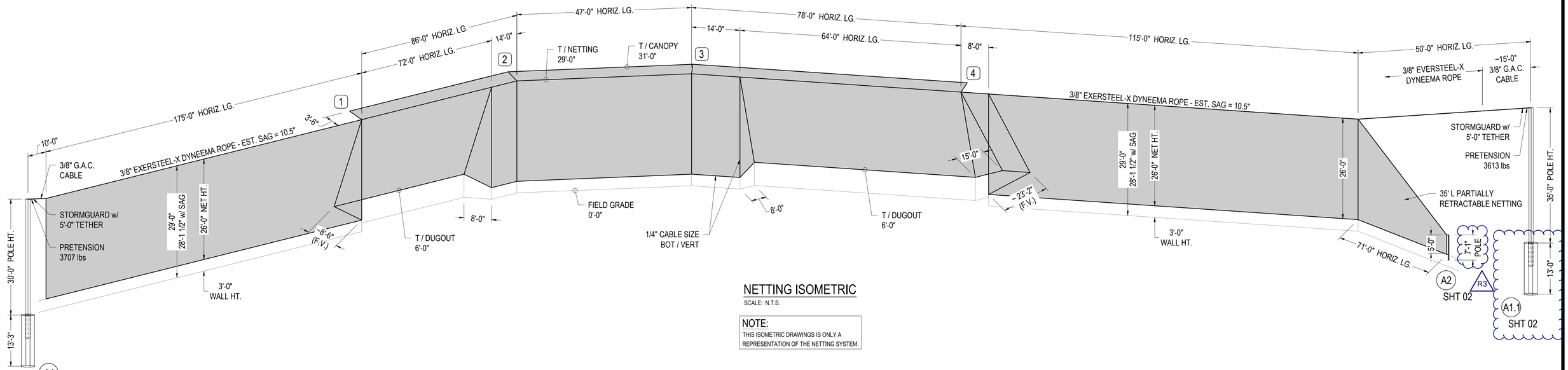
Signature

Printed Name/Title

STORMGUARD PIN LOCATIONS

A	B	C	D	E	BREAK VALUE	
-	2500	-	2500	-	5000	1st BASE LINE
1000	1000	1000	1000	-	4000	3rd BASE LINE





NETTING ISOMETRIC

SCALE: N.T.S.

NOTE:
THIS ISOMETRIC DRAWINGS IS ONLY A REPRESENTATION OF THE NETTING SYSTEM.

EXPECT THE FOLLOWING REACTIONS ON EXISTING STRUCTURE (ASD):

REACTION LOCATION 1
PRETENSION = 24 lbs
Rx = 867 lbs Ry = 299 lbs Rz = 877 lbs

REACTION LOCATION 2
PRETENSION = 3318 lbs
Rx = 1340 lbs Ry = 3924 lbs Rz = 1992 lbs

REACTION LOCATION 3
PRETENSION = 3323 lbs
Rx = 1479 lbs Ry = 3754 lbs Rz = 1959 lbs

REACTION LOCATION 4
PRETENSION = 37 lbs
Rx = 835 lbs Ry = 269 lbs Rz = 654 lbs

ENGINEER OF RECORD TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.

EXPECT THE FOLLOWING REACTIONS ON EXISTING STRUCTURE (ICE-ASD):

REACTION LOCATION 1
Rx = 2777 lbs Ry = 919 lbs Rz = 6735 lbs

REACTION LOCATION 2
Rx = 751 lbs Ry = 7671 lbs Rz = 4342 lbs

REACTION LOCATION 3
Rx = 1257 lbs Ry = 7139 lbs Rz = 4124 lbs

REACTION LOCATION 4
Rx = 2601 lbs Ry = 1172 lbs Rz = 6514 lbs

ENGINEER OF RECORD TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.

SEE SHEET E1 IN CALCULATIONS FOR REACTION DIRECTIONS.

GENERAL NOTES:

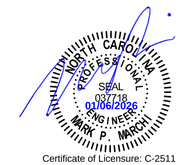
1. DESIGN PER ASCE 7-10 (IBC 2015)
   RISK CATEGORY - I
   WIND VELOCITY - 105 mph
   EXPOSURE - C
   ICE THICKNESS - 0.75"
   CONCURRENT WIND - 30 mph
2. STEEL TUBES TO BE A MINIMUM A500 Gr. C, Fy = 46 ksi
3. STEEL ANCHOR PL's AND BARS TO BE MIN. ASTM A-572 STEEL
4. FIELD AND SHOP WELDING SHALL BE E70 or BETTER.
4. CONCRETE SHALL MEET THE FOLLOWING:
5. 28 DAY STRENGTH = 2,500psi, CONCRETE MIX DESIGNED BY OTHERS
6. REINFORCING BAR TO BE GRADE 60, STIRRUPS Fy = 40 ksi
7. ASSUMED SOIL VERTICAL BEARING CAPACITY: 1,500 psf
   ASSUMED SOIL LATERAL PRESSURE: 100 psf/ft BELOW NATURAL GRADE
8. MAX POLE HEIGHT = 35' ABOVE GRADE
9. MAX NET LENGTH = 175' SPAN
10. MAX CABLE LENGTH = 561'-0"
11. WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING FOR DESIGN.
12. COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.

SYSTEM NOTES:

1. FOOTING FOR USE w/ ULTRA CROSS KNOTLESS DYNEEMA
   1-3/4" SQUARE MESH NETTING
2. TOP ROPE SIZE = 3/8" (9.5mm) Ø EVERSTEEL-X DYNEEMA ROPE
   ESTIMATED SAG = 10.5"
3. TIE-BACK CABLE SIZE = 3/8" (9.5mm Ø 7x19
4. BOTTOM / VERTICAL CABLE SIZE = 1/4" (6mm) Ø 7x19
5. PRETENSION VALUES ARE AFTER INSTALL AT FINAL RESTING POSITION.
6. POLES CAN BE DIRECTLY EMBEDDED IN LIEU OF USING SLEEVES.

TABLE 1

CLIP SIZE (INCHES)	ROPE SIZE (INCHES)	MINIMUM NO. OF CLIPS	AMOUNT OF ROPE TO TURN BACK (INCHES)	TORQUE (FT-LB)
1/8	1/8	2	3 1/4	4.5
3/16	3/16	2	3 3/4	7.5
1/4	1/4	2	4 3/4	15
5/16	5/16	2	5 1/4	30
3/8	3/8	2	6 1/2	45
7/16	7/16	2	7	65
1/2	1/2	3	11 1/2	65
9/16	9/16	3	12	95
5/8	5/8	3	12	95
3/4	3/4	4	18	130



Certificate of Licensure: C-2511

R3	01-06-26	MPB	FOUNDATION DESIGN / POLE HEIGHT
R2	01-05-26	MPB	ADDED STORMGUARD AND ICE LOADING
R1	08-22-25	MPB	NETTING / TERM POLE HT. ADDED CANOPY. LF TUNNEL NETTING. PARTIALLY RETRACTABLE NETTING

DISCLAIMER:
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- DESIGN OF AIR AND WATER INFILTRATION PREVENTION.
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105 School Creek Trail
Luxemburg, WI 54217
Phone : 920.617.1042
Fax: 920.617.1100
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PROJECT: **Ting Park**
101 Sportsmanship Way
Holly Springs, NC 27540

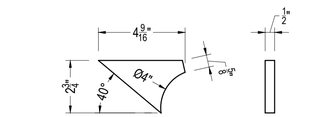
CUSTOMER: SPORTSFIELD SPECIALITES

DATE: 05-14-25

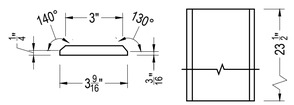
DRAFTED BY: MPB

SHEET TITLE: BARRIER NETTING

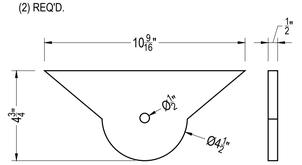
SHEET: 01



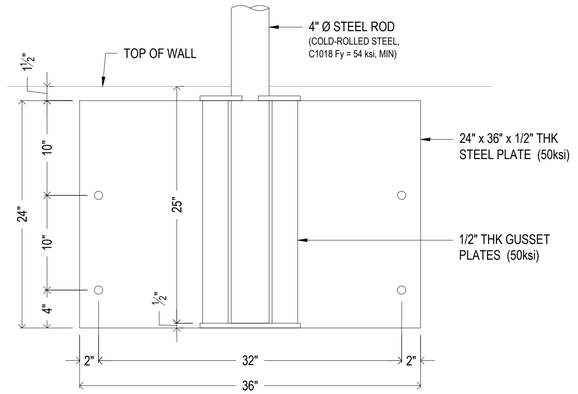
TOP GUSSETS
(2) REQ'D.



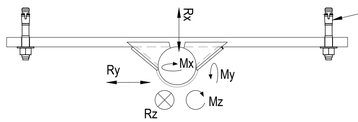
SIDE GUSSETS
(2) REQ'D.



BOTTOM GUSSET
(1) REQ'D.



1/4" FILLET WELDS, ALL
AROUND GUSSETS



(4) 3/4" Ø HILTI KWIK
BOLT TZ2 - SS 304
- EMBED = 5 1/2"
- MIN EDGE DIST = 11 1/2"
- MIN END DIST = 9"
(ASSUME CRACKED CONC,
f'c = 4,000psi, DESIGN BY OTHERS)

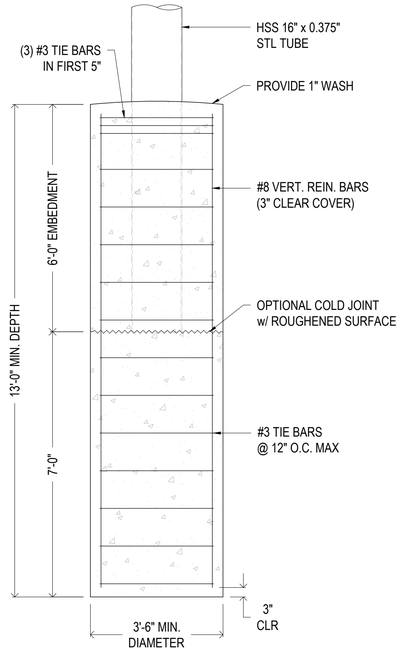
A2 WALL PLATE DETAIL
SCALE: 1-1/2" = 1'-0"

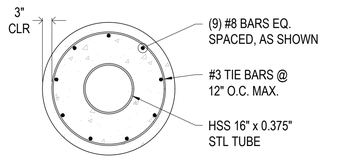
EXPECT THE FOLLOWING REACTIONS ON EXISTING WALL (ASD):		
Rx = 172 lbs	Ry = 2010 lbs	Rz = 402 lbs
Mx = 134,296 in*lb	My = 4085 in*lb	Mz = 12,080 in*lb

EXPECT THE FOLLOWING REACTIONS ON EXISTING WALL (ICE - ASD):		
Rx = 49 lbs	Ry = 1849 lbs	Rz = 947 lbs
Mx = 144,193 in*lb	My = 8228 in*lb	Mz = 11,241 in*lb

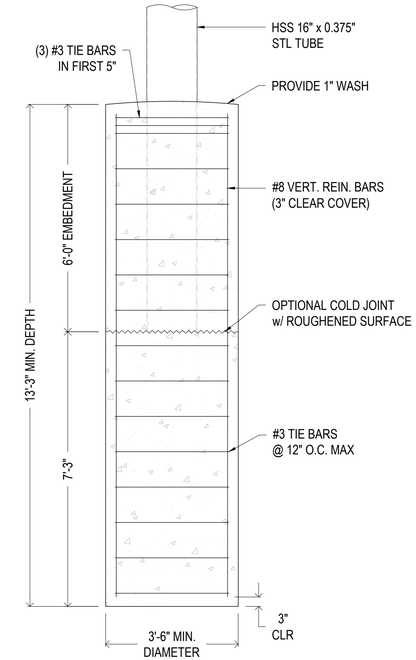
ENGINEER OF RECORD TO VERIFY THAT
STRUCTURE CAN SUPPORT REACTIONS.

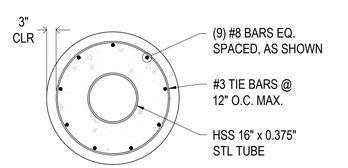
R3



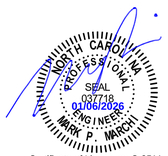


A1.1 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"





A1 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



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R3	01-06-26	MPB	FOUNDATION DESIGN / POLE HEIGHT
R2	01-05-26	MPB	ADDED STORMGUARD AND ICE LOADING
R1	08-22-25	MPB	NETTING / TERM POLE HT. ADDED CANOPY. LF TUNNEL NETTING. PARTIALLY RETRACTABLE NETTING

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105 School Creek Trail
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PROJECT: **Ting Park**
101 Sportsmanship Way
Holly Springs, NC 27540

CUSTOMER: SPORTSFIELD SPECIALITES

DATE: 05-14-25

DRAFTED BY: MPB

SHEET TITLE: BARRIER NETTING

SHEET: 02

RICE ENGINEERING
105 School Creek Trail | Luxemburg, WI 54217
(P) 920.617.1042 | (F) 920.617.1100

Revised Ting Park
Barrier Netting Calculations

Project Location:
Holly Springs, North Carolina
REI Project # R25-05-070

Prepared for:
Sportsfield Specialties - Delhi, NY
5/13/2025
Revision R1: 8/21/2025
Revision R2: 1/5/2025
Revision R3: 1/6/2026

Design Criteria:

1. Design Loads per IBC 2015, (ASCE 7/10).
2. Deflection to be **2L/60 max** for cantilever members.
3. Steel anchor plates and bars to be minimum **ASTM A-572 steel.**
4. Steel tubes to be minimum **A500 Gr. C, Fy = 46 ksi.**
5. Field and shop welding shall be **E70 or better,** welding shall be done in conformance with **AWS D1.1.**
6. Concrete rebar shall be **grade 60 (Fy= 60 ksi), stirrups Fy=40 ksi**.
7. Concrete strength to be **f'c = 2,500 psi, normal weight, assumed cracked.** Concrete strength to be **f'c = 4,000 psi, normal weight, assumed cracked. Not designed by Rice Engineering Inc.**
8. Concrete anchors shall be a **wedge** type anchor with the size, embed depth and spacing as per the calculations. Anchors shall be installed per the manufacturer's specifications. Use **Hilti.** See manufacturer's ICC evaluation report for special inspection requirements.
9. Cables to be galvanized 7x19 **ASTM 641.** Rope to be **Eversteel-X Dyneema 12-Strand Class II.**
10. StormGuard pin(s) to breakaway at **4,000 & 5,000 lb per calculations**. StormGuard components and hardware **not designed by Rice Engineering Inc.**
11. Soils allowable vertical bearing capacity assumed to be **1500 psf.** Lateral pressure assumed to be **100 psf/ft** below natural grade.
12. Netting is assumed to be lowered or taken down during offseason/winter months unless otherwise specified. **Design of Ice and Snow not considered in system design.**
13. Design of material separation to prevent reaction between dissimilar materials **not designed by Rice Engineering Inc.**
14. Groundwater is assumed to be below the bottom of the footing for design. Rice Engineering to be notified otherwise.

Page:	Description:	Date:	Revision:
E1	Elevation & Plan	5/8/25	R3
1	Wind Loads	5/8/25	
1.1	Ice Loads	5/8/25	R2
2	Net Loading	5/8/25	R2
3	Cable Forces +Y	5/8/25	R2
4	Cable Forces -Y	5/8/25	R2
5	Deflection +Y	5/8/25	R2
6	Deflection -Y	5/8/25	R2
7-9	Cable Strength	5/8/25	R2
A1	Pole Foundation	5/8/25	R1
A1.1	Pole Foundation	5/8/25	R3

Page:	Description:	Date:	Revision:
A2	Side Mount Pole	5/8/25	R2
	HILTI Profis		

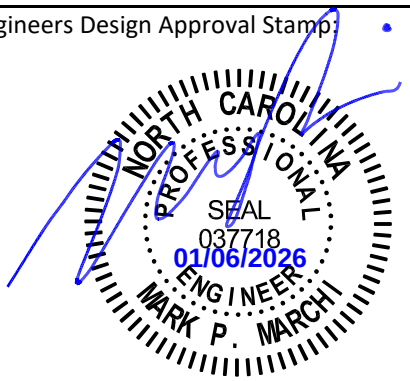
Disclaimer:

This Certification is limited to the structural design of structural components of this Barrier Netting system.

It does NOT include responsibility for:

- Structural design of hardware, clevises, and turnbuckles.
- Miscellaneous plates, ties and hardware.
- Design of air and water infiltration prevention.
- The manufacture, assembly, or installation of the system.
- Quantities of materials or dimensional accuracy of drawings

Engineers Design Approval Stamp:



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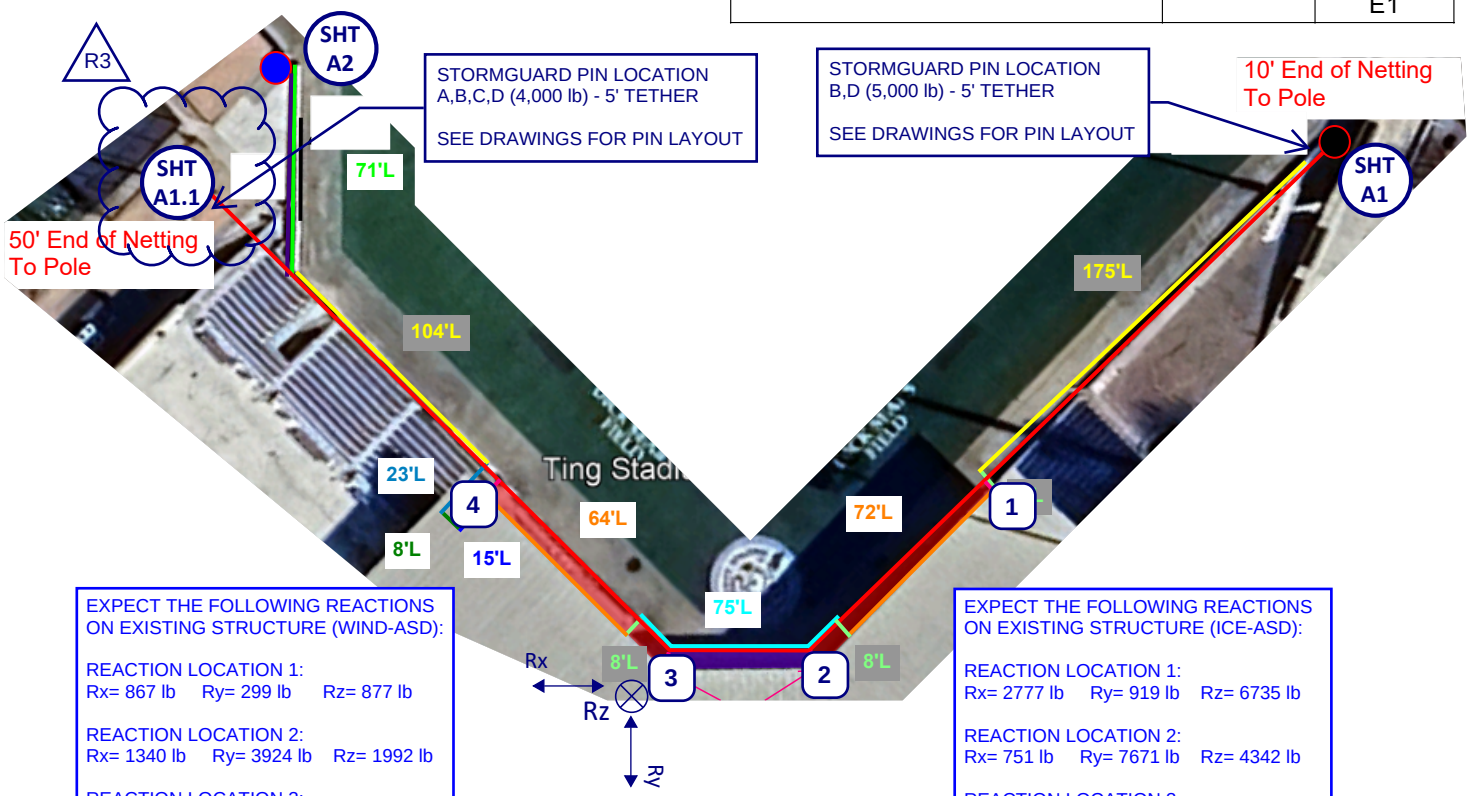
Elevation	Detail Ref.	Sheet No: E1



EXPECT THE FOLLOWING REACTIONS ON EXISTING STRUCTURE (WIND-ASD):

REACTION LOCATION 1:
Rx= 867 lb Ry= 299 lb Rz= 877 lb

REACTION LOCATION 2:
Rx= 1340 lb Ry= 3924 lb Rz= 1992 lb

REACTION LOCATION 3:
Rx= 1479 lb Ry= 3754 lb Rz= 1959 lb

REACTION LOCATION 4:
Rx= 835 lb Ry= 269 lb Rz= 654 lb

OWNER TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.

EXPECT THE FOLLOWING REACTIONS ON EXISTING STRUCTURE (ICE-ASD):

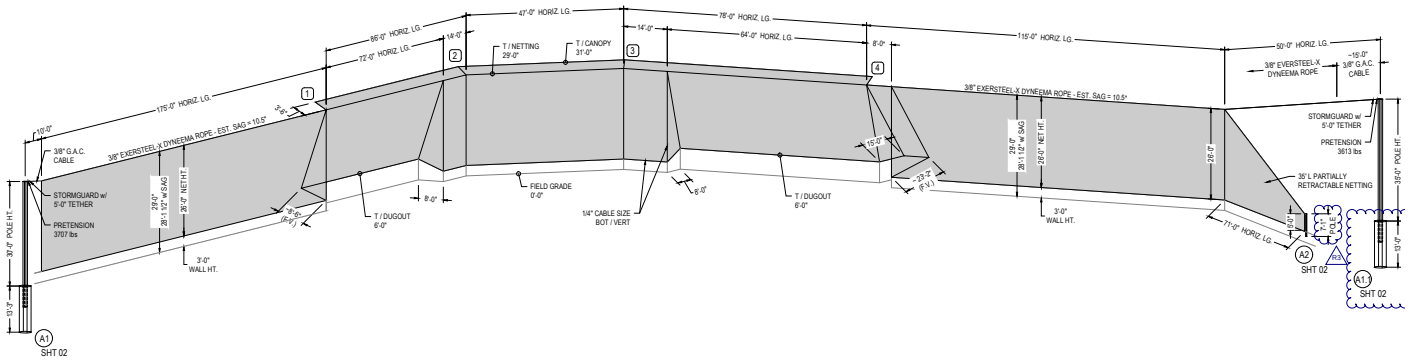
REACTION LOCATION 1:
Rx= 2777 lb Ry= 919 lb Rz= 6735 lb

REACTION LOCATION 2:
Rx= 751 lb Ry= 7671 lb Rz= 4342 lb

REACTION LOCATION 3:
Rx= 1257 lb Ry= 7139 lb Rz= 4124 lb

REACTION LOCATION 4:
Rx= 2601 lb Ry= 1172 lb Rz= 6514 lb

OWNER TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.



RICE ENGINEERING Template:	105 School Creek Trail Luxemburg, WI 54217 Phone: (920) 617-1042 Fax: (920) 617-1100 www.rice-inc.com	Project Description: **Ting Park**	Job No: R25-05-070	
			Engineer: MRK	Sheet No: E1
			Date: 5/8/2025	Rev: R3
			Chk By:	Date:

ASCE 7-10 Net Wind Loads	Detail Ref.	Sheet No: 1

Inputs:

Risk Category	I		Table 1.5-1
Element Height	z := 30	ft	Table-30.3-1
Exposure	E := "C"		
Wind Velocity	V := 105	mph	Figure 26.5-1A, Figure 26.5-1B Figure 26.5-1C
Topographic Factor	K_{zt} := 1.0		Figure 26.8-1
Directionality Factor	K_d := 0.85		Table 26.6-1
Gust Factor:	G := 0.85		*per 26.9.1*
Force Coefficient:	C_f := 1.2		Figure 29.5-2

Calculations:

All Calculations Below This Line Are Automatic

Velocity pressure Coefficients:

K_{zz} = 0.85 psf

Velocity pressures:

$q_z := 0.00256 \cdot K_{zz} \cdot K_{zt} \cdot K_d \cdot V^2 = 20.39$

Calculated Pressures (ASD):

Φ := 0.6 *ASD Conversion Factor*

$W := -\Phi \cdot q_z \cdot G \cdot C_f = -12.48$ psf

Other Structures		All Heights
Figure 29.5-2	Force Coefficients, C_f	Open Signs & Lattice Frameworks

ϵ	Flat-Sided Members	Rounded Members	
		$D\sqrt{q_z} \le 2.5$ ($D\sqrt{q_z} \le 5.3$)	$D\sqrt{q_z} > 2.5$ ($D\sqrt{q_z} > 5.3$)
< 0.1	2.0	1.2	0.8
0.1 to 0.29	1.8	1.3	0.9
0.3 to 0.7	1.6	1.5	1.1

Notes:

1. Signs with openings comprising 30% or more of the gross area are classified as open signs.
2. The calculation of the design wind forces shall be based on the area of all exposed members and elements projected on a plane normal to the wind direction. Forces shall be assumed to act parallel to the wind direction.
3. The area A_f consistent with these force coefficients is the solid area projected normal to the wind direction.
4. Notation:

   ϵ: ratio of solid area to gross area;

   D: diameter of a typical round member, in feet (meters);

   q_z: velocity pressure evaluated at height z above ground in pounds per square foot (N/m^2).

Inputs:

Risk Category: I — Table 1.5-1

R2

$z := 35$ ft

$K_{zt} := 1.0$ $K_{zz} := 0.85$ $K_d := 0.85$ $\Phi := 0.6$

Ice Input Variables:

Ice Thickness: $t := 0.75$ in — Figure 10-2 West — Figure 10-2 East

Importance Factor: $I_i = 1$ — Table 1.5-2

Concurrent Wind: $V_i := 30$ mph

$G := 0.85$

$D_c := 0.625 \cdot in$

$\delta := 56 \cdot \frac{lbf}{ft^3}$ *density of ice*

Snow Input Variables:

Ground Snow Load: $P_g := 15$ psf — Figure 7-1A, Figure 7-1B

Thermal Factor: $C_t := 1.2$ — Table 7-3

Exposure Factor: $C_e := 0.9$ — Table 7-2

Importance Factor: $I_s = 0.8$ — Table 1.5-2

Roof Slope Factor: $C_s := 1.0$ — Figure 7-2

Calculations: *All Calculations Below This Line Are Automatic*

Ice Load Calculations:

$$f_z := \begin{cases} \left(\frac{z}{33}\right)^{0.10} & \text{if } 0 < z < 900 \\ 1.4 & \text{otherwise} \end{cases} = 1.01$$

$t_d := I_i \cdot t \cdot f_z \cdot K_{zt}^{0.35} \cdot in = 0.75$ in

$q_{zi} := 0.00256 \cdot K_{zz} \cdot K_{zt} \cdot K_d \cdot V_i^2 = 1.66$ psf

$W_i := q_{zi} \cdot \Phi \cdot G \cdot 1.3 = 1.1$ psf

$W_i \cdot psf \cdot 0.7 = 0.005$ psi — 0.7Di + 0.7Wi

Snow Load Calculations:

$P_f := 0.7 \cdot C_e \cdot C_t \cdot I_s \cdot P_g = 9.07$ psf

$S_b := P_f \cdot C_s \cdot psf = 9.07 \cdot psf$ psf *Balanced Snow Load*

$$\gamma := \begin{cases} 0.13 \cdot P_g + 14 & \text{if } P_g \le 123 \\ 30 & \text{otherwise} \end{cases} = 15.95 \text{ pcf}$$

$h_b := \frac{S_b}{\gamma \cdot pcf} = 6.83$ in

$w_{snow} := \left(S_b \cdot D_c\right) \cdot \frac{1.75 \cdot in}{h_b} = 0.0101 \cdot pli$ factored for lattice opening

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105 School Creek Trail
Luxemburg, WI 54217
Phone: (920) 617-1042
Fax: (920) 617-1100
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Project Description: **Ting Park**

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	1.1
Date:	5/8/2025	Rev:	R2
Chk By:		Date:	

Template:

Net Loading	Detail Ref.	Sheet No: 2

Inputs:

Net Properties: Ultra Cross Knottless Dyneema-1.75"Sq

$WT_{net} := 0.009$	psf	*Net weight per ft. sq.*
$\%Solid := 0.055$		*Ratio of solid to total area*
$F_{max} := 530$	lb	*max. breaking strength*
$Net_{spa} := 1.75$	in	*o.c. spacing of strands*

Design Wind Load:

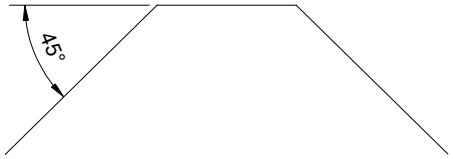
$WL := 12.7\,psf$

Net Geometry:

$Angle_C := 0deg$

$Angle_S := 45deg$

$Angle_{S1} := 89deg$



Calculations:

All Calculations Below This Line Are Automatic

Model Load Calculations:

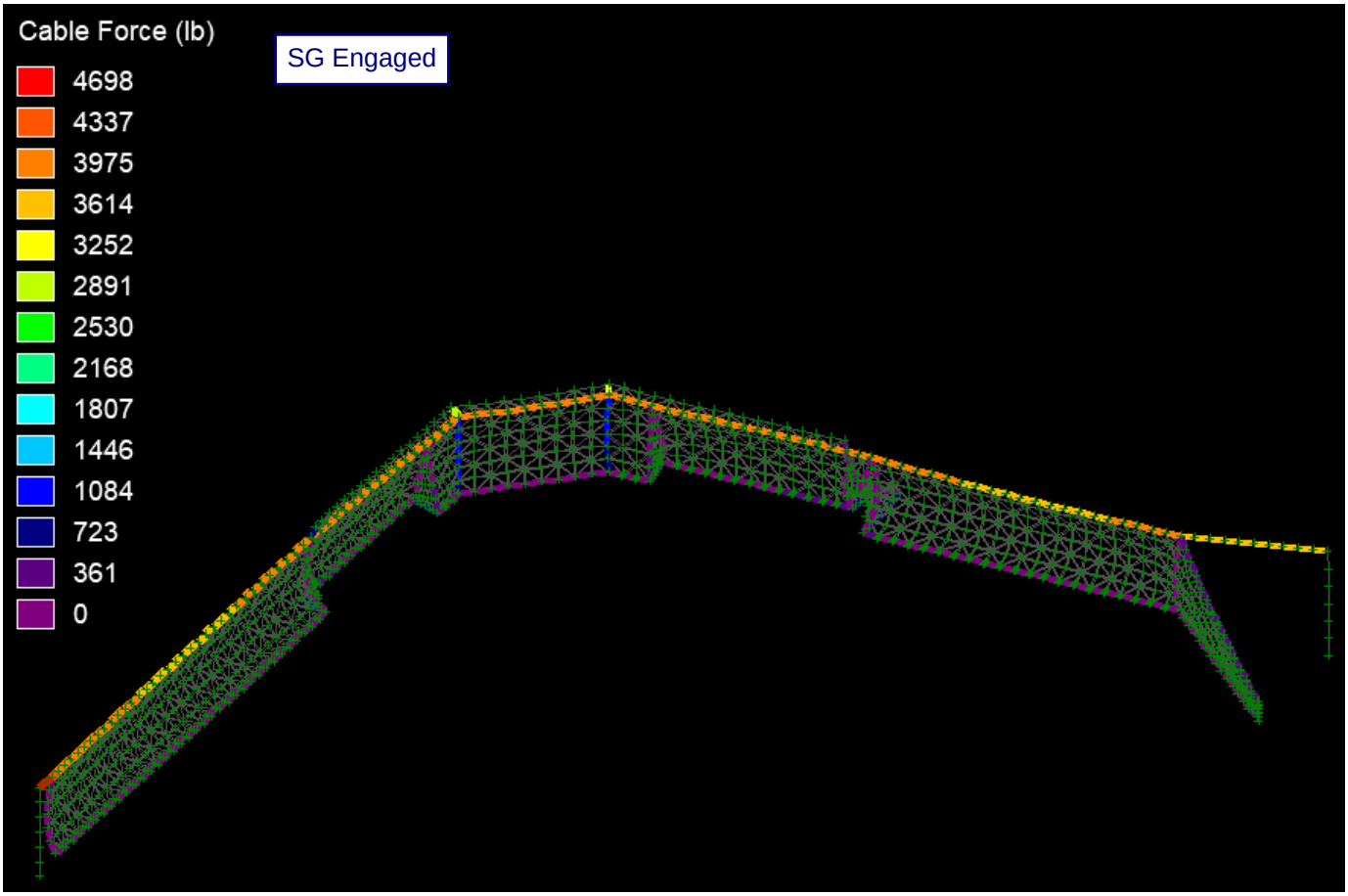
$$WL_n := \frac{WL \cdot \%Solid}{0.6} = 1.1642\ psf$$ ***LRFD Load***

R2

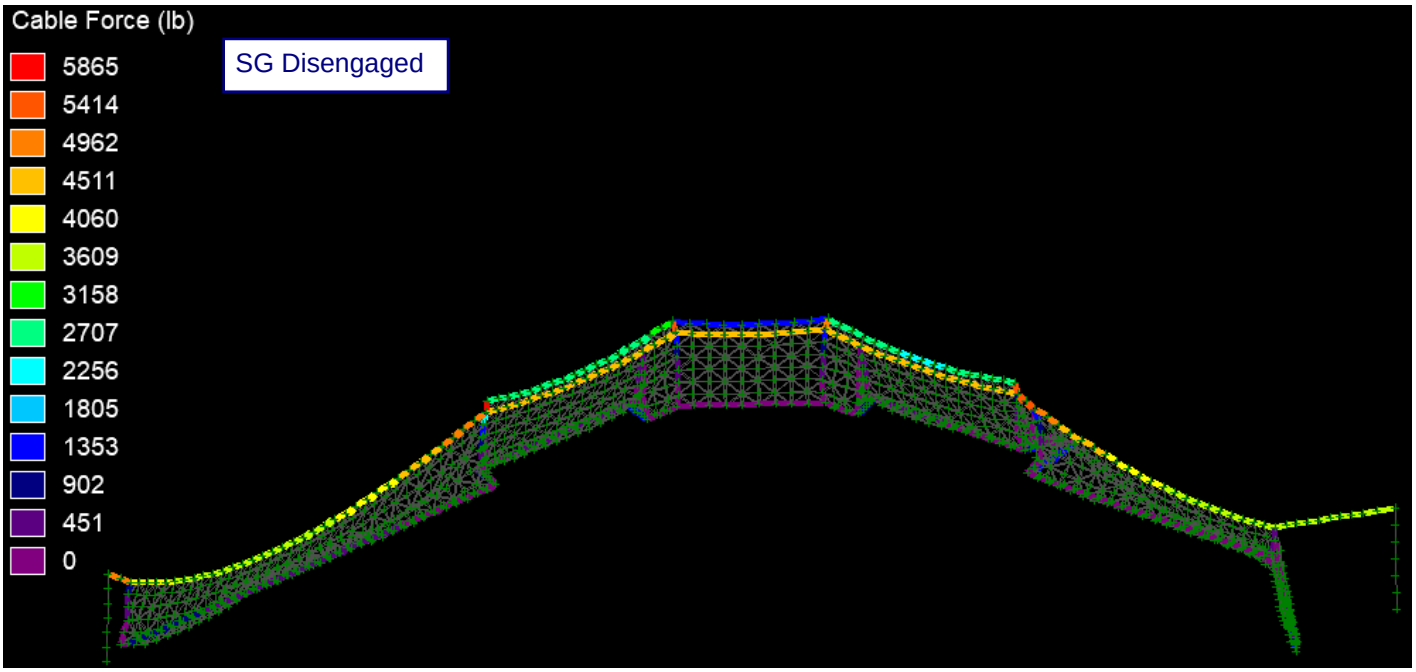
$Coef_C := \cos(Angle_C) = 1$

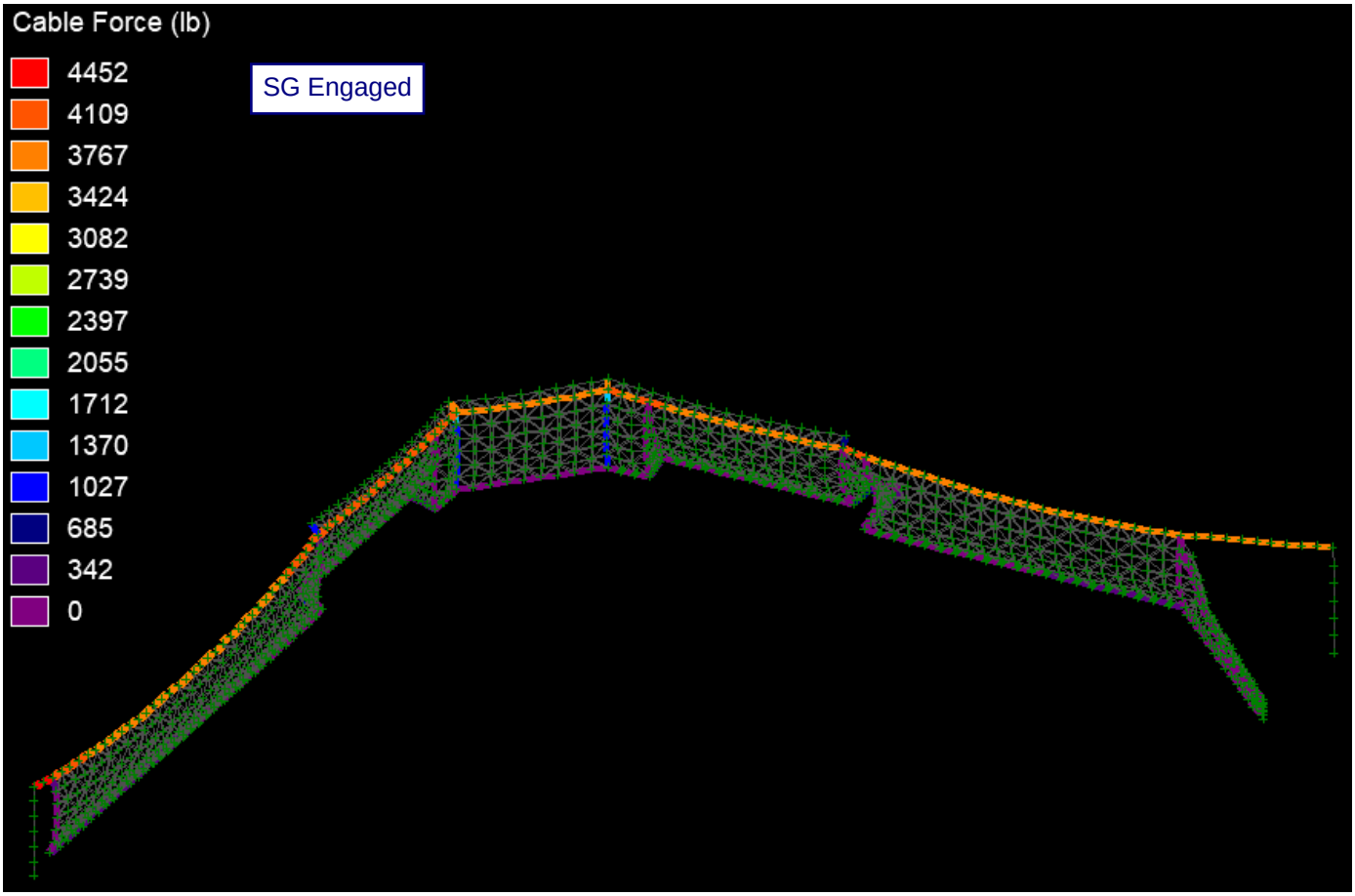
$Coef_S := \cos(Angle_S) = 0.707$ ***NDN Load Coef.***

$Coef_{S1} := \cos(Angle_{S1}) = 0.017$



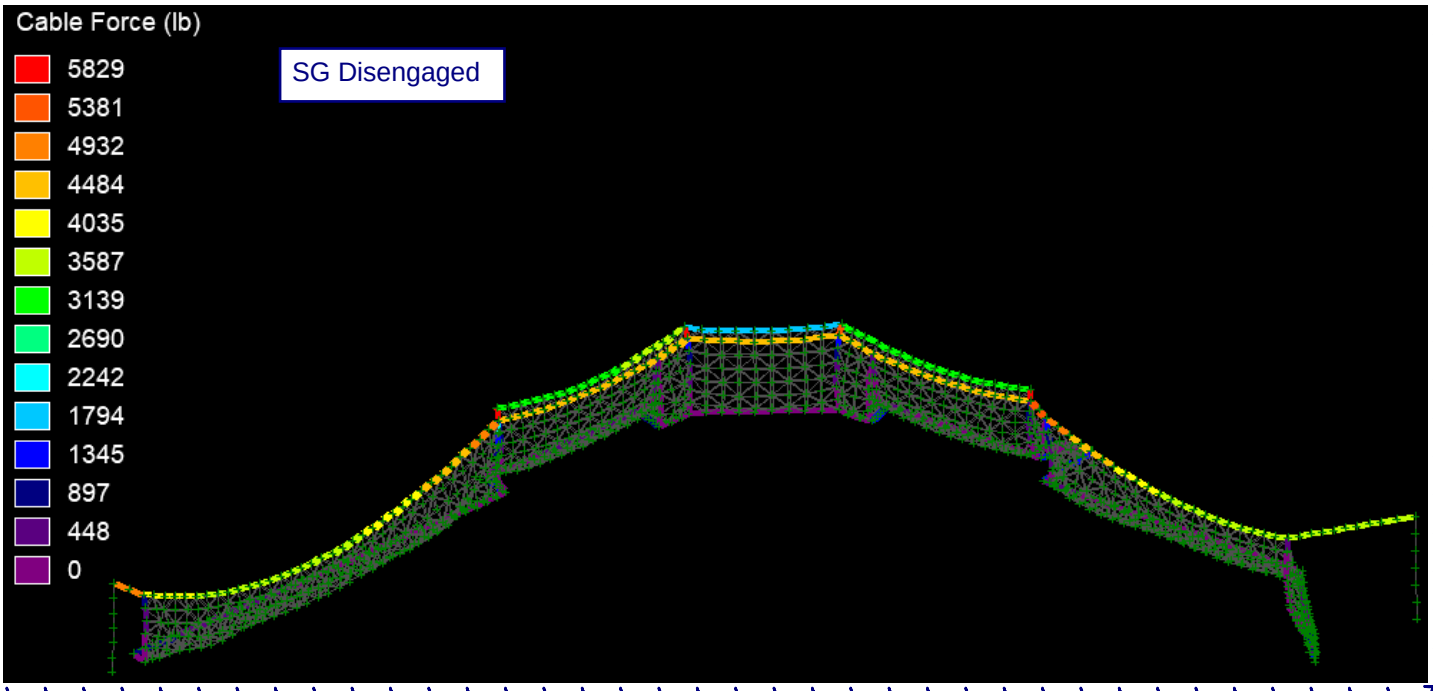
$F_{max} := 5865\ lbf$





R2

$F_{max} := 5829lbf$



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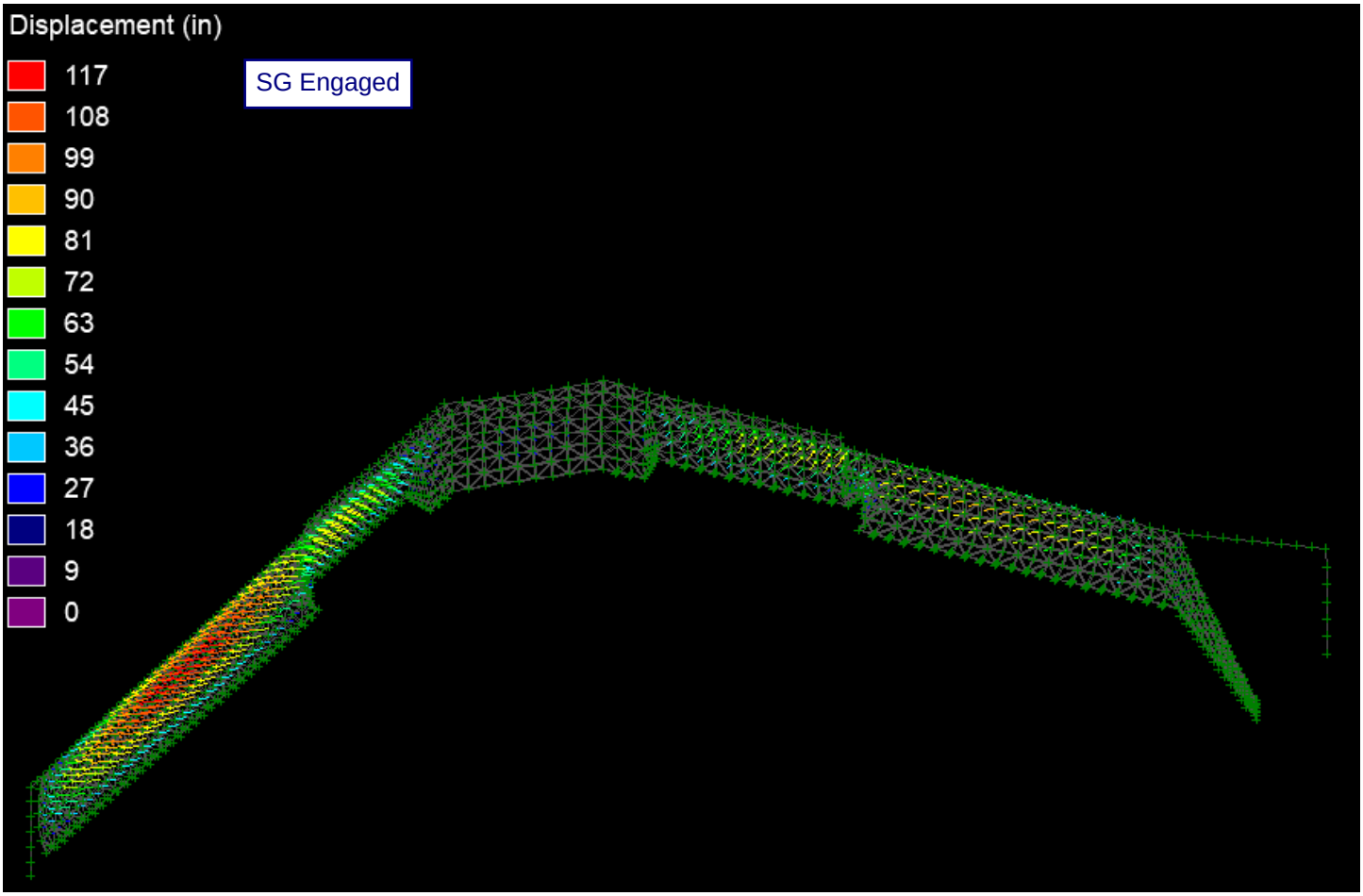
105 School Creek Trail
Luxemburg, WI 54217
Phone: (920)845-1042
Fax: (920)845-1048
www.rice-inc.com

Project Description:

Ting Park

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	4
Date:	5/8/2025	Rev:	R2
Chk By:		Date:	
Template:	REI-MC-5854		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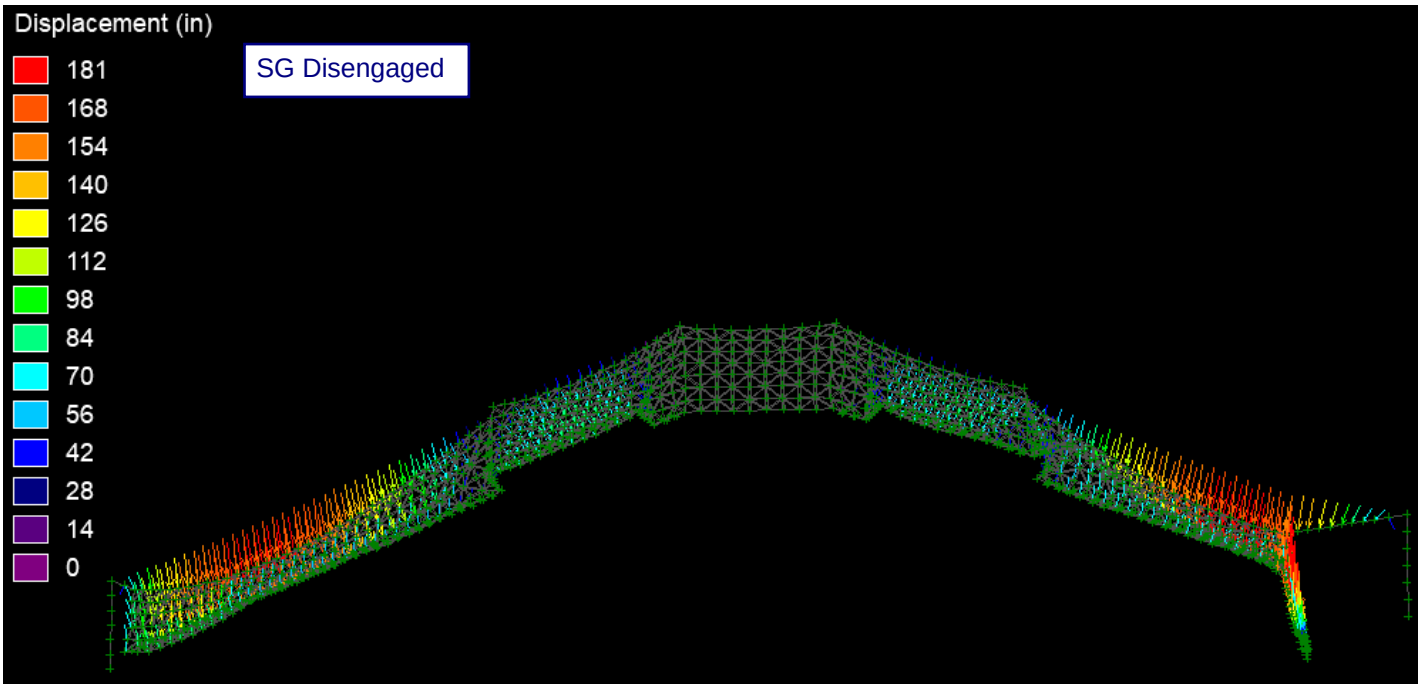
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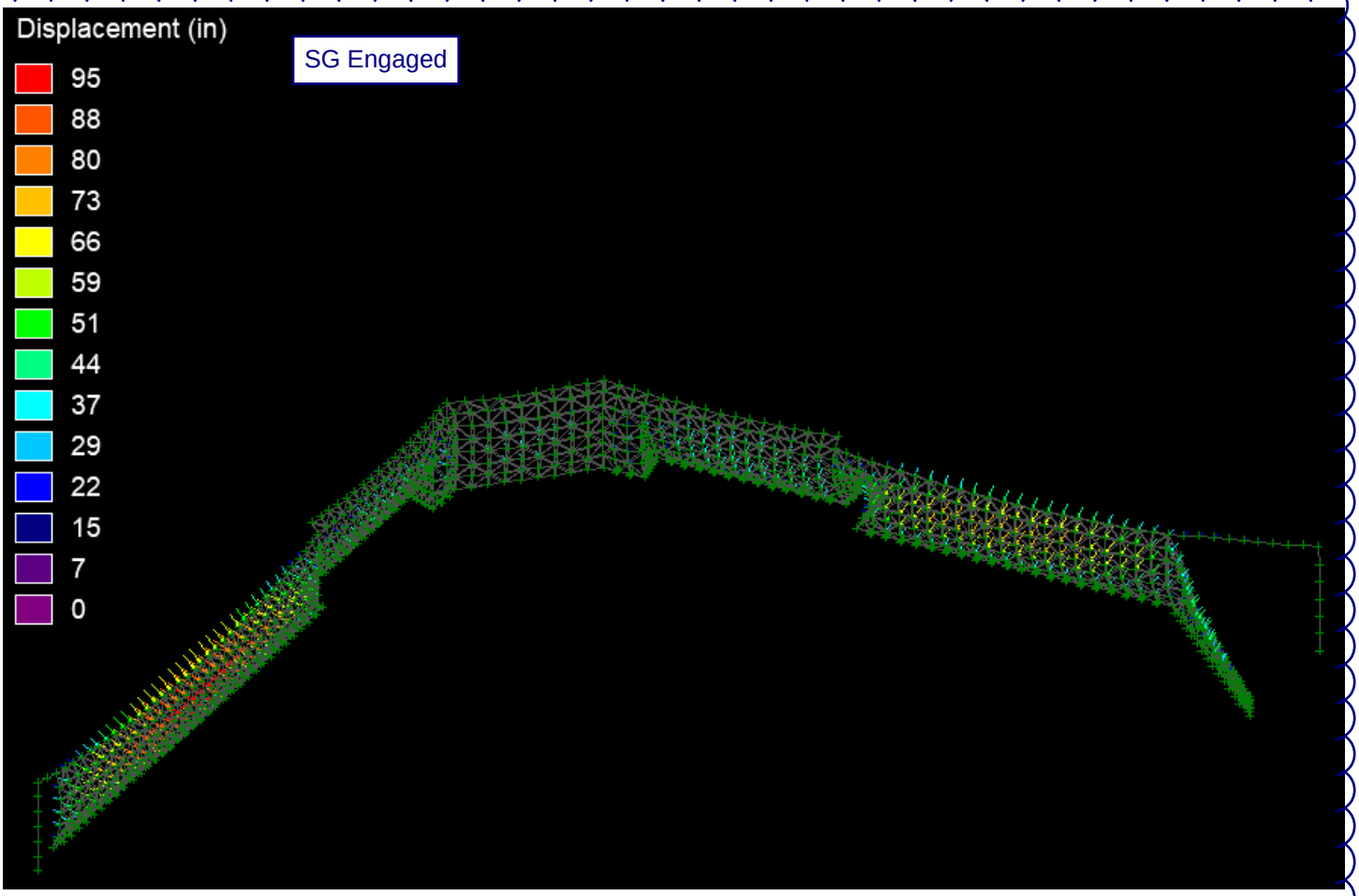
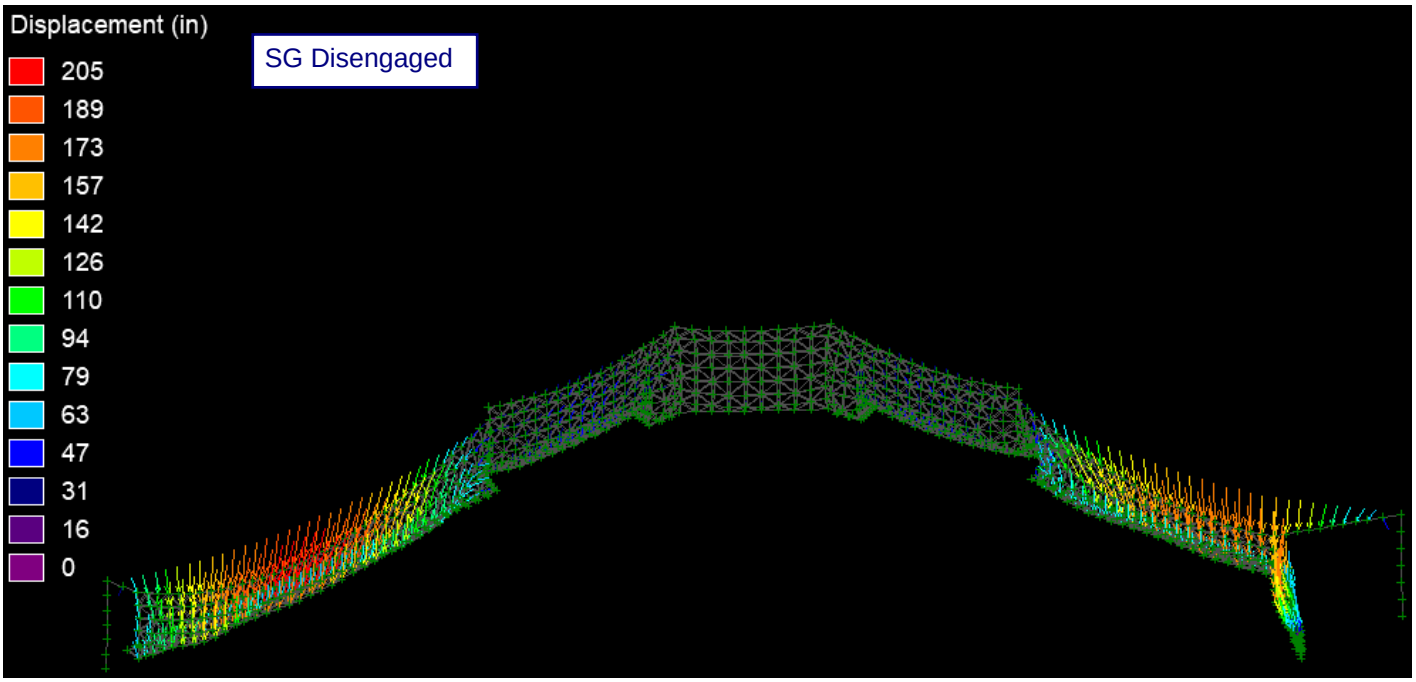




RICE ENGINEERING
Template:

105 School Creek Trail
Luxemburg, WI 54217
Phone: (920)845-1042
Fax: (920)845-1048
www.rice-inc.com

Project Description:

Ting Park

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	6
Date:	5/8/2025	Rev:	R2
Chk By:		Date:	

Cable Strength Check	Detail Ref. Bottom Cable	Sheet No: 7

ASCE 19-10: Structural Applications Of Steel Cables for Buildings

Inputs:

$T_n := 1468 \cdot lbf$ *Maximum Cable Tension* R1

$l := 175 \cdot ft$ *Length of Cable*

$N_f \equiv 0.9$ *Fitting Reduction Factor (Table 3-1)*

$N_d \equiv 1.0$ *Deflector Reduction Factor (Table 3-2)*

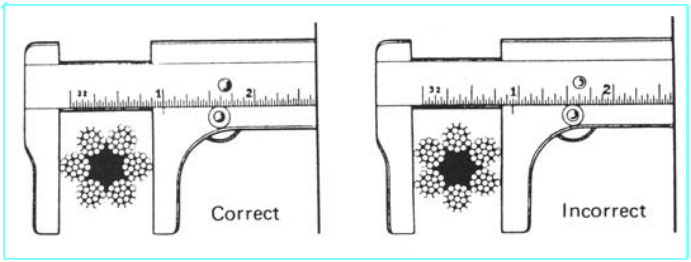
TYPE OF CABLE

cboMaterial = Galvanized Cable

cboType = 7x19

D_{r_str} = 1/4" = 0.25 in *Diameter of Cable*

MEASURING WIRE ROPE



Calculations:

All Calculations Below This Line Are Automatic

$FS \equiv 2.2$ *Factor of Safety per ASCE 19-10; 3.3.1 Design Strength*

$D_r = 0.25 \cdot in$ *Diameter of Wire Rope*

$WT_r = 0.03 \cdot \frac{lbf}{in}$ *Weight* R1

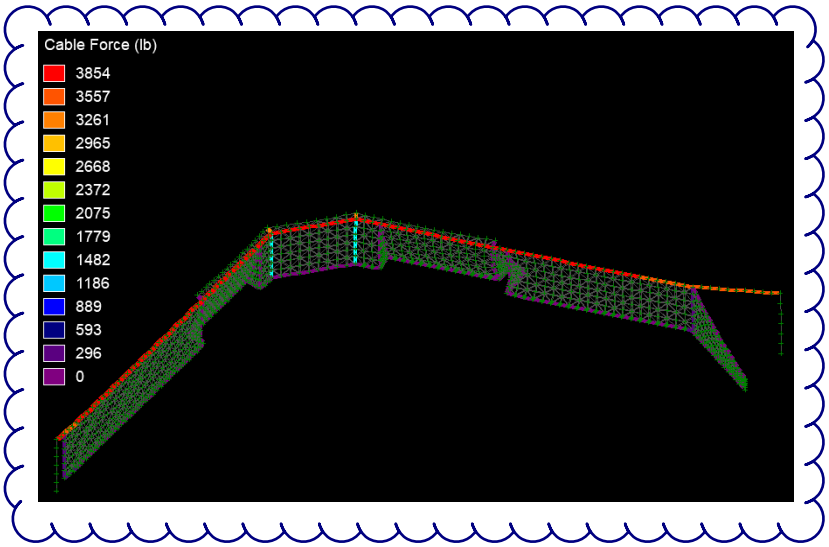
$F_{br} = 7000\ lbf$ *Breaking Strength*

$A_r := 0.25 \cdot \pi \cdot D_r^2 = 0.05 \cdot in^2$ *Area of Cable (Approx)*

$S_d := \frac{F_{br} \cdot \min(N_f, N_d)}{FS} = 2863.64 \cdot lbf$ *Allowable Tension*

$I_{cable} := \left(\frac{T_n}{S_d}\right)$ = "0.51 < 1.00 PASS"

Required Pretension



Use Min 1/4" (6.35 mm) Diameter 7x19 Galvanized Steel Wire Rope

Nominal Breaking Strength = 7,000 lb

Pretension Cable as shown above.



Generic Material Properties

"Material"	"Modulus of Elasticity"	"Density"
"Steel"	20000000 psi	0.284 pci
"Dyneema"	16000000 psi	0.035 pci

Inputs:

Cable Strength Check	Detail Ref.	Sheet No:
	Tie-Back	8

[ASCE 19-10: Structural Applications Of Steel Cables for Buildings]

$T_n := 5865 \cdot lbf$ *Maximum Cable Tension* (R2)

$l := 3.5 \cdot ft$ *Length of Cable*

$N_f \equiv 0.9$ *Fitting Reduction Factor (Table 3-1)*

$N_d \equiv 1.0$ *Deflector Reduction Factor (Table 3-2)*

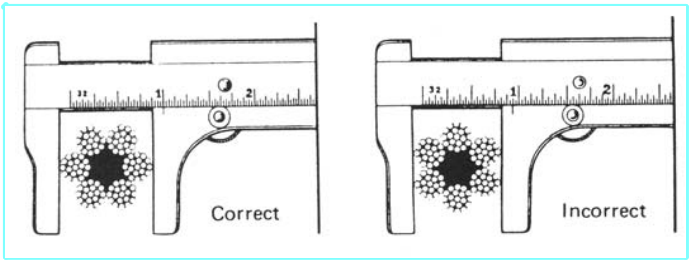
TYPE OF CABLE

cboMaterial = Galvanized Cable

cboType = 7x19

D_{r_str} = 3/8" = $0.38 \cdot in$ *Diameter of Cable*

MEASURING WIRE ROPE



Calculations:

All Calculations Below This Line Are Automatic

$FS \equiv 2.2$ *Factor of Safety per ASCE 19-10; 3.3.1 Design Strength*

$D_r = 0.38 \cdot in$ *Diameter of Wire Rope*

$WT_r = 0.04 \cdot \frac{lbf}{in}$ *Weight*

$F_{br} = 14400\ lbf$ *Breaking Strength*

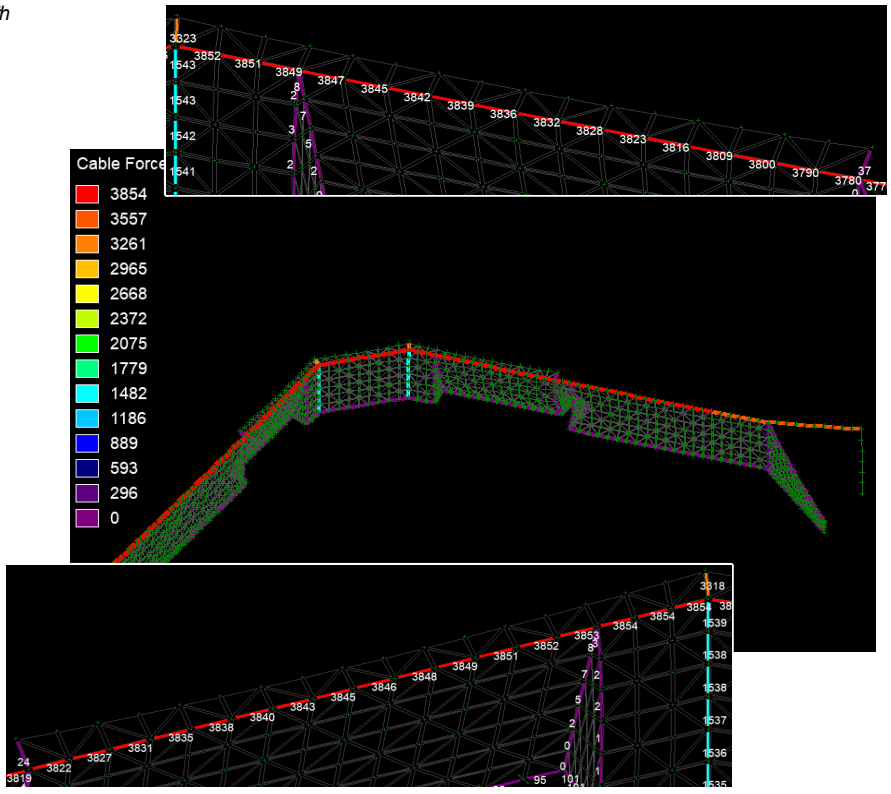
$A_r := 0.25 \cdot \pi \cdot D_r^2 = 0.11 \cdot in^2$ *Area of Cable (Approx)*

$\Delta_{AllowableSag} := 0in$ *Allowable Deflection*

$S_d := \frac{F_{br} \cdot \min(N_f, N_d)}{FS} = 5891 \cdot lbf$ *Allowable Tension*

$I_{cable} := \left(\frac{T_n}{S_d}\right) =$ "1 < 1.00 PASS"

Required Pretension





Generic Material Properties

"Material"	"Modulus of Elasticity"	"Density"
"Steel"	20000000 ·psi	0.284 ·pci
"Dyneema"	16000000 ·psi	0.035 ·pci

Use Min 3/8" (9.5 mm) Diameter 7x19 Galvanized Steel Wire Rope

Nominal Breaking Strength = 14,400 lb

Pretension Cable as shown above.

RICE ENGINEERING	105 School Creek Trail Luxemburg, WI 54217 Phone: (920)845-1042 Fax: (920)845-1048 www.rice-inc.com	Project Description: **Ting Park**	Job No: R25-05-070 Engineer: MRK — Sheet No: 8 Date: 5/8/2025 — Rev: R2 Chk By: — Date:
Template: REI-MC-4719			

Rope Strength	Detail Ref. Top	Sheet No: 9

ASCE 19-10: Structural Applications Of Steel Cables for Buildings

Inputs:

$T_n := 586 \cdot lbf$ *Maximum Cable Tension* (R2)

$l := 271 \cdot ft$ *Length of Cable*

$N_f \equiv 0.9$ *Fitting Reduction Factor (Table 3-1)*

$N_d \equiv 1.0$ *Deflector Reduction Factor (Table 3-2)*

TYPE OF CABLE

cboMaterial = Custom

cboType = EverSteel-X Dyneema

D_{r_str} = 3/8" = 0.38 in *Diameter of Cable*

Calculations: *All Calculations Below This Line Are Automatic*

$FS \equiv 2.2$ *Factor of Safety per ASCE 19-10; 3.3.1 Design Strength*

$D_r = 0.38\ in$ *Diameter of Wire Rope*

$WT_r = 0.35 \cdot plf$ *Weight*

$F_{br} = 17200\ lbf$ *Breaking Strength*

$A_r := 0.25 \cdot \pi \cdot D_r^2 = 0.11 \cdot in^2$ *Area of Cable (Approx)*

$\Delta_{AllowableSag} := 10.5\ in$ *Allowable Deflection*

$S_d := \frac{F_{br} \cdot \min(N_f, N_d)}{FS} = 7036 \cdot lbf$ *Allowable Tension*

$I_{cable} := \left(\frac{T_n}{S_d}\right) =$ "0.08 < 1.00 PASS"

Req. Pretension



NOTE: ROUGHLY LAST ~15' MAX OF TOP CABLE TO BE 3/8" GAC CABLE.



Generic Material Properties

"Material"	"Modulus of Elasticity"	"Density"
"Steel"	29000000 ·psi	0.284 ·pci
"Dyneema"	16000000 ·psi	0.035 ·pci

Use Min 3/8" (9.5 mm) Diameter EverSteel-X Dyneema Rope
Nominal Breaking Strength = 17,200 lb
Pretension Rope As Shown

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Template: REI-MC-4719
105 School Creek Trail
Luxemburg, WI 54217
Phone: (920)845-1042
Fax: (920)845-1048
www.rice-inc.com

Project Description: **Ting Park**

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	9
Date:	5/8/2025	Rev:	R2
Chk By:		Date:	

Pole Foundation	Detail Ref.	Sheet No: A1

Input Variables:

Pole:

$H := 30$ ft *(height)*

$w := \frac{12.7}{144} \cdot 16 = 1.41$ pli

$F := 4645 + w \cdot H \cdot 12 = 5153$ lb *(reaction force)*

$M := 1678207 + \frac{w \cdot (H \cdot 12)^2}{2} = 1769647$ in·lb

Embedment $:= 6$ ft

R1

Steel:

$F_y := 46000$ psi *(Steel yield strength)*

Soils:

$S := 1500$ psi *(Soil Bearing Capacity)*

$P := 100$ psi *(Passive Soil Pressure)*

Pier Foundations:

$f_c := 2500$ psi *(concrete compressive strength)*

$d := 13.25$ ft *(initial pier depth)*

$D := 3.5$ ft *(pier diameter)*

$I_{pole} := 526$ in^4

$S_{pole} := 65.7$ in^3

$Z_{pole} := 85.5$ in^3

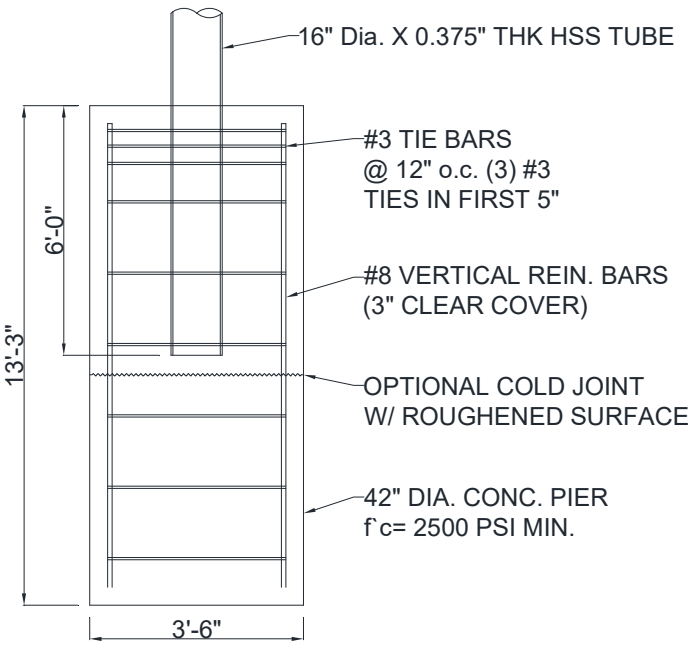
$A_{pole} := 17.2$ in^2

$D_{pole} := 16$ in

$t_{pole} := 0.349$ in

$E := 29 \cdot 10^6$ psi

$\Omega := 1.67$



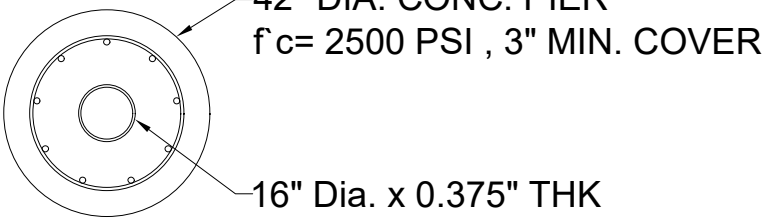
Calculations:

$\lambda_p := \frac{0.07 \cdot E}{F_y} = 44.13$ $\lambda_r := \frac{0.31 \cdot E}{F_y} = 195.43$

$\lambda := \frac{D_{pole}}{t_{pole}} = 45.85$ $M_n := \left(\frac{0.021 \cdot E}{\lambda} + F_y\right) \cdot S_{pole} \cdot \frac{1}{\Omega} = 2332303$ in·lb

USE 16" Dia. x 0.375" THK HSS Tube
A500 Gr. C, Round, Fy = 46ksi Min.

$I := \frac{M}{M_n} = 0.76$



Chk Rebar:

$A_{smin} := \left[0.005\pi \cdot \left(\frac{D \cdot 12}{2}\right)^2\right]$ $A_{smin} = 6.93$ in^2

$A_{sprov} := N_r \cdot 0.79 = 7.11$ in^2 $N_r := 9$

Chk Post Embedment:

$V_{ua} = 34069$ lbf **Applied Load** (D.7.2)

$\phi V_n := V_n \cdot \phi_v \cdot \alpha = 40517$ lbf **Unreinforced Concrete Shear Capacity**

POSTEMBEDMENT = "OK"

Pier Foundation Design:

$S_c := \frac{P \cdot 2 \cdot d}{3}$ $S_c = 883$

$A_c := \frac{2.34F}{S_c \cdot D}$ $A_c = 3.9$

$h_1 := \frac{M}{F \cdot 12}$ $h_1 = 28.62$

$d_{reqd} := \left(\frac{A_c}{2}\right) \cdot \left[1 + \sqrt{1 + 4.36\left(\frac{h_1}{A_c}\right)}\right]$ $d_{reqd} = 13.15$ ft

Use 42" Dia. Conc. Piers, 13'-3" Deep Min.
f'c = 2,500 psi min.
with (9) #8 Grade 60 rebar

R1

IBC Table 1806.2 Presumptive Load Bearing Values

Class of Materials	Vertical Foundation Pressure (psf)	Lateral Bearing Pressure (psf/f below natural grade)	Lateral Sliding Resistance	
			Coefficient of Friction	Cohesion (psf)
1. Crystline Bedrock	12000	1200	0.7	—
2. Sedimentary and foilated rock	4000	400	0.35	—
3. Sandy Gravel and/ or gravel (GW and GP)	3000	200	0.35	—
4. Sand, silty sand, clayey sand, silty gravel (SW, SP, SM, SC, GM, and GC)	2000	150	0.25	—
5. Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1500	100	—	130

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105 School Creek Trail
Luxemburg, WI 54217
Phone: (920)845-1042
Fax: (920)845-1048
www.rice-inc.com

Template:

Project Description: **Ting Park**

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	A1
Date:	5/8/2025	Rev:	R1
Chk By:		Date:	

R3	Pole Foundation	Detail Ref.	Sheet No: A1.1

Input Variables:

Pole:

$H := 35$ ft *(height)*

$w := \frac{12.7}{144} \cdot 16 = 1.41$ pli

$F := 3859 + w \cdot H \cdot 12 = 4452$ lb *(reaction force)*

$M := 1628782 + \frac{w \cdot (H \cdot 12)^2}{2} = 1753242$ in·lb

Embedment $:= 6$ ft

Steel:

$F_y := 46000$ psi *(Steel yield strength)*

Soils:

$S := 1500$ psf *(Soil Bearing Capacity)*

$P := 100$ psf *(Passive Soil Pressure)*

Pier Foundations:

$f_c := 2500$ psi *(concrete compressive strength)*

$d := 13$ ft *(initial pier depth)*

$D := 3.5$ ft *(pier diameter)*

$I_{pole} := 526$ in^4

$S_{pole} := 65.7$ in^3

$Z_{pole} := 85.5$ in^3

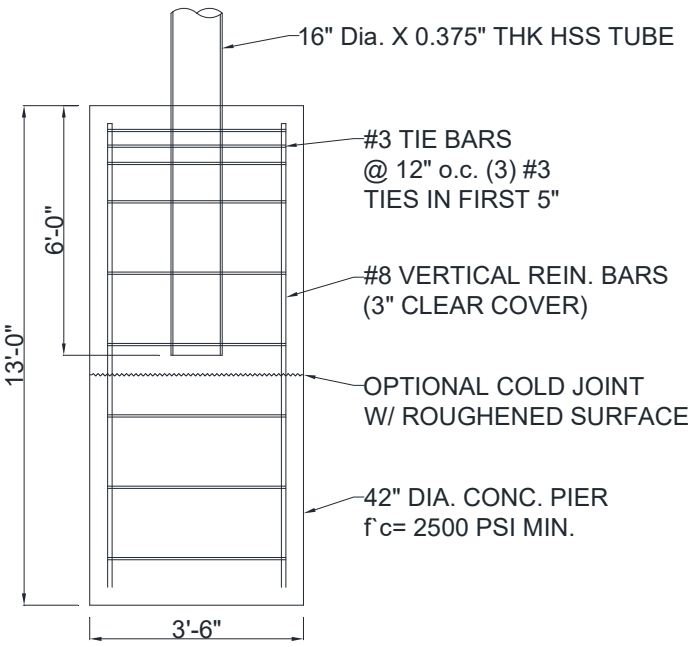
$A_{pole} := 17.2$ in^2

$D_{pole} := 16$ in

$t_{pole} := 0.349$ in

$E := 29 \cdot 10^6$ psi

$\Omega := 1.67$



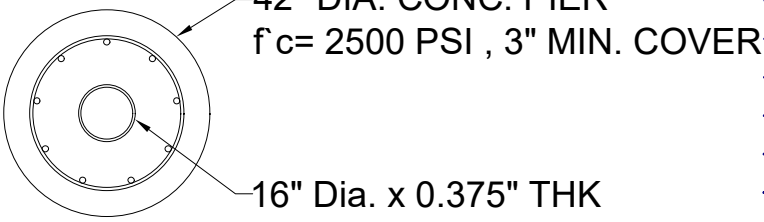
Calculations:

$\lambda_p := \frac{0.07 \cdot E}{F_y} = 44.13$ $\lambda_r := \frac{0.31 \cdot E}{F_y} = 195.43$

$\lambda := \frac{D_{pole}}{t_{pole}} = 45.85$ $M_n := \left(\frac{0.021 \cdot E}{\lambda} + F_y\right) \cdot S_{pole} \cdot \frac{1}{\Omega} = 2332303$ in·lb

USE 16" Dia. x 0.375" THK HSS Tube
A500 Gr. C, Round, Fy = 46ksi Min.

$I := \frac{M}{M_n} = 0.75$



Chk Rebar:

$A_{smin} := \left[0.005\pi \cdot \left(\frac{D \cdot 12}{2}\right)^2\right]$ $A_{smin} = 6.93$ in^2

$A_{sprov} := N_r \cdot 0.79 = 7.11$ in^2 $N_r := 9$

Chk Post Embedment:

$V_{ua} = 33099$ lbf **Applied Load** (D.7.2)

$\phi V_n := V_n \cdot \phi_v \cdot \alpha = 40517$ lbf **Unreinforced Concrete Shear Capacity**

POSTEMBEDMENT = "OK"

Pier Foundation Design:

$S_c := \frac{P \cdot 2 \cdot d}{3}$ $S_c = 867$

$A_c := \frac{2.34F}{S_c \cdot D}$ $A_c = 3.43$

$h_1 := \frac{M}{F \cdot 12}$ $h_1 = 32.82$

$d_{reqd} := \left(\frac{A_c}{2}\right) \cdot \left[1 + \sqrt{1 + 4.36\left(\frac{h_1}{A_c}\right)}\right]$ $d_{reqd} = 12.93$ ft

Use 42" Dia. Conc. Piers, 13'-0" Deep Min.
f'c = 2,500 psi min.
with (9) #8 Grade 60 rebar

IBC Table 1806.2 Presumptive Load Bearing Values

Class of Materials	Vertical Foundation Pressure (psf)	Lateral Bearing Pressure (psf/f below natural grade)	Lateral Sliding Resistance	
			Coefficient of Friction	Cohesion (psf)
1. Crystline Bedrock	12000	1200	0.7	—
2. Sedimentary and foilated rock	4000	400	0.35	—
3. Sandy Gravel and/ or gravel (GW and GP)	3000	200	0.35	—
4. Sand, silty sand, clayey sand, silty gravel (SW, SP, SM, SC, GM, and GC)	2000	150	0.25	—
5. Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1500	100	—	130

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Template:

105 School Creek Trail
Luxemburg, WI 54217
Phone: (920)845-1042
Fax: (920)845-1048
www.rice-inc.com

Project Description: **Ting Park**

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	A1.1
Date:	5/8/2025	Rev:	R3
Chk By:		Date:	

Side Mount Pole	Detail Ref.	Sheet No: A2

Input Variables:

Pole:

$H := 5$ ft *(height)*

$R_z := 947$ lb $M_z := 11241$ in·lb

$R_y := 1849$ lb $M_y := 8228$ in·lb

$R_x := 49$ lb $M_x := 144193$ in·lb

$M := 144864$ in·lb

$\Omega := 1.67$

$I_{pole} := 12.566$ in^4

$S_{pole} := 6.283$ in^3

$Z_{pole} := 10.667$ in^3

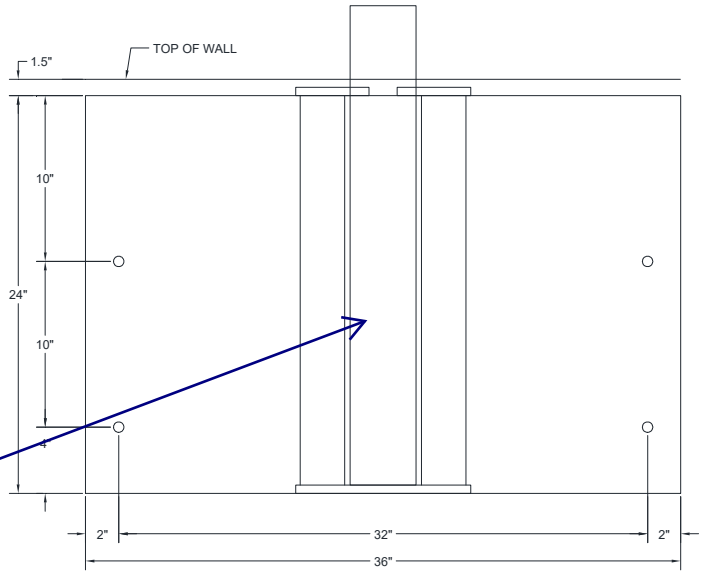
$A_{pole} := 12.566$ in^2

$D_{pole} := 4$ in

$E := 29 \cdot 10^6$ psi

Steel:

$F_y := 54000$ psi *(Steel yield strength)*



Calculations:

$$M_n := \min\left(F_y \cdot Z_{pole}, 1.6 \cdot F_y \cdot S_{pole}\right) \cdot \frac{1}{\Omega} = 325061 \text{ in·lb}$$

$$I := \frac{M}{M_n} = 0.45$$

USE 4" Dia. Steel Rod
Cold Rolled Steel, C1018 Fy = 54 ksi Min.

Check Backplate

Use 1/2" x 24" x 36" Steel Plate w/ 1/2" Gussets As Shown (50ksi)

$$P := \frac{M_y}{14} + R_x = 637 \text{ lb}$$

$$M_{pl} := \frac{P \cdot 32}{4} = 5094 \text{ in·lb}$$

$$M_g := P \cdot 0.5 \cdot 2.5 = 796 \text{ in·lb}$$

$$Zw_{pl} := \frac{0.5^2 \cdot 14 \cdot 0.67}{4} = 0.59 \text{ in}^3$$

$$Z_g := \frac{1.7^2 \cdot 0.5}{4} = 0.36 \text{ in}^3$$

$$fw_b := \frac{M_{pl}}{Zw_{pl}} = 8689 \text{ psi}$$

$$Z_{g1} := \frac{8.24^2 \cdot 0.5}{4} = 8.49 \text{ in}^3$$

$$Zs_{pl} := \frac{0.5 \cdot 24^2}{4} = 72 \text{ in}^3$$

$$M_{g1} := \frac{M_x}{12} \cdot 2.5 = 30040 \text{ in·lb}$$

$$fs_b := \frac{M_x}{Zs_{pl}} = 2003 \text{ psi}$$

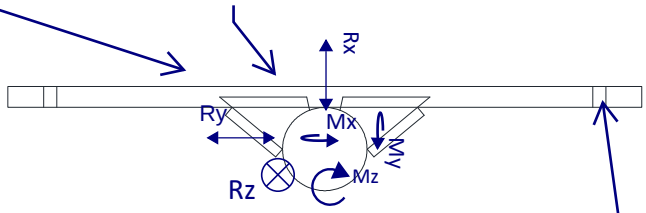
$$f_{bg} := \frac{M_g}{Z_g} + \frac{M_{g1}}{Z_{g1}} = 5743 \text{ psi}$$

$$F_b := \frac{50000}{1.67} = 29940 \text{ psi}$$

$$I_b := \max\left(\frac{fs_b + fw_b}{F_b}, \frac{f_{bg}}{F_b}\right) = 0.36$$

Use 1/2" x 24" x 36" Steel Plate w/ 1/2" Gussets As Shown (50ksi)

1/4" Fillet Weld All Around Gussets
OK By Inspection



EXPECT THE FOLLOWING REACTIONS ON EXISTING WALL (WIND-ASD):

Rx= 172 lb Ry= 2010 lb Rz= 402 lb
Mx= 134296 in*lb My= 4085 in*lb Mz= 12080 in*lb

OWNER TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.

EXPECT THE FOLLOWING REACTIONS ON EXISTING WALL (ICE-ASD):

Rx= 49 lb Ry= 1849 lb Rz= 947 lb
Mx= 144193 in*lb My= 8228 in*lb Mz= 11241 in*lb

OWNER TO VERIFY THAT STRUCTURE CAN SUPPORT REACTIONS.

R2

Check Anchors:

$$V_{by} := \frac{R_x}{0.6} = 82 \text{ lb}$$

$$V_{bx} := R_z \cdot 1.2 = 1136 \text{ lb}$$

$$B_{by} := \frac{R_y}{0.6} = 3082 \text{ lb}$$

$$M_{bz} := \frac{M_y}{0.6} = 13713 \text{ in·lb}$$

$$M_{by} := \frac{M_x}{0.6} = 240322 \text{ in·lb}$$

$$M_{bx} := \frac{M_z}{0.6} = 18735 \text{ in·lb}$$

Use (4) 3/4" Dia HILTI Kwik Bolt TZ2 - SS 304
Embed = 5.5"
Min. Edge Dist. = 11.5"
Min End Dist. = 9"
Assume Cracked Concrete, f'c = 4000 psi
(Designed By Others)

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Template:

105 School Creek Trail
Luxemburg, WI 54217
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Project Description: **Ting Park**

Job No:	R25-05-070		
Engineer:	MRK	Sheet No:	A2
Date:	5/8/2025	Rev:	R2
Chk By:		Date:	

Company:		Page:	1
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	A2	Date:	5/13/2025
Fastening point:			

Specifier's comments:

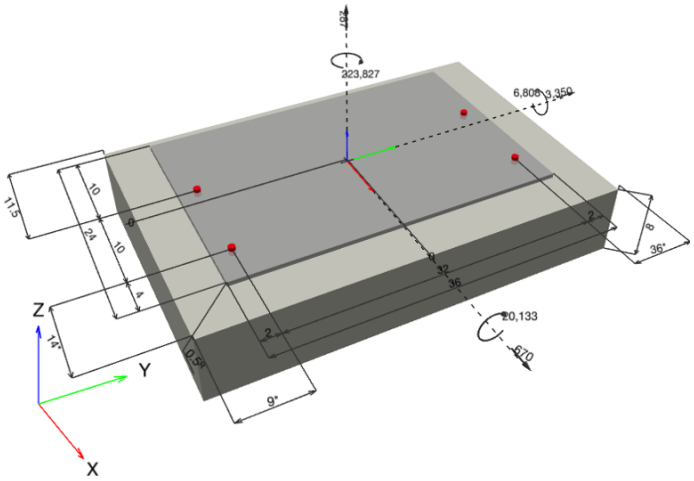
1 Input data



Anchor type and diameter:	**Kwik Bolt TZ2 - SS 304 3/4 (3 1/4) hnom1**
Item number:	2210286 KB-TZ2 3/4x5 1/2 SS304
Specification text:	Hilti ∅ 3/4 in Kwik Bolt TZ2 - SS 304 with 4 in nominal embedment depth per ICC-ES ESR-4266 , Hammer drill bit installation per MPII,
Effective embedment depth:	$h_{ef,act}$ = 3.250 in., h_{nom} = 4.000 in.
Material:	AISI 304
Evaluation Service Report:	ESR-4266
Issued I Valid:	10/1/2024 | 12/1/2025
Proof:	Design Method ACI 318-19 / Mech
Shear edge breakout verification:	Row closest to edge (Case 3 only from ACI 318-19 Fig. R.17.7.2.1b)
Stand-off installation:	e_b = 0.000 in. (no stand-off); t = 0.500 in.
Anchor plate[R] :	l_x x l_y x t = 24.000 in. x 36.000 in. x 0.500 in.; (Recommended plate thickness: not calculated)
Profile:	no profile
Base material:	cracked concrete, 4000, f_c' = 4,000 psi; h = 8.000 in.
Installation:	**Hammer drilled hole, Installation condition: Dry**
Reinforcement:	tension: not present, shear: not present; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar

[R] - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [in.] & Loading [lb, in.lb]



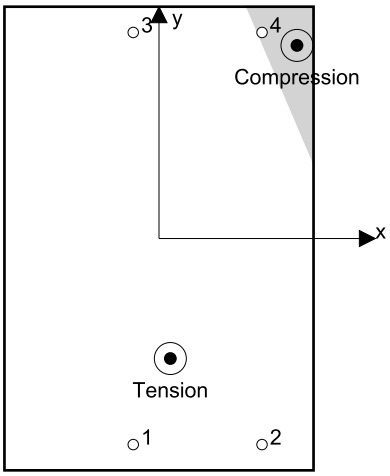
Input data and results must be checked for conformity with the existing conditions and for plausibility!
PROFIS Engineering (c) 2003-2025 Hilti AG, FL-9494 Schaan Hilti is a registered Trademark of Hilti AG, Schaan

Company:		Page:	2
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	A2	Date:	5/13/2025
Fastening point:			

1.1 Design results

Case	Description	Forces [lb] / Moments [in.lb]	Seismic	Max. Util. Anchor [%]
1	Combination 1	N = 287; V_x = 670; V_y = 3,350; M_x = -20,133; M_y = 6,808; M_z = -223,827;	no	100

2 Load case/Resulting anchor forces



Anchor reactions [lb]
Tension force: (+Tension, -Compression)

Anchor	Tension force	Shear force	Shear force x	Shear force y
1	506	3,677	-3,162	1,878
2	290	3,168	-3,162	-203
3	210	3,969	3,497	1,878
4	0	3,503	3,497	-203

Max. concrete compressive strain:	0.02 [‰]
Max. concrete compressive stress:	70 [psi]
Resulting tension force in (x/y)=(0.881/-9.318):	1,005 [lb]
Resulting compression force in (x/y)=(10.715/14.995):	718 [lb]

Anchor forces are calculated based on the assumption of a rigid anchor plate.

3 Tension load

	Load N_{ua} [lb]	Capacity ϕ N_n [lb]	Utilization $\beta_N = N_{ua}/\phi$ N_n	Status
Steel Strength*	506	18,041	3	OK
Pullout Strength*	N/A	N/A	N/A	N/A
Concrete Breakout Failure**	1,005	7,641	14	OK

* highest loaded anchor **anchor group (anchors in tension)

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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3.1 Steel Strength

N_{sa} = ESR value — refer to ICC-ES ESR-4266
$\phi\ N_{sa} \geq N_{ua}$ — ACI 318-19 Table 17.5.2

Variables

$A_{se,N}$ [in.^{2}]	f_{uta} [psi]
0.24	100,504

Calculations

N_{sa} [lb]
24,055

Results

N_{sa} [lb]	ϕ_{steel}	$\phi\ N_{sa}$ [lb]	N_{ua} [lb]
24,055	0.750	18,041	506

3.2 Concrete Breakout Failure

$N_{cbg} = \left(\frac{A_{Nc}}{A_{Nc0}}\right) \psi_{ec,N}\ \psi_{ed,N}\ \psi_{c,N}\ \psi_{cp,N}\ N_b$ — ACI 318-19 Eq. (17.6.2.1b)

$\phi\ N_{cbg} \geq N_{ua}$ — ACI 318-19 Table 17.5.2

A_{Nc} see ACI 318-19, Section 17.6.2.1, Fig. R 17.6.2.1(b)

$A_{Nc0} = 9\ h_{ef}^2$ — ACI 318-19 Eq. (17.6.2.1.4)

$\psi_{ec,N} = \left(\frac{1}{1 + \frac{2\ e'_N}{3\ h_{ef}}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.6.2.3.1)

$\psi_{ed,N} = 0.7 + 0.3 \left(\frac{c_{a,min}}{1.5 h_{ef}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.6.2.4.1b)

$\psi_{cp,N} = MAX\left(\frac{c_{a,min}}{c_{ac}}, \frac{1.5 h_{ef}}{c_{ac}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.6.2.6.1b)

$N_b = k_c\ \lambda_a\ \sqrt{f'_c}\ h_{ef}^{1.5}$ — ACI 318-19 Eq. (17.6.2.2.1)

Variables

h_{ef} [in.]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	$c_{a,min}$ [in.]	$\psi_{c,N}$
3.250	0.452	3.985	9.000	1.000

c_{ac} [in.]	k_c	λ_a	f'_c [psi]
12.000	21	1.000	4,000

Calculations

A_{Nc} [in.^{2}]	A_{Nc0} [in.^{2}]	$\psi_{ec1,N}$	$\psi_{ec2,N}$	$\psi_{ed,N}$	$\psi_{cp,N}$	N_b [lb]
285.19	95.06	0.915	0.550	1.000	1.000	7,782

Results

N_{cbg} [lb]	$\phi_{concrete}$	$\phi\ N_{cbg}$ [lb]	N_{ua} [lb]
11,755	0.650	7,641	1,005

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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4 Shear load

	Load V_{ua} [lb]	Capacity ϕ V_n [lb]	Utilization $\beta_V = V_{ua}/\phi$ V_n	Status
Steel Strength*	3,969	10,768	37	OK
Steel failure (with lever arm)*	N/A	N/A	N/A	N/A
Pryout Strength*	3,969	10,894	37	OK
Concrete edge failure in direction y+**	7,938	7,962	100	OK

* highest loaded anchor **anchor group (relevant anchors)

4.1 Steel Strength

V_{sa} = ESR value refer to ICC-ES ESR-4266
ϕ $V_{steel} \geq V_{ua}$ ACI 318-19 Table 17.5.2

Variables

$A_{se,V}$ [in.^{2}]	f_{uta} [psi]
0.24	100,504

Calculations

V_{sa} [lb]
16,567

Results

V_{sa} [lb]	ϕ_{steel}	ϕ V_{sa} [lb]	V_{ua} [lb]
16,567	0.650	10,768	3,969

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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4.2 Pryout Strength

$V_{cp} = k_{cp} \left[\left(\frac{A_{Nc}}{A_{Nc0}} \right) \psi_{ed,N} \psi_{c,N} \psi_{cp,N} N_b \right]$ ACI 318-19 Eq. (17.7.3.1a)

$\phi V_{cp} \geq V_{ua}$ ACI 318-19 Table 17.5.2

A_{Nc} see ACI 318-19, Section 17.6.2.1, Fig. R 17.6.2.1(b)

$A_{Nc0} = 9 h_{ef}^2$ ACI 318-19 Eq. (17.6.2.1.4)

$\psi_{ec,N} = \left(\frac{1}{1 + \frac{2 e'_N}{3 h_{ef}}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.3.1)

$\psi_{ed,N} = 0.7 + 0.3 \left(\frac{c_{a,min}}{1.5 h_{ef}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.4.1b)

$\psi_{cp,N} = MAX\left(\frac{c_{a,min}}{c_{ac}}, \frac{1.5 h_{ef}}{c_{ac}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.6.1b)

$N_b = k_c \lambda_a \sqrt{f'_c} h_{ef}^{1.5}$ ACI 318-19 Eq. (17.6.2.2.1)

Variables

k_{cp}	h_{ef} [in.]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	$c_{a,min}$ [in.]
2	3.250	0.000	0.000	11.500

$\psi_{c,N}$	c_{ac} [in.]	k_c	λ_a	f'_c [psi]
1.000	12.000	21	1.000	4,000

Calculations

A_{Nc} [in.^{2}]	A_{Nc0} [in.^{2}]	$\psi_{ec1,N}$	$\psi_{ec2,N}$	$\psi_{ed,N}$	$\psi_{cp,N}$	N_b [lb]
95.06	95.06	1.000	1.000	1.000	1.000	7,782

Results

V_{cp} [lb]	$\phi_{concrete}$	ϕV_{cp} [lb]	V_{ua} [lb]
15,563	0.700	10,894	3,969

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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4.3 Concrete edge failure in direction y+

$V_{cbg} = \left(\frac{A_{Vc}}{A_{Vc0}}\right) \Psi_{ec,V} \Psi_{ed,V} \Psi_{c,V} \Psi_{h,V} \Psi_{parallel,V} V_b$ — ACI 318-19 Eq. (17.7.2.1b)

$\phi V_{cbg} \geq V_{ua}$ — ACI 318-19 Table 17.5.2

A_{Vc} see ACI 318-19, Section 17.7.2.1, Fig. R 17.7.2.1(b)*

$A_{Vc0} = 4.5 c_{a1}^2$ — ACI 318-19 Eq. (17.7.2.1.3)

$\Psi_{ec,V} = \left(\frac{1}{1 + \frac{e'_v}{1.5c_{a1}}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.7.2.3.1)

$\Psi_{ed,V} = 0.7 + 0.3\left(\frac{c_{a2}}{1.5c_{a1}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.7.2.4.1b)

$\Psi_{h,V} = \sqrt{\frac{1.5c_{a1}}{h_a}} \geq 1.0$ — ACI 318-19 Eq. (17.7.2.6.1)

$V_b = \left(7\left(\frac{l_e}{d_a}\right)^{0.2} \sqrt{d_a}\right) \lambda_a \sqrt{f'_c} c_{a1}^{1.5}$ — ACI 318-19 Eq. (17.7.2.2.1a)

Variables

c_{a1} [in.]	c_{a2} [in.]	e_{cV} [in.]	$\Psi_{c,V}$	h_a [in.]
9.333	11.500	2.366	1.000	8.000

l_e [in.]	λ_a	d_a [in.]	f'_c [psi]	$\Psi_{parallel,V}$
3.250	1.000	0.750	4,000	1.000

Calculations

A_{Vc} [in.^{2}]	A_{Vc0} [in.^{2}]	$\Psi_{ec,V}$	$\Psi_{ed,V}$	$\Psi_{h,V}$	V_b [lb]
284.00	392.00	0.855	0.946	1.323	14,658

Results

V_{cbg} [lb]	$\phi_{concrete}$	ϕV_{cbg} [lb]	V_{ua} [lb]
11,374	0.700	7,962	7,938

*Anchor row defined by: Anchor 3, 4; Case 3 controls

5 Combined tension and shear loads, per ACI 318-19 section 17.8

β_N	β_V	ζ	Utilization $\beta_{N,V}$ [%]	Status
0.132	0.997	1.000	95	OK

$\beta_{NV} = (\beta_N + \beta_V) / 1.2 <= 1$

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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6 Warnings

- The anchor design methods in PROFIS Engineering require rigid anchor plates per current regulations (AS 5216:2021, ETAG 001/Annex C, EOTA TR029 etc.). This means load re-distribution on the anchors due to elastic deformations of the anchor plate are not considered - the anchor plate is assumed to be sufficiently stiff, in order not to be deformed when subjected to the design loading. PROFIS Engineering calculates the minimum required anchor plate thickness with CBFEM to limit the stress of the anchor plate based on the assumptions explained above. The proof if the rigid anchor plate assumption is valid is not carried out by PROFIS Engineering. Input data and results must be checked for agreement with the existing conditions and for plausibility!
- The equations presented in this report are based on imperial units. When inputs are displayed in metric units, the user should be aware that the equations remain in their imperial format.
- Condition A applies where the potential concrete failure surfaces are crossed by supplementary reinforcement proportioned to tie the potential concrete failure prism into the structural member. Condition B applies where such supplementary reinforcement is not provided, or where pullout or pryout strength governs.
- Refer to the manufacturer's product literature for cleaning and installation instructions.
- For additional information about ACI 318 strength design provisions, please go to https://viewer.joomag.com/profis-design-guide-us-en-summer-2021/0841849001625154758?short&/
- Hilti post-installed anchors shall be installed in accordance with the Hilti Manufacturer's Printed Installation Instructions (MPII). Reference ACI 318-19, Section 26.7.

Fastening meets the design criteria!

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7 Installation data

Anchor type and diameter: Kwik Bolt TZ2 - SS 304 3/4 (3 1/4) hnom1

Profile: no profile

Item number: 2210286 KB-TZ2 3/4x5 1/2 SS304

Hole diameter in the fixture: d_f = 0.812 in.

Maximum installation torque: 1,505 in.lb

Plate thickness (input): 0.500 in.

Hole diameter in the base material: 0.750 in.

Recommended plate thickness: not calculated

Hole depth in the base material: 4.250 in.

Drilling method: Hammer drilled

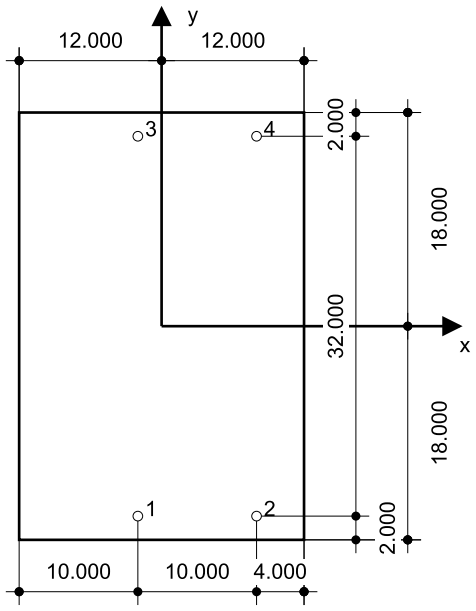
Minimum thickness of the base material: 5.500 in.

Cleaning: Manual cleaning of the drilled hole according to instructions for use is required.

Hilti ∅ 3/4 in Kwik Bolt TZ2 - SS 304 with 4 in nominal embedment depth per ICC-ES ESR-4266 , Hammer drill bit installation per MPII

7.1 Recommended accessories

Drilling	Cleaning	Setting
• Suitable Rotary Hammer • Properly sized drill bit	• Manual blow-out pump	• Torque controlled cordless impact tool • Torque wrench • Hammer



Coordinates Anchor [in.]

Anchor	x	y	c_{-x}	c_{+x}	c_{-y}	c_{+y}
1	-2.000	-16.000	11.500	24.000	9.000	68.000
2	8.000	-16.000	21.500	14.000	9.000	68.000
3	-2.000	16.000	11.500	24.000	41.000	36.000
4	8.000	16.000	21.500	14.000	41.000	36.000

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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8 Remarks; Your Cooperation Duties

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- You must take all necessary and reasonable steps to prevent or limit damage caused by the Software. In particular, you must arrange for the regular backup of programs and data and, if applicable, carry out the updates of the Software offered by Hilti on a regular basis. If you do not use the AutoUpdate function of the Software, you must ensure that you are using the current and thus up-to-date version of the Software in each case by carrying out manual updates via the Hilti Website. Hilti will not be liable for consequences, such as the recovery of lost or damaged data or programs, arising from a culpable breach of duty by you.

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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Specifier's comments:

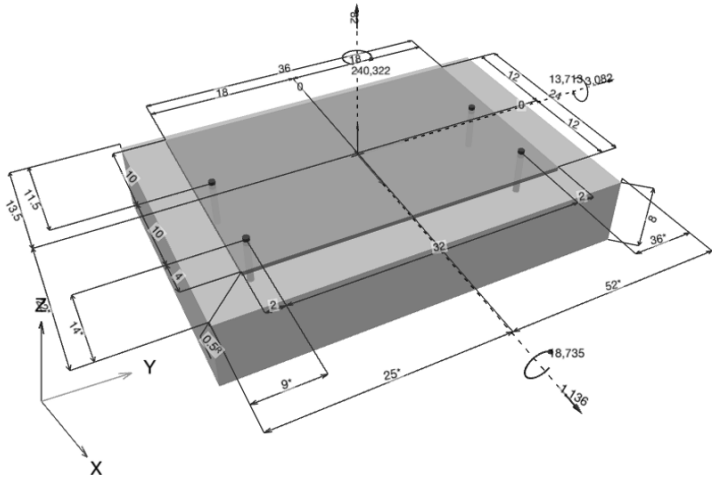
1 Input data



Anchor type and diameter:	**Kwik Bolt TZ2 - SS 304 3/4 (4 3/4) hnom3**
Item number:	2210288 KB-TZ2 3/4x7 SS304
Specification text:	Hilti ∅ 3/4 in Kwik Bolt TZ2 - SS 304 with 5.5 in nominal embedment depth per ICC-ES ESR-4266 , Hammer drill bit installation per MPII
Effective embedment depth:	$h_{ef,act}$ = 4.750 in., h_{nom} = 5.500 in.
Material:	AISI 304
Evaluation Service Report:	ESR-4266
Issued I Valid:	10/1/2024 | 12/1/2025
Proof:	Design Method ACI 318-19 / Mech
Shear edge breakout verification:	Row closest to edge (Case 3 only from ACI 318-19 Fig. R.17.7.2.1b)
Stand-off installation:	e_b = 0.000 in. (no stand-off); t = 0.500 in.
Anchor plate[R] :	l_x x l_y x t = 24.000 in. x 36.000 in. x 0.500 in.; (Recommended plate thickness: not calculated)
Profile:	no profile
Base material:	cracked concrete, 4000, f_c' = 4,000 psi; h = 8.000 in.
Installation:	**Hammer drilled hole, Installation condition: Dry**
Reinforcement:	tension: not present, shear: not present; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar

[R] - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [in.] & Loading [lb, in.lb]



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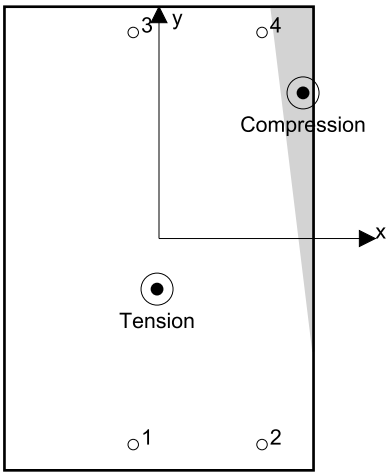
1.1 Design results

Case	Description	Forces [lb] / Moments [in.lb]	Seismic	Max. Util. Anchor [%]
1	Combination 1	N = 82; V_x = 1,136; V_y = 3,082; M_x = -18,735; M_y = 13,713; M_z = -240,322;	no	99

2 Load case/Resulting anchor forces



Anchor reactions [lb]
Tension force: (+Tension, -Compression)

Anchor	Tension force	Shear force	Shear force x	Shear force y
1	605	3,771	-3,269	1,881
2	198	3,286	-3,269	-340
3	447	4,273	3,837	1,881
4	40	3,852	3,837	-340

Max. concrete compressive strain:	0.02 [‰]
Max. concrete compressive stress:	83 [psi]
Resulting tension force in (x/y)=(-0.151/-3.928):	1,290 [lb]
Resulting compression force in (x/y)=(11.186/11.308):	1,208 [lb]

Anchor forces are calculated based on the assumption of a rigid anchor plate.

3 Tension load

	Load N_{ua} [lb]	Capacity ϕ N_n [lb]	Utilization $\beta_N = N_{ua}/\phi$ N_n	Status
Steel Strength*	605	18,041	4	OK
Pullout Strength*	605	7,234	9	OK
Concrete Breakout Failure**	1,290	13,595	10	OK

* highest loaded anchor **anchor group (anchors in tension)

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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3.1 Steel Strength

N_{sa} = ESR value — refer to ICC-ES ESR-4266
$\phi\ N_{sa} \geq N_{ua}$ — ACI 318-19 Table 17.5.2

Variables

$A_{se,N}$ [in.^{2}]	f_{uta} [psi]
0.24	100,504

Calculations

N_{sa} [lb]
24,055

Results

N_{sa} [lb]	ϕ_{steel}	$\phi\ N_{sa}$ [lb]	N_{ua} [lb]
24,055	0.750	18,041	605

3.2 Pullout Strength

$N_{pn,f_c'} = N_{p,2500}\ \lambda_a\ (f_c'/2500)^{0.5}$ — refer to ICC-ES ESR-4266
$\phi\ N_{pn,f_c'} \geq N_{ua}$ — ACI 318-19 Table 17.5.2

Variables

f_c' [psi]	λ_a	$N_{p,2500}$ [lb]
4,000	1.000	8,799

Calculations

$(f_c'/2500)^{0.5}$
1.265

Results

$N_{pn,f_c'}$ [lb]	$\phi_{concrete}$	$\phi\ N_{pn,f_c'}$ [lb]	N_{ua} [lb]
11,129	0.650	7,234	605

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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3.3 Concrete Breakout Failure

$N_{cbg} = \left(\frac{A_{Nc}}{A_{Nc0}}\right) \psi_{ec,N} \psi_{ed,N} \psi_{c,N} \psi_{cp,N} N_b$ ACI 318-19 Eq. (17.6.2.1b)

$\phi N_{cbg} \geq N_{ua}$ ACI 318-19 Table 17.5.2

A_{Nc} see ACI 318-19, Section 17.6.2.1, Fig. R 17.6.2.1(b)

$A_{Nc0} = 9 h_{ef}^2$ ACI 318-19 Eq. (17.6.2.1.4)

$\psi_{ec,N} = \left(\frac{1}{1 + \frac{2 e'_N}{3 h_{ef}}}\right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.3.1)

$\psi_{ed,N} = 0.7 + 0.3 \left(\frac{c_{a,min}}{1.5 h_{ef}}\right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.4.1b)

$\psi_{cp,N} = \text{MAX}\left(\frac{c_{a,min}}{c_{ac}}, \frac{1.5 h_{ef}}{c_{ac}}\right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.6.1b)

$N_b = k_c \lambda_a \sqrt{f'_c} h_{ef}^{1.5}$ ACI 318-19 Eq. (17.6.2.2.1)

Variables

h_{ef} [in.]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	$c_{a,min}$ [in.]	$\psi_{c,N}$
4.750	3.151	3.928	9.000	1.000

c_{ac} [in.]	k_c	λ_a	f'_c [psi]
10.000	21	1.000	4,000

Calculations

A_{Nc} [in.^{2}]	A_{Nc0} [in.^{2}]	$\psi_{ec1,N}$	$\psi_{ec2,N}$	$\psi_{ed,N}$	$\psi_{cp,N}$	N_b [lb]
691.13	203.06	0.693	0.645	1.000	1.000	13,750

Results

N_{cbg} [lb]	$\phi_{concrete}$	ϕN_{cbg} [lb]	N_{ua} [lb]
20,916	0.650	13,595	1,290

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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4 Shear load

	Load V_{ua} [lb]	Capacity ϕ V_n [lb]	Utilization $\beta_V = V_{ua}/\phi$ V_n	Status
Steel Strength*	4,273	10,768	40	OK
Steel failure (with lever arm)*	N/A	N/A	N/A	N/A
Pryout Strength*	4,273	16,379	27	OK
Concrete edge failure in direction y+**	8,545	8,677	99	OK

* highest loaded anchor **anchor group (relevant anchors)

4.1 Steel Strength

V_{sa} = ESR value refer to ICC-ES ESR-4266
ϕ $V_{steel} \geq V_{ua}$ ACI 318-19 Table 17.5.2

Variables

$A_{se,V}$ [in.^{2}]	f_{uta} [psi]
0.24	100,504

Calculations

V_{sa} [lb]
16,567

Results

V_{sa} [lb]	ϕ_{steel}	ϕ V_{sa} [lb]	V_{ua} [lb]
16,567	0.650	10,768	4,273

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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4.2 Pryout Strength

$V_{cp} = k_{cp} \left[\left(\frac{A_{Nc}}{A_{Nc0}} \right) \psi_{ed,N} \psi_{c,N} \psi_{cp,N} N_b \right]$ ACI 318-19 Eq. (17.7.3.1a)

$\phi V_{cp} \geq V_{ua}$ ACI 318-19 Table 17.5.2

A_{Nc} see ACI 318-19, Section 17.6.2.1, Fig. R 17.6.2.1(b)

$A_{Nc0} = 9 h_{ef}^2$ ACI 318-19 Eq. (17.6.2.1.4)

$\psi_{ec,N} = \left(\frac{1}{1 + \frac{2 e'_N}{3 h_{ef}}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.3.1)

$\psi_{ed,N} = 0.7 + 0.3 \left(\frac{c_{a,min}}{1.5 h_{ef}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.4.1b)

$\psi_{cp,N} = \text{MAX}\left(\frac{c_{a,min}}{c_{ac}}, \frac{1.5 h_{ef}}{c_{ac}} \right) \leq 1.0$ ACI 318-19 Eq. (17.6.2.6.1b)

$N_b = k_c \lambda_a \sqrt{f'_c} h_{ef}^{1.5}$ ACI 318-19 Eq. (17.6.2.2.1)

Variables

k_{cp}	h_{ef} [in.]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	$c_{a,min}$ [in.]
2	4.750	0.000	0.000	11.500

$\psi_{c,N}$	c_{ac} [in.]	k_c	λ_a	f'_c [psi]
1.000	10.000	21	1.000	4,000

Calculations

A_{Nc} [in.^{2}]	A_{Nc0} [in.^{2}]	$\psi_{ec1,N}$	$\psi_{ec2,N}$	$\psi_{ed,N}$	$\psi_{cp,N}$	N_b [lb]
172.78	203.06	1.000	1.000	1.000	1.000	13,750

Results

V_{cp} [lb]	$\phi_{concrete}$	ϕV_{cp} [lb]	V_{ua} [lb]
23,398	0.700	16,379	4,273

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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Phone I Fax:	|	E-Mail:	
Design:	A2 ICE	Date:	1/5/2026
Fastening point:			

4.3 Concrete edge failure in direction y+

$V_{cbg} = \left(\frac{A_{Vc}}{A_{Vc0}}\right) \Psi_{ec,V} \Psi_{ed,V} \Psi_{c,V} \Psi_{h,V} \Psi_{parallel,V} V_b$ — ACI 318-19 Eq. (17.7.2.1b)

$\phi V_{cbg} \geq V_{ua}$ — ACI 318-19 Table 17.5.2

A_{Vc} see ACI 318-19, Section 17.7.2.1, Fig. R 17.7.2.1(b)*

$A_{Vc0} = 4.5 c_{a1}^2$ — ACI 318-19 Eq. (17.7.2.1.3)

$\Psi_{ec,V} = \left(\frac{1}{1 + \frac{e'_v}{1.5c_{a1}}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.7.2.3.1)

$\Psi_{ed,V} = 0.7 + 0.3\left(\frac{c_{a2}}{1.5c_{a1}}\right) \leq 1.0$ — ACI 318-19 Eq. (17.7.2.4.1b)

$\Psi_{h,V} = \sqrt{\frac{1.5c_{a1}}{h_a}} \geq 1.0$ — ACI 318-19 Eq. (17.7.2.6.1)

$V_b = \left(7\left(\frac{l_e}{d_a}\right)^{0.2} \sqrt{d_a}\right) \lambda_a \sqrt{f'_c} c_{a1}^{1.5}$ — ACI 318-19 Eq. (17.7.2.2.1a)

Variables

c_{a1} [in.]	c_{a2} [in.]	e_{cV} [in.]	$\Psi_{c,V}$	h_a [in.]
9.333	11.500	2.201	1.000	8.000

l_e [in.]	λ_a	d_a [in.]	f'_c [psi]	$\Psi_{parallel,V}$
4.750	1.000	0.750	4,000	1.000

Calculations

A_{Vc} [in.^{2}]	A_{Vc0} [in.^{2}]	$\Psi_{ec,V}$	$\Psi_{ed,V}$	$\Psi_{h,V}$	V_b [lb]
284.00	392.00	0.864	0.946	1.323	15,814

Results

V_{cbg} [lb]	$\phi_{concrete}$	ϕV_{cbg} [lb]	V_{ua} [lb]
12,396	0.700	8,677	8,545

*Anchor row defined by: Anchor 3, 4; Case 3 controls

5 Combined tension and shear loads, per ACI 318-19 section 17.8

β_N	β_V	ζ	Utilization $\beta_{N,V}$ [%]	Status
0.095	0.985	1.000	90	OK

$\beta_{NV} = (\beta_N + \beta_V) / 1.2 <= 1$

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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Design:	A2 ICE	Date:	1/5/2026
Fastening point:			

6 Warnings

- The anchor design methods in PROFIS Engineering require rigid anchor plates per current regulations (EN1992-4, AS5216, etc.). This means load re-distribution on the anchors due to elastic deformations of the anchor plate are not considered - the anchor plate is assumed to be sufficiently stiff, in order not to be deformed when subjected to the design loading. PROFIS Engineering calculates the minimum required anchor plate thickness with FEM to limit the stress of the anchor plate based on the assumptions explained above. The proof if the rigid anchor plate assumption is valid is not carried out by PROFIS Engineering. Input data and results must be checked for agreement with the existing conditions and for plausibility!
- The equations presented in this report are based on imperial units. When inputs are displayed in metric units, the user should be aware that the equations remain in their imperial format.
- Condition A applies where the potential concrete failure surfaces are crossed by supplementary reinforcement proportioned to tie the potential concrete failure prism into the structural member. Condition B applies where such supplementary reinforcement is not provided, or where pullout or pryout strength governs.
- Refer to the manufacturer's product literature for cleaning and installation instructions.
- For additional information about ACI 318 strength design provisions, please go to https://viewer.joomag.com/profis-design-guide-us-en-summer-2021/0841849001625154758?short&/
- Hilti post-installed anchors shall be installed in accordance with the Hilti Manufacturer's Printed Installation Instructions (MPII). Reference ACI 318-19, Section 26.7.

Fastening meets the design criteria!

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7 Installation data

Anchor type and diameter: Kwik Bolt TZ2 - SS 304 3/4 (4 3/4) hnom3

Profile: no profile

Item number: 2210288 KB-TZ2 3/4x7 SS304

Hole diameter in the fixture: d_f = 0.812 in.

Maximum installation torque: 1,505 in.lb

Plate thickness (input): 0.500 in.

Hole diameter in the base material: 0.750 in.

Recommended plate thickness: not calculated

Hole depth in the base material: 5.750 in.

Drilling method: Hammer drilled

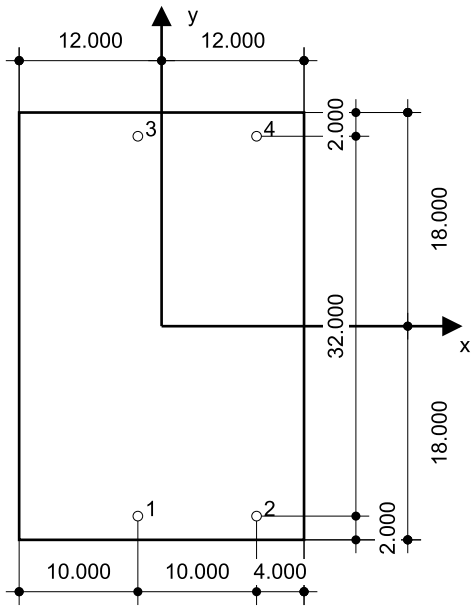
Minimum thickness of the base material: 8.000 in.

Cleaning: Manual cleaning of the drilled hole according to instructions for use is required.

Hilti ∅ 3/4 in Kwik Bolt TZ2 - SS 304 with 5.5 in nominal embedment depth per ICC-ES ESR-4266 , Hammer drill bit installation per MPII

7.1 Recommended accessories

Drilling	Cleaning	Setting
• Suitable Rotary Hammer • Properly sized drill bit	• Manual blow-out pump	• Torque controlled cordless impact tool • Torque wrench • Hammer



Coordinates Anchor [in.]

Anchor	x	y	c_{-x}	c_{+x}	c_{-y}	c_{+y}
1	-2.000	-16.000	11.500	24.000	9.000	68.000
2	8.000	-16.000	21.500	14.000	9.000	68.000
3	-2.000	16.000	11.500	24.000	41.000	36.000
4	8.000	16.000	21.500	14.000	41.000	36.000

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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Phone I Fax:	|	E-Mail:	
Design:	A2 ICE	Date:	1/5/2026
Fastening point:			

8 Remarks; Your Cooperation Duties

- Any and all information and data contained in the Software concern solely the use of Hilti products and are based on the principles, formulas and security regulations in accordance with Hilti's technical directions and operating, mounting and assembly instructions, etc., that must be strictly complied with by the user. All figures contained therein are average figures, and therefore use-specific tests are to be conducted prior to using the relevant Hilti product. The results of the calculations carried out by means of the Software are based essentially on the data you put in. Therefore, you bear the sole responsibility for the absence of errors, the completeness and the relevance of the data to be put in by you. Moreover, you bear sole responsibility for having the results of the calculation checked and cleared by an expert, particularly with regard to compliance with applicable norms and permits, prior to using them for your specific facility. The Software serves only as an aid to interpret norms and permits without any guarantee as to the absence of errors, the correctness and the relevance of the results or suitability for a specific application.
- You must take all necessary and reasonable steps to prevent or limit damage caused by the Software. In particular, you must arrange for the regular backup of programs and data and, if applicable, carry out the updates of the Software offered by Hilti on a regular basis. If you do not use the AutoUpdate function of the Software, you must ensure that you are using the current and thus up-to-date version of the Software in each case by carrying out manual updates via the Hilti Website. Hilti will not be liable for consequences, such as the recovery of lost or damaged data or programs, arising from a culpable breach of duty by you.

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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EXHIBIT B

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

_____X___ **Certificate of Insurance attached**

COI Expires: 7/1/2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harding Brooks Insurance Agency 441 Commerce Road Vestal NY 13850 License#: PC-1123577	**CONTACT NAME:** Pam DeMarco **PHONE (A/C, No, Ext):** 607-729-9292 **FAX (A/C, No):** 607-798-6693 **E-MAIL ADDRESS:** pdemarco@hardingbrooks.com
INSURED Sportsfield Specialties Inc PO Box 231 Delhi NY 13753 SPORSPE-01	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Travelers Indemnity Company — 25658 **INSURER B :** Phoenix Insurance Company — 25623 **INSURER C :** Pennsylvania Manufacturers Ind — 41424 **INSURER D :** Arch Specialty Insurance Co — 21199 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1709983452 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	6301H517687	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 3,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	8102N213562-24-14-G	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10,000	Y	Y	CUP6T40023A	7/1/2025	7/1/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB6Y593783	7/1/2025	7/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C B D	Excess Umbrella Installation Floater Excess Umbrella	Y	Y	6024019214818 6301H517687 UXP1060166-00	7/1/2025 7/1/2025 7/1/2025	7/1/2026 7/1/2026 7/1/2026	Occurrence/Aggregate Job Site Occurrence/Aggregate	5,000,000 $500,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is an additional insured only when required by written contract or agreement as per attached policy forms.
Waiver of Subrogation provided only when required by written contract or agreement as per attached policy forms.

Project: NMAC Stadium Net Project

Town of Holly Springs is an additional insured only when required by written contract or agreement as per attached policy forms. Waiver of Subrogation provided only when required by written contract or agreement as per attached policy forms.

CERTIFICATE HOLDER

Town of Holly Springs
128 S. Main Street
PO Box 8
Holly Springs NC 27540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas A Harding

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EXHIBIT C

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **Sportsfield Specialties, Inc.** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES _____
b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

Dated:_____

Signature of Affiant: _____

Print or Type Name: _____

EXHIBIT D

N/A

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 23.

Consent Agenda
Title: Utility Preliminary Engineering (PE) and Construction Agreement with NCDOT for Sunset Lake Road Improvements (HL-0008D)
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Carrie Kennedy, Utilities and Infrastructure, Rachel Ingham, Utilities and Infrastructure, John Schifano, Town Attorney

Action(s):

- Authorize the Town Manager to execute a Utility Preliminary Engineering (PE) and Construction Agreement with the North Carolina Department of Transportation (NCDOT) for utility work required for Sunset Lake Road and Holly Springs Road intersection improvements (HL-0008D).
- Adopt Utility PAYGO Project Ordinance (26-03) to appropriate project funds.

Explanation:

- This project consists of relocating water and sanitary sewer facilities in conflict with making improvements at the intersection of SR 1301 (Sunset Lake Road) at SR 1152 (Holly Springs Road), including widening SR 1301 (Sunset Lake Road) between SR 1152 (Holly Springs Road) and SR 3933 (Lockley Road).
- The roadwork is NCDOT State Transportation Improvement Program project number HL-0008D. NCDOT has managed the design for this work and will manage the construction as well.
- The total estimated cost of the project is $321,647.21. Under the proposed agreement, NCDOT will fund 75% of the project ($242,395.41) and the Town will fund 25% ($79,251.80). The project costs include an estimated $22,544.69 for design (PE), of which the Town's share is $5,636.17, and $299,102.52 for construction, of which the Town's share is $73,615.63.
- Utility PAYGO Capital Project Ordinance (26-03) increases the Utility PAYGO fund by $79,252.
- Capital project ordinances appropriate all funds for all projects included within the capital fund. A breakdown of the changes in Ordinance 26-03 is included in the packet.

Background:

- Portions of the Town's wastewater collection system and potable water distribution system will be impacted by a NCDOT project to widen a portion of Sunset Lake Road and make improvements to the intersection of Sunset Lake Road and Holly Springs Road.
- NCDOT will relocate water and sewer services in conjunction with this effort.
- NC General Statutes require that the Town pay for 25% of the design and construction

costs for relocation of its utility lines in conflict with roadwork done by NCDOT, and those costs are estimated to cost up to $79,251.80. NCDOT will pay the remaining $242,395.41.
- This project is expected to go to bid in March or April 2026.

Funding Source(s):

- Community Investment Plan - Utility PAYGO

Attachment(s):

1. Holly Springs_HL-0008D_49367.1.8&49367.3.8_1000028536&1000028537 (1)
2. Exhibit A - HL0008D_FullSet - Signed Drawings Comments Addressed- 2026.02.16
3. Exhibit B - CONST EST DEWBERRY REV HL-0008D WAKE COUNTY
4. Exhibit B - ENG DES INV DEWBERRY HL-0008D WAKE COUNTY
5. Exhibit C - HL-0008D_Holly_Springs_UC_SP_2.6.2026
6. Summary of Ordinance Changes for March 17 2026
7. Utility PAYGO Project Ordinance (26-03)

AGREEMENT OVERVIEW

NORTH CAROLINA
WAKE COUNTY

DATE: 3/12/2026

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HOLLY SPRINGS

PROJECT NUMBERS:

TIP #: HL-0008D

WBS ELEMENTS: PE 49367.1.8
CON 49367.3.8

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF PROJECT ("Project"): This Project consists of relocating water and sanitary sewer facilities in conflict with making improvements at the intersection of SR 1301 (Sunset Lake Road) at SR 1152 (Holly Springs Road), including widening SR 1301 (Sunset Lake Road) between SR 1152 (Holly Springs Road) and SR 3933 (Lockley Road).

ESTIMATED COST OF THE PROJECT: $ 321,647.21
ESTIMATED COSTS TO OTHER PARTY: $ 79,251.80
ESTIMATED COSTS TO DEPARTMENT: $ 242,395.41

BREAK DOWN OF PHASES:

ESTIMATED COST OF THE PE PHASE: $ 22,544.69
ESTIMATED COST TO OTHER PARTY (PE): $ 5,636.17

ESTIMATED COSTS OF CON PHASE: $ 299,102.52
ESTIMATED COSTS TO OTHER PARTY (CON): $ 73,615.63

PAYMENT TERMS: The Department will invoice the Town of Holly Springs in accordance with the terms defined herein. Reimbursement payments shall be made in full by the Town of Holly Springs within sixty (60) days of the invoice date.

MAINTENANCE: The Town of Holly Springs is responsible for all utility maintenance.

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This **Agreement** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina,

hereinafter referred to as the **Department** and the Town of Holly Springs, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

DRAFT

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-27.1 and 136-27.3; and,

WHEREAS, the **Department** has plans to make certain street and highway constructions and/or traffic control improvements; and,

WHEREAS, the **Municipality** has requested that the **Department** perform work or provide services; and,

WHEREAS, the **Municipality** is obligated pursuant to NCGS § 136-27.1 to cost share in non-betterment costs for the relocation of water and sewer lines located within the Project, as described in this Agreement, and the Costs described herein satisfies the **Municipality's** obligations under that statute; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for scoped work to be performed or provided by the **Department** (including construction, reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the Agreement for the above-mentioned project, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement.

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

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include utility relocation, and construction, and/or maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision and payment as shown in the **COSTS AND FUNDING** Provision.

III. PROJECT DELIVERY REQUIREMENTS

A. PRELIMINARY ENGINEERING

i. At the request of the **Municipality**, the **Department** will provide design services for the required relocation of the **Municipality's** utility lines as affected by Project HL-0008D. The work is described as follows: engineering and design work for relocation of the **Municipality's** water and sanitary sewer facilities without any betterments.

ii. The **Department** will ensure the design of municipal utility relocation is performed by professional engineering services. If the **Department** revises highway plans, then the **Municipality** reserves the right to re-engineer relocation plans.

iii. Upon the satisfactory completion of the utility construction plans covered under this Agreement, the **Municipality** shall review and approve the plans, the associated estimated utility construction cost, and special provisions to be made part of the **Department's** roadway contract for highway construction. Upon determination by the **Municipality** that the Plans meet the **Municipality's** ordinances and specifications, the **Municipality** shall release the **Department** of any future responsibility for the design of the utility construction plans. Said releases shall be deemed to be given by the **Municipality** upon completion of the plans, estimate, special provisions and acceptance by the **Department** and **Municipality** for the plans to be made part of the highway contract.

B. CONSTRUCTION

i. At the request of the **Municipality** the **Department** shall place provisions in the construction contract for Project HL-0008D, for the contractor to adjust and relocate utility lines. The work is described as follows: relocation of the **Municipality's** water and sanitary sewer facilities without any betterments.

ii. Said work shall be accomplished in accordance with plan sheets, attached hereto as Exhibit "A", cost estimate attached hereto as Exhibit "B", and project specific provisions, if applicable, attached hereto as Exhibit "C".

iii. The Department's Standard Special Provisions binds the contractor to guarantee materials and workmanship against latent and patent defects arising from faulty materials, faulty workmanship or negligence for a period of twelve months following the date of final acceptance of the work for maintenance and shall replace such defective materials and workmanship without cost to the **Department**. The highway contractor will not be responsible for damage due to faulty design, normal wear and tear, for negligence on the part of the **Department**, and/or for use in excess of the design. Where items of material carry a manufacturer's guarantee for any period in excess of twelve months, then the manufacturer's guarantee shall apply to that particular piece of material. Appropriate

provisions of the payment and/or performance bonds shall cover this guarantee for the project. Should any failure result from the conditions found in this section the **Department** would then enter into a Contract with the **Municipality** for reimbursement to be made to the **Municipality** for necessary repairs performed by the **Municipality** and/or its contractor. The Utility Relocation Agreement would be issued by the NCDOT Utilities Unit and the repairs would be coordinated between the **Municipality** and the Department's assigned Resident Engineer.

C. MAINTENANCE AND OPERATIONS

i. Upon satisfactory completion of the utility relocations and successful placement of the utility lines into service, the **Municipality** shall assume responsibility for the normal maintenance and operation of the utility lines. Successful completion shall include construction of such lines according to written engineering and design standards of the **Municipality**. Upon completion of the construction of the highway project, the **Municipality** shall release the **Department** from any and all claims for damages in connection with adjustments made to its utility lines; and, further, the **Municipality** shall release the **Department** of any future responsibility for the cost of maintenance to said utility lines. The **Department** will invite the **Municipality** to the Final Inspection meeting with its contractor and will include the **Municipality** in the project acceptance notification. Said releases shall be deemed to be given by the **Municipality** upon completion of construction of the project and its acceptance by the **Department** from its contractor unless the **Municipality** notifies the **Department**, in writing, to the contrary prior to the **Department's** acceptance of the project.

ii. The **Municipality** obligates itself to service and to maintain its facilities to be retained and installed over and along the highway within the **Department's** right-of-way limits in accordance with Paragraph B. i., the mandate of the North Carolina General Statutes and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.

iii. If at any time the **Department** shall require the removal of or changes in the location of the encroaching facilities which are being relocated at the **Municipality's** expense, the **Municipality** binds itself, its successors and assigns, to promptly remove or alter said facilities, in order to conform to the said requirement (if applicable per G.S. 136-27.1), without any cost to the **Department**.

IV. COSTS AND FUNDING

A. PROJECT COSTS

i. The **Municipality** shall be responsible for relocation, and/or betterment, costs for utility work as shown on the attached Exhibit "A". The estimated cost to the **Municipality** is $79,251.80 as shown on the attached Exhibit "B". The estimated cost includes a 16% charge for Engineering and Incidentals ("E&I"). The E&I percentage charge may be negotiated at the **Department's** discretion if a valid extenuating circumstance is presented by the **Municipality** and agreed to by the **Department**.

ii. E&I charges include but are not limited to: contract administration; project management; construction engineering and inspection (CE&I); in-field plan revisions; mobilization; stationary and portable work zone signs; traffic control flaggers; law enforcement; lane closure equipment; erosion control; grading, seeding, mulching and topdressing. E&I will be invoiced based upon the actual cost of utility work, not the cost of highway work.

iii. Upon request by the **Municipality**, the **Department** will provide the **Municipality** with an updated estimate of the utility work based on the bid amounts in the awarded highway contract.

iv. It is understood by both **Parties** that this is an estimated cost for the utility work described in this Agreement and is subject to change.

v. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Should the costs of the Project exceed the 16% Engineering and Incidentals charge included in the estimated cost above, the **Municipality** and the **Department** shall enter into a supplemental agreement to address the additional cost and allow for pre-auditing by the **Municipality**. Cost increases do not affect the payment terms of the Agreement.

B. PAYMENT BY THE MUNICIPALITY

i. Upon completion of the plans, the **Department** shall submit an itemized invoice to the **Municipality** for costs incurred. Billing will be based upon the negotiated cost and any supplemental agreements made part of this agreement. Reimbursement shall be made by the **Municipality** in one final payment within sixty (60) days of said invoice.

ii. Upon the satisfactory completion and the Municipality's acceptance of the relocations and adjustments of the utility lines covered under this Agreement, the **Department** may at its discretion submit an itemized invoice to the **Municipality** for partial costs incurred for the utility work. The partial cost invoice will not exceed 90% of the total utility work cost estimate. Upon completion of the highway work, the **Department** shall submit an itemized invoice to the **Municipality** for the balance of unpaid costs incurred for the utility work.

Billings will be based upon the actual bid prices, the actual quantities used, and shall include the E&I charge described above.

iii. Reimbursement payments shall be made in full by the **Municipality** within sixty (60) days of said invoices.

iv. If the **Municipality** does not pay said invoices within sixty (60) days of the date of the invoice, the **Department** shall charge interest on any unpaid balance at a variable rate of the prime plus one percent (1%) in accordance with G.S. 136-27.3.

v. Any cost incurred due to additional utility work requested by the **Municipality** after award of the construction contract which have been approved in writing by the **Municipality** and pre-audited as required by law, shall be solely the responsibility of the **Municipality**. The **Municipality** shall reimburse the **Department** 100% of the additional utility cost.

vi. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

C. DOWN PAYMENT OR PRE-PAYMENT

At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written supplemental agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

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

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

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

H. INDEMNIFICATION

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

I. AVAILABILITY OF FUNDS

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

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

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

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

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human

Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

VI. ADDITIONAL PROVISIONS

GOVERNMENT IMMUNITY

Nothing contained in the Agreement/Contract shall constitute a waiver of the **Municipality's** governmental immunity or of any limitation on liability or damages created by law.

DRAFT

SIGNATURE PAGE

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

(DOCUSIGN ONLY)

TOWN OF HOLLY SPRINGS

Authorized Signer: _____ Print Name: _____

Date Signed: _____ Title: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Finance Signer: _____ Print Name: _____

Date Signed: _____ Title: _____

Fed Tax ID No: _____

Remittance Address: _____

Purchase Order, Ref. No., etc.:

_____

Accounts Payable Contact:

Name: _____

Email: _____

Phone Number: _____

DEPARTMENT OF TRANSPORTATION

By: _____ Print Name: _____

Date: _____ Title: _____

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

DRAFT

SIGNATURE PAGE

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

TOWN OF HOLLY SPRINGS (INK SIGNATURES)

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

_____

_____

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

Purchase Order, Ref. No., etc.:

_____

Accounts Payable Contact:

Name: _____

Email: _____

Phone Number: _____

DEPARTMENT OF TRANSPORTATION (DOCUSIGN)

By: _____

Date: _____

Print Name: _____

Title: _____

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

DRAFT

09/08/99

TIP PROJECT: HL–0008D

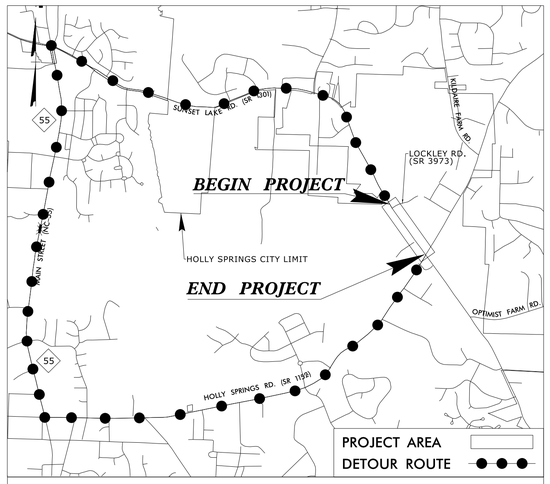
STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

T.I.P. NO.	SHEET NO.
HL–0008D	UC–1

UTILITY CONSTRUCTION PLANS
WAKE COUNTY

LOCATION: SR 1301 (SUNSET LAKE ROAD) BETWEEN SR 1152 (HOLLY SPRINGS ROAD) AND SR 3973 (LOCKLEY ROAD)

TYPE OF WORK: WATER RELOCATION



VICINITY MAP N.T.S.

END TIP PROJECT HL–0008D
–L– STA. 46 + 07.40

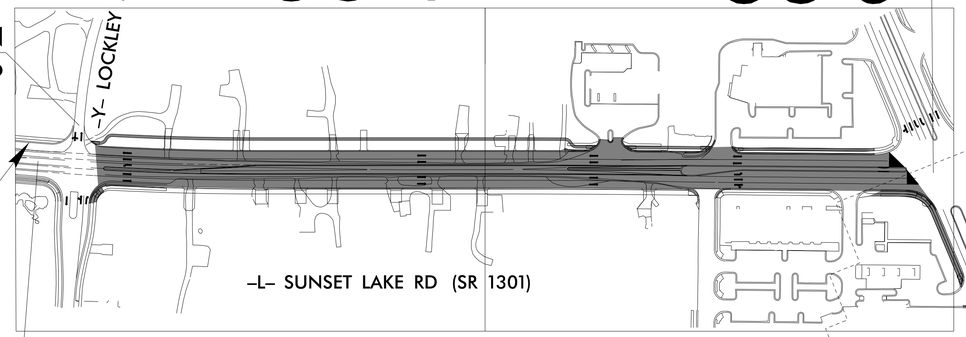
NAD 83/NA 2011

UC–4 UC–5

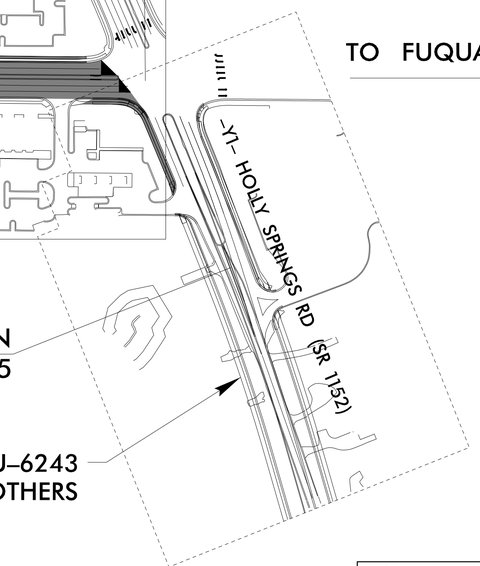
BEGIN CONSTRUCTION
–Y– STA. 101 + 97.16

TO FELTONVILLE

TIP PROJECT R–2721A
BY OTHERS



TO FUQUAY–VARINA



BEGIN CONSTRUCTION
–Y1– STA. 100 + 02.45

BEGIN TIP PROJECT HL–0008D
–L– STA. 29 + 45.00

TIP PROJECT U–6243
PROJECT BY OTHERS

DOCUMENT NOT CONSIDERED FINAL UNTIL ALL SIGNATURES ARE COMPLETED

GRAPHIC SCALES

50 25 0 30 60
PLANS

50 25 0 30 60
PROFILE (HORIZONTAL)

10 5 0 10 20
PROFILE (VERTICAL)

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
UC–1	TITLE SHEET
UC–2	UTILITY SYMBOLOGY
UC–3	NOTES
UC–3A THRU UC–3B	DETAILS
UC–4 THRU UC–5	UTILITY CONSTRUCTION SHEET

WATER OWNER ON PROJECT

(A) WATER TOWN OF HOLLY SPRINGS

PREPARED IN THE OFFICE OF
Dewberry
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
NC COA No. F–0929

AMIR R. HADJIMIRY, PE	CONSULTANT CONTACT #1
LEIGH–ANN B. DUDLEY, PE	CONSULTANT CONTACT #2
THOMAS P. B. CANTY, PE	CONSULTANT CONTACT #3

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 048011 2/16/24 AMIR R. HADJIMIRY

DIVISION OF HIGHWAYS
DIVISION 5
PROJECT DEVELOPMENT UNIT
2612 N. DUKE STREET
DURHAM NC 27704
PHONE (919) 317–4700
FAX (919) 317–4710

Susan Lancaster, PE	TEAM LEAD
Caleb Whitby, PE	PROJECT MANAGER
Donald W. Proper	DIVISION UTILITIES ENGINEER
James Swinson	SENIOR UTILITIES ENGINEER

5/14/99

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-2

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

UTILITIES PLAN SHEET SYMBOLS

PROPOSED WATER SYMBOLS

- Water Line (Sized as Shown) — 12" WL
- 11¼ Degree Bend
- 22½ Degree Bend
- 45 Degree Bend
- 90 Degree Bend
- Plug
- Tee
- Cross
- Reducer
- Gate Valve — GV
- Butterfly Valve — BV
- Tapping Valve — TGV
- Line Stop — LS
- Line Stop with Bypass — LS/BP
- Blow Off — BO
- Fire Hydrant — PFH
- Relocate Fire Hydrant — REH
- Remove Fire Hydrant — REM FH
- Water Meter — PWM
- Relocate Water Meter — RWM
- Remove Water Meter — REM WM
- Water Pump Station — PS(W)
- RPZ Backflow Preventer — PRPZ
- DCV Backflow Preventer — PBFP
- Relocate RPZ Backflow Preventer — RRPZ
- Relocate DCV Backflow Preventer — RBFP

PROPOSED SEWER SYMBOLS

- Gravity Sewer Line (Sized as Shown) — 12" SS
- Force Main Sewer Line (Sized as Shown) — 12" FSS
- Manhoe (Sized per Note)
- Sewer Pump Station — PS(SS)

PROPOSED MISCELLANOUS UTILITIES SYMBOLS

- Power Pole
- Telephone Pole
- Joint Use Pole
- Telephone Pedestal — TEL_PED
- Utility Line by Others (Type as Shown) — PROP O/H POW LINES
- Trenchless Installation — 12" TL INSTALL
- Encasement by Open Cut — 24" ENCAS BY OC
- Encasement — 24" ENCASEMENT
- Thrust Block
- Air Release Valve — AR
- Utility Vault — UV
- Concrete Pier — CP
- Steel Pier — SP
- Plan Note — NOTE
- Pay Item Note — PAY ITEM

EXISTING UTILITIES SYMBOLS

- Power Pole
- Telephone Pole
- Joint Use Pole
- Utility Pole
- Utility Pole with Base
- H-Frame Pole
- Power Transmission Line Tower
- Water Manhole
- Power Manhole
- Telephone Manhole
- Sanitary Sewer Manhole
- Hand Hole for Cable
- Power Transformer
- Telephone Pedestal
- CATV Pedestal
- Gas Valve
- Gas Meter
- Located Miscellaneous Utility Object
- Abandoned According to Utility Records — AATUR
- End of Information — E.O.I.
- *Underground Power Line — 12" TL INSTALL
- *Underground Telephone Cable — 12" TL INSTALL
- *Underground Telephone Conduit — 12" TL INSTALL
- *Underground Fiber Optics Telephone Cable — 12" TL INSTALL
- *Underground TV Cable — 12" TL INSTALL
- *Underground Fiber Optics TV Cable — 12" TL INSTALL
- *Underground Gas Pipeline — 12" TL INSTALL
- Aboveground Gas Pipeline — A/G Gas
- *Underground Water Line — 12" TL INSTALL
- Aboveground Water Line — A/G Water
- *Underground Gravity Sanitary Sewer Line — SS
- Aboveground Gravity Sanitary Sewer Line — A/G Sanitary Sewer
- *Underground SS Forced Main Line — 12" TL INSTALL
- Underground Unknown Utility Line — 12" TL INSTALL
- SUE Test Hole
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Cleanout

*For Existing Utilities

- Utility Line Drawn from Record (Type as Shown) — 12" TL INSTALL
- Designated Utility Line (Type as Shown)

$$SYSTIME$$
$$FILENAME$$
$$USERNAME$$

REV: 2/1/2012

5/14/99

UTILITY CONSTRUCTION

GENERAL NOTES:

1. THE PROPOSED UTILITY CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE NC DEPARTMENT OF TRANSPORTATION'S (THE DEPARTMENT) "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES" DATED JANUARY 2024.

2. THE EXISTING WATER AND SEWER UTILITIES BELONG TO HOLLY SPRINGS PUBLIC UTILITIES DEPARTMENT.

3. ALL WATER LINES TO BE INSTALLED WITHIN COMPLIANCE OF THE RULES AND REGULATIONS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF WATER RESOURCES, PUBLIC WATER SUPPLY SECTION. ALL SEWER LINES TO BE INSTALLED WITHIN COMLIANCE OF THE RULES AND REGULATIONS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF WATER RESOURCES, WATER QUALITY SECTION. PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODES.

4. THE UTILITY OWNER OWNS THE EXISTING UTILITY FACILITIES AND WILL OWN THE NEW UTILITY FACILITIES AFTER ACCEPTANCE BY THE DEPARTMENT. THE DEPARTMENT OWNS THE CONSTRUCTION CONTRACT AND HAS ADMINISTRATIVE AUTHORITY. COMMUNICATIONS AND DECISIONS BETWEEN THE CONTRACTOR AND UTILITY OWNER ARE NOT BINDING UPON THE DEPARTMENT OR THIS CONTRACT UNLESS AUTHORIZED BY THE ENGINEER. AGREEMENTS BETWEEN THE UTILITY OWNER AND CONTRACTOR FOR THE WORK THAT IS NOT PART OF THIS CONTRACT OR IS SECONDARY TO THIS CONTRACT ARE ALLOWED, BUT ARE NOT BINDING UPON THE DEPARTMENT.

5. PROVIDE ACCESS FOR THE DEPARTMENT PERSONNEL AND THE OWNER'S REPRESENTATIVES TO ALL PHASES OF CONSTRUCTION. NOTIFY DEPARTMENT PERSONNEL AND THE UTILITY OWNER TWO WEEKS PRIOR TO COMMENCEMENT OF ANY WORK AND ONE WEEK PRIOR TO SERVICE INTERRUPTION. KEEP UTILITY OWNERS' REPRESENTATIVES INFORMED OF WORK PROGRESS AND PROVIDE OPPORTUNITY FOR INSPECTION OF CONSTRUCTION AND TESTING.

6. THE PLANS DEPICT THE BEST AVAILABLE INFORMATION FOR THE LOCATION, SIZE, AND TYPE OF MATERIAL FOR ALL EXISTING UTILITIES. MAKE INVESTIGATIONS FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE MATERIAL OF THE EXISTING FACILITIES AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED UTILITIES AND FOR AVOIDING DAMAGE TO EXISTING FACILITIES. REPAIR ANY DAMAGE INCURRED TO EXISTING FACILITIES TO THE ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE DEPARTMENT.

7. MAKE FINAL CONNECTIONS OF THE NEW WORK TO THE EXISTING SYSTEM WHERE INDICATED ON THE PLANS, AS REQUIRED TO FIT THE ACTUAL CONDITIONS, OR AS DIRECTED.

8. MAKE CONNECTIONS BETWEEN EXISTING AND PROPOSED UTILITIES AT TIMES MOST CONVENIENT TO THE PUBLIC, WITHOUT ENDANGERING THE UTILITY SERVICE, AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. MAKE CONNECTIONS ON WEEKENDS, AT NIGHT, AND ON HOLIDAYS IF NECESSARY.

9. ALL UTILITY MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY TO THE PROJECT. SEE 1500-7, " SUBMITTALS AND RECORDS" IN SECTION 1500 OF THE STANDARD SPECIFICATIONS.

10. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS.

11. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

12. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE HOLLY SPRINGS PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

13. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE HOLLY SPRINGS PUBLIC UTILITIES DEPARTMENT.

14. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

PROJECT SPECIFIC NOTES:

1. PROPOSED WATER LINE SHALL BE MJ DIP OF THE SAME PRESSURE CLASS AND THICKNESS AS THE EXISTING WATER LINE. UNLESS OTHERWISE SHOWN ON HOLLY SPRINGS TYPICAL DETAILS. I.E. SEE HS635

2. ALL PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED WITH RESTRAINED JOINTS. UNLESS OTHERWISE SHOWN ON HOLLY SPRINGS TYPICAL DETAILS. I.E. SEE HS662

3. CONTRACTOR SHALL ENSURE THAT THE CONNECTION BETWEEN EXISTING AND PROPOSED WATER LINE SHALL BE AT TIMES MOST CONVENIENT TO THE PUBLIC AND UTILITY OWNER.

4. CONTRACTOR SHALL COORDINATE WITH THE HOLLY SPRINGS PUBLIC UTILITIES DEPARTMENT STAFF 72 HOURS PRIOR TO THE SHUTDOWN OF THE EXISTING WATER LINE.

5. CONTRACTOR SHALL REMOVE EXISTING 16" & 12" WATER LINE AS NECESSARY TO MAKE CONNECTION WITH THE NEW WATER LINE.

6. CONTRACTOR SHALL PLACE FOUNDATION CONDITIONING MATERIALS AND GEOTEXTILE IN ALL PROPOSED WATERLINE TRENCHES.

7. CONTRACTOR AND HOLLY SPRINGS WATER WILL EXCHANGE ALL NECESSARY CONTACTS / PHONE NUMBERS AT THE PRE CONSTRUCTION CONFERENCE.

8. UPON EXPOSING ANY OF HOLLY SPRINGS WATER'S ASSETS, CONTRACTOR SHALL IMMEDIATELY NOTIFY HOLLY SPRINGS WATER ASSET MANAGEMENT TO PERFORM CONDITION ASSESSMENT OF THE ASSET WHILE EXPOSED.

9. CONTRACTOR SHALL PROVIDE A 2-DAY NOTIFICATION TO HOLLY SPRINGS WATER PRIOR TO ANYTIME CONTRACTOR WILL EXCAVATE WITHIN 10 FEET OF ANY HOLLY SPRINGS WATER MAIN.

10. ALL NEW WATER INFRASTRUCTURE SHALL BE IN COMPLIANCE WITH THE HOLLY SPRINGS PUBLIC UTILITIES HANDBOOK.

11. WATER LINE ASSUMED TO BE 3' BELOW GRADE, CONTRACTOR TO VERIFY DEPTH OF WATER MAIN FOR SERVICE CONNECTIONS.

12. CONTRACTOR TO VERIFY SERVICE LINE SIZES FOR CONNECTION.

Dewberry
2610 WYCLIFF ROAD
SUITE 600
RALEIGH, NC 27607
PHONE: 919.881.0939
NC COA No. P-0609

DRMP
DRMP, INC.
5800 FAIRWOOD PLACE
RALEIGH, NC 27609
NC LICENSE NO. F-1324 (919) 872-5115

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-3
DESIGNED BY: ARH	
DRAWN BY: ACB	
CHECKED BY: TPBC	
APPROVED BY: ARH	
REVISED: 2/16/26	

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048011 ENGINEER ARTHUR R. HADJIMIHALIS 2/16/26

UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

$$$$$$SYSTIME$$$$$$
$$$$$$$$$$$$DGN$$$$$$$$$$$$$$$$$$$$
$$$$USERNAME$$$$

5/14/99

PROJECT TYPICAL DETAILS

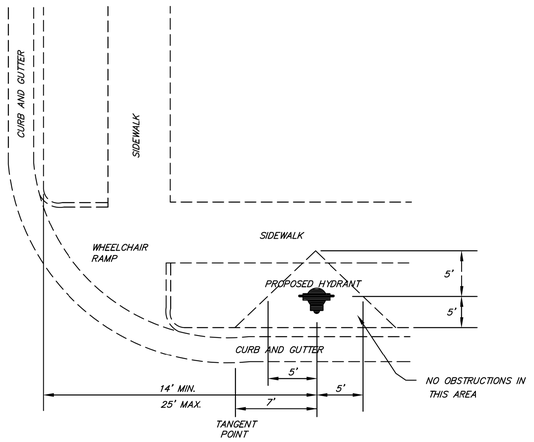
Dewberry — 2610 WYCLIFF ROAD SUITE 410 RALEIGH, NC 27607 (919) 881-2609 NC COA No. P-0929

DRMP — DRMP, INC. 5555 FARRINGDON PLACE RALEIGH, NC 27609 NC LICENSE NO. P-1324 (919) 872-0115

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-3A
DESIGNED BY: EPH	
DRAWN BY: ACB	
CHECKED BY: TPBC	
APPROVED BY: EPH	
REVISED: 2/16/26	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048011 — 2/16/26 — WITNESS MY HAND AND SEAL

UTILITY CONSTRUCTION



NOTES:

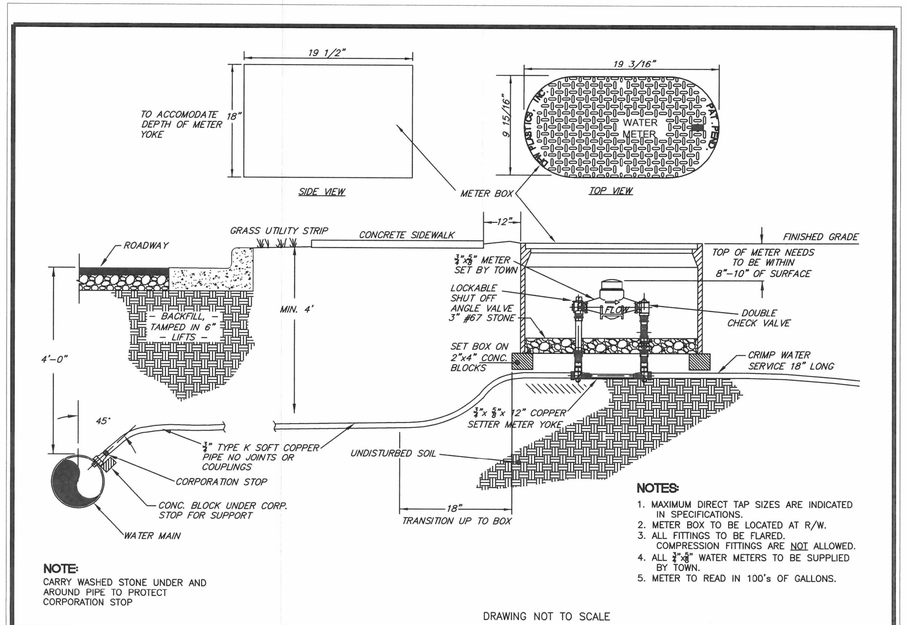
1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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



NOTES:

1. MAXIMUM DIRECT TAP SIZES ARE INDICATED IN SPECIFICATIONS.
2. METER BOX TO BE LOCATED AT R/W.
3. ALL FITTINGS TO BE FLARED. COMPRESSION FITTINGS ARE NOT ALLOWED.
4. ALL ¾"x¾" WATER METERS TO BE SUPPLIED BY TOWN.
5. METER TO READ IN 100's OF GALLONS.

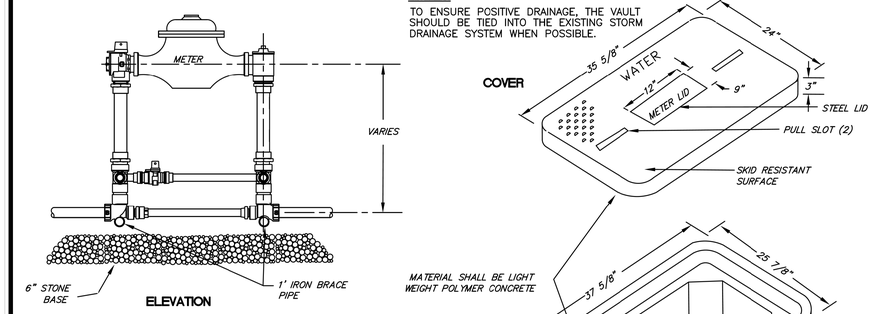
NOTE:
CARRY WASHED STONE UNDER AND AROUND PIPE TO PROTECT CORPORATION STOP

DRAWING NOT TO SCALE

STANDARD 3/4" WATER SERVICE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS615	
DATE	REVISIONS
11/2/20	



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

NOTES:

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

DIMENSIONS (INCHES)	
A	B
18 3/8"	30 1/8"

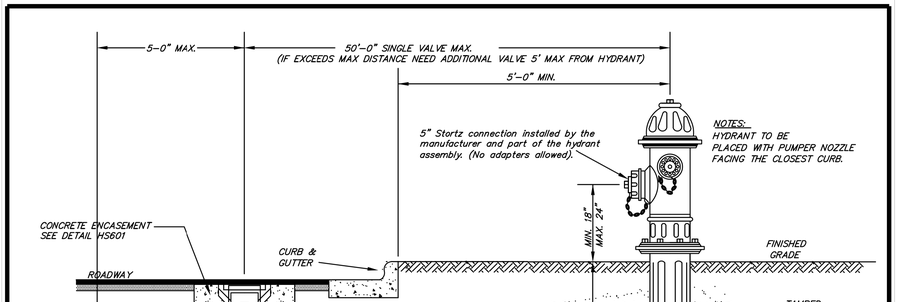
● BOX NOT TRAFFIC LOADED

DRAWING NOT TO SCALE

STANDARD 1-1/2" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS616	
DATE	REVISIONS
2/22/19	



NOTES:

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

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

$$$$$$$SYSTIME$$$$$$
$$$$$$$

5/14/99

PROJECT TYPICAL DETAILS

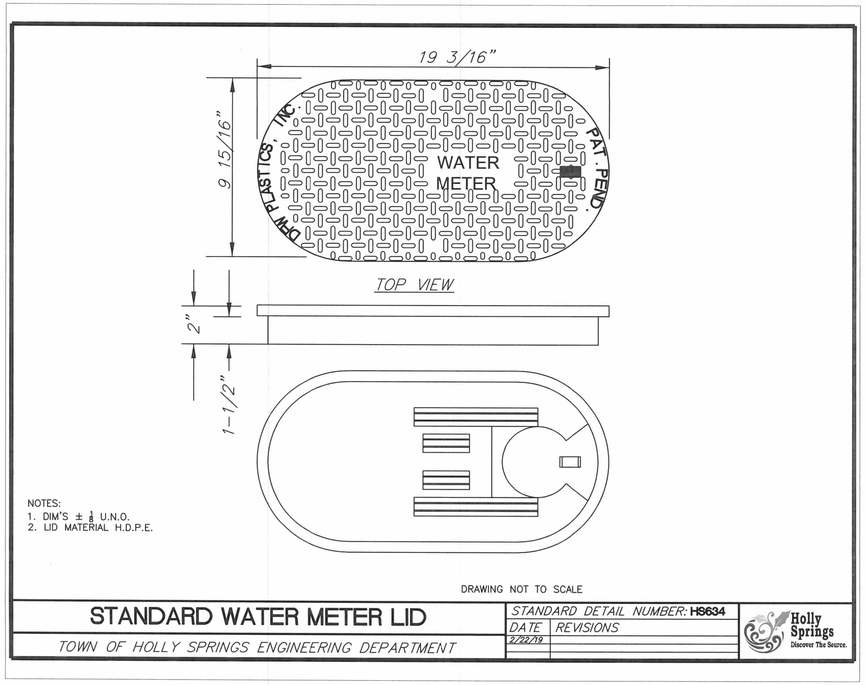
Dewberry
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: (919) 881-0099
NC COA No. P-0529

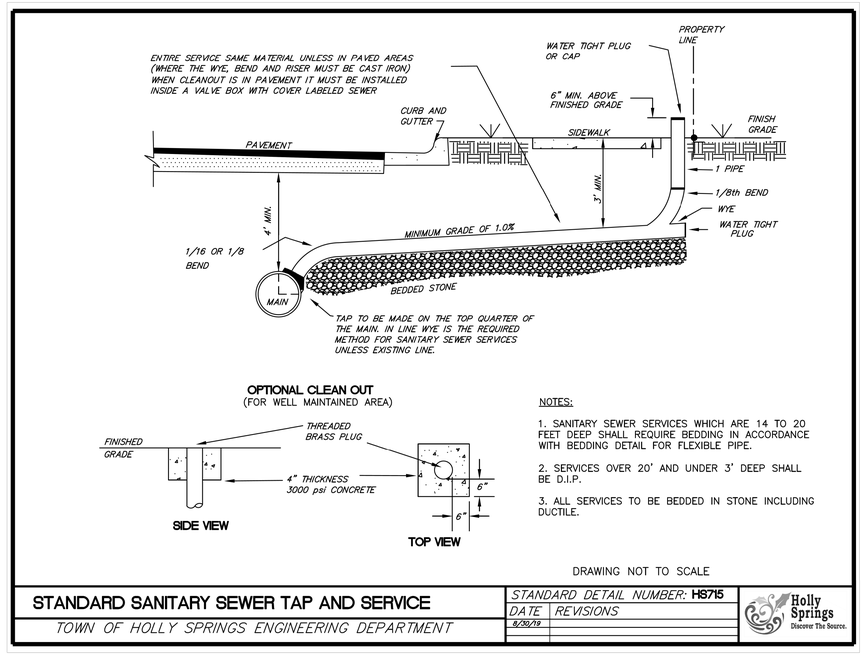
DRMP
DRMP, INC.
5800 FARRINGDON PLACE
RALEIGH, NC 27609
NC LICENSE NO. P-1324 (919) 872-0115

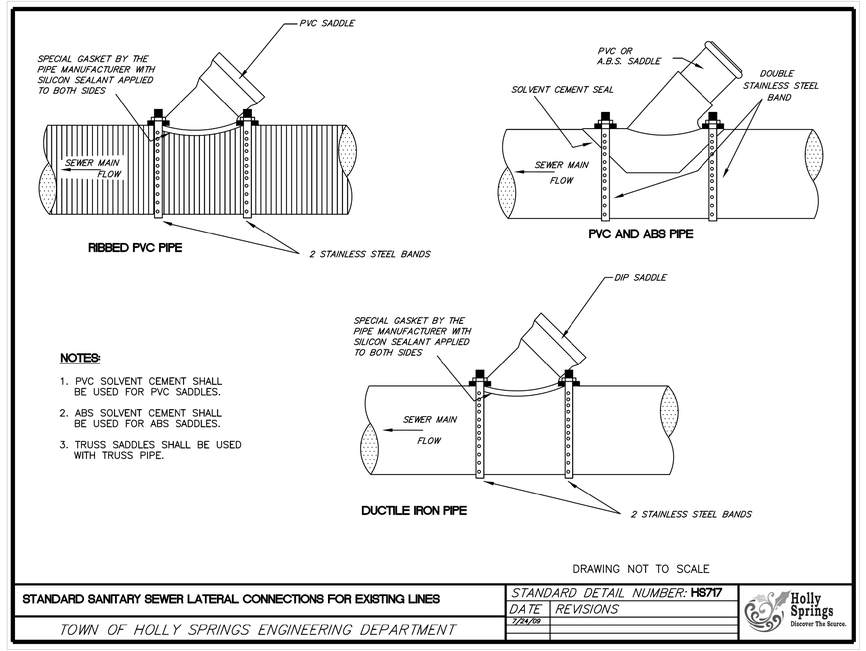
PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-3B
DESIGNED BY: EPH	
DRAWN BY: ACB	
CHECKED BY: TPBC	
APPROVED BY: EPH	
REVISED: 2/16/26	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE: (919)707-6690 FAX: (919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

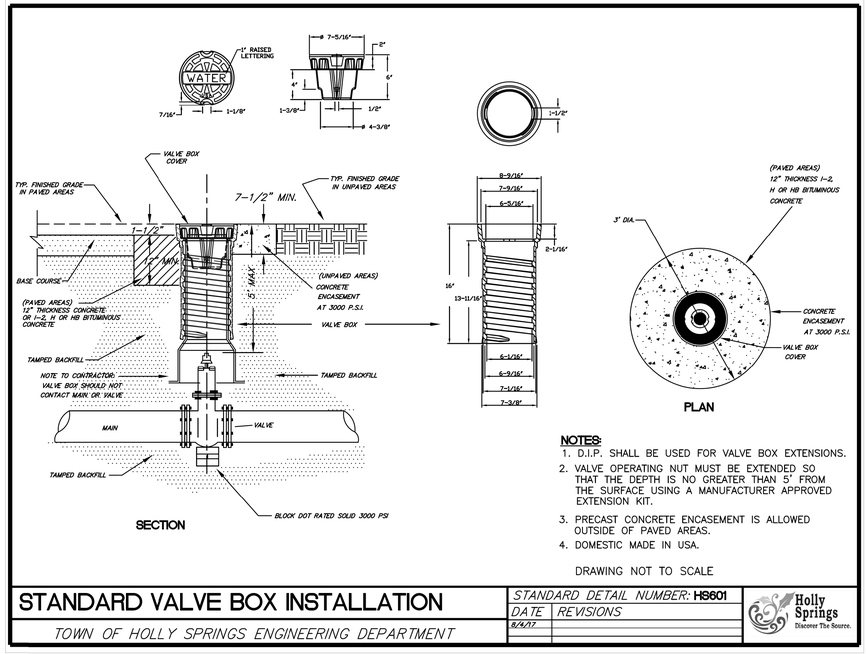
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048011 2/16/26 WITNESS MY HAND AND SEAL

UTILITY CONSTRUCTION









$$$$$$SYSTIME$$$$$$
$$$$$$$$$$$$$$$$DGN$$$$$$$$$$$$$$$$$$$$
$$$$$$USERNAME$$$$$$

5/14/99

PROJECT TYPICAL DETAILS

Dewberry
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: (919) 881-0099
NC COA No. P-0329

DRMP
DRMP, INC.
5800 FARRINGDON PLACE
RALEIGH, NC 27609
NC LICENSE NO. P-1324 (919) 872-0115

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-3C
DESIGNED BY: EPH	
DRAWN BY: ACB	
CHECKED BY: TPBC	
APPROVED BY: EPH	
REVISED: 2/16/26	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE: (919)707-6690 FAX: (919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER Evan P. Addy 048011 2/16/26 REGISTERED

UTILITY CONSTRUCTION

SPECIFICATION TIME (min-sec) REQUIRED FOR PRESSURE DROP FROM 3-1/2 TO 2-1/2 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY

LENGTH OF LINE, FEET	PIPE DIAMETER, INCHES 4	6	8	10	12	15	18	21	24
25	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50	0:09	0:20	0:35	0:55	1:19	2:04	2:58	4:03	5:17
75	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100	0:18	0:40	1:10	1:50	2:38	4:08	5:56	8:05	10:34
125	0:22	0:50	1:28	2:18	3:18	5:09	7:26	9:55	11:20
150	0:26	0:59	1:46	2:45	3:58	6:11	8:30	|	|
175	0:31	1:09	2:03	3:13	4:37	7:05	|	|	|
200	0:35	1:19	2:21	3:40	5:17	|	|	|	12:06
225	0:40	1:29	2:38	4:08	5:40	|	|	10:25	13:36
250	0:44	1:39	2:56	4:35	|	|	8:31	11:35	15:07
275	0:48	1:49	3:14	4:43	|	|	9:21	12:44	16:38
300	0:53	1:59	3:31	|	|	|	10:12	13:53	18:09
350	1:02	2:19	3:47	|	|	8:16	11:54	16:12	21:10
400	1:10	2:38	|	|	6:03	9:27	13:36	18:31	24:12
450	1:19	2:50	|	|	6:48	10:38	15:19	20:50	27:13
500	1:28	|	|	5:14	7:34	11:49	17:01	23:09	30:14

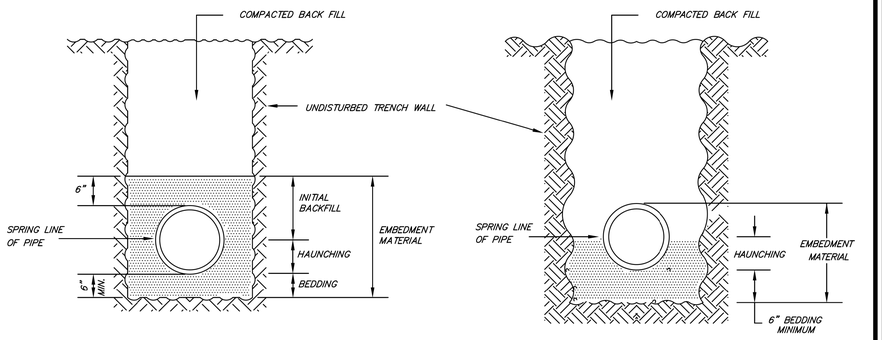
STANDARD AIR TEST TABLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS719

DATE	REVISIONS
8/30/19	

Holly Springs Discover The Source.



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

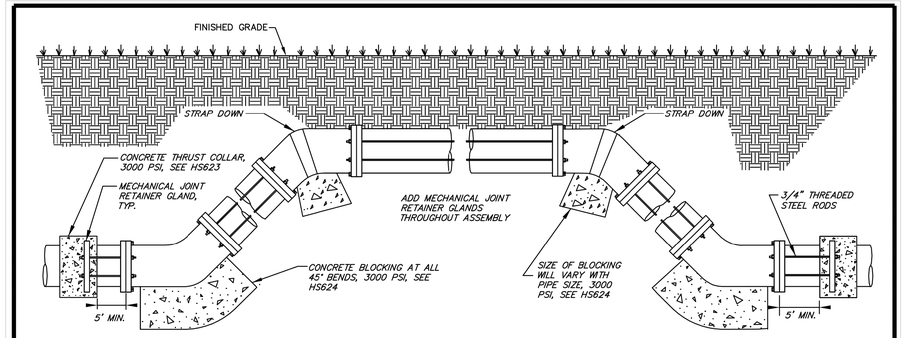
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS703

DATE	REVISIONS
7/24/09	

Holly Springs Discover The Source.



ROD REQUIREMENTS

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

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

DRAWING NOT TO SCALE

STANDARD VERTICAL BEND

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS635

DATE	REVISIONS
6/27/23	

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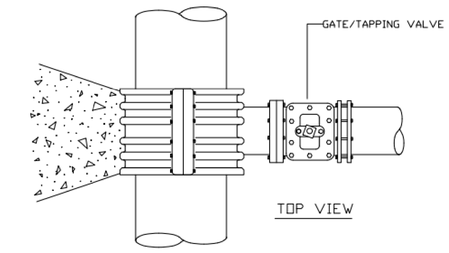
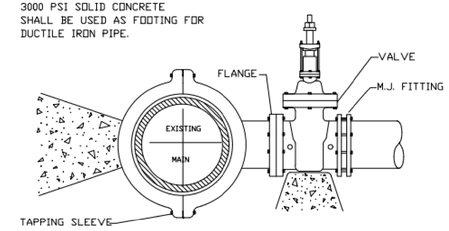


TOP VIEW

3000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



SIDE VIEW

NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
8/30/19	

Holly Springs Discover The Source.

$$$$USERNAME$$$$ $$$$SYSTIME$$$$ $$$$DGN$$$$

Dewberry
2610 WYCLIFF ROAD
SUITE 400
RALEIGH, NC 27607
PHONE: 919.881.0939
NC CoA No. P-0609

DRMP
DRMP, INC.
5808 FAIRVIEW PLACE
RALEIGH, NC 27609
NC LICENSE NO. P-1324 (919) 872-5115

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-4

DESIGNED BY:	ARH
DRAWN BY:	ACB
CHECKED BY:	TPBC
APPROVED BY:	ARH
REVISED:	2/16/26

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048011 ENGINEER ARTHUR R. HADLEY 2/16/26

UTILITY CONSTRUCTION PLANS ONLY

GRAPHIC SCALE
30 15 0 30 60
HORIZ.

UTILITY CONSTRUCTION

THIS SHEET CORRESPONDS TO RDY. SHEET 4

NAD 83/2011

RELOCATE FIRE HYDRANT
STA 35+23 OFF. 60.28'
SEE FIRE HYDRANT
DETAILS HS613 & HS622

PROP 40 LF FIRE HYDRANT LEG

EXISTING FIRE HYDRANT
TO BE RELOCATED

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 27 LF 3/4" WATER SERVICE LINE

RELOCATE WATER METER

PROP 27 LF 3/4" WATER SERVICE LINE

RELOCATE FIRE HYDRANT
STA 31+17 OFF. 60.40'
SEE FIRE HYDRANT
DETAILS HS613 & HS622

PROP 34 LF FIRE HYDRANT LEG

PROP 6" TAPPING SLEEVE AND VALVE

EXISTING FIRE HYDRANT
TO BE RELOCATED

EXISTING 12" WATER MAIN

SANITARY SEWER CLEAN-OUT

PROP 72 LF
4" SANITARY
GRAVITY SEWER

PROP 71 LF
4" SANITARY
GRAVITY SEWER

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 32 LF 3/4" WATER SERVICE LINE

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 31 LF 3/4" WATER SERVICE LINE

PROP 6" TAPPING SLEEVE AND VALVE

PROP 35 LF 4"
SANITARY GRAVITY SEWER

SEE NOTE B THIS SHEET

-L- SUNSET LAKE ROAD (SR 1301)

PROP 38 LF
4" SANITARY
GRAVITY SEWER

EXISTING 12" WATER MAIN

RECONSTRUCT MANHOLE
RAISE RIM ELEV. TO 413.40'

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 19 LF 3/4" WATER SERVICE LINE

SANITARY SEWER CLEAN-OUT

PROP 36 LF
4" SANITARY
GRAVITY SEWER

RELOCATE WATER METER

PROP 16 LF 3/4" WATER SERVICE LINE

PROP 22 LF 3/4" WATER SERVICE LINE

RELOCATE WATER METER

PROP 36 LF
4" SANITARY
GRAVITY SEWER

SANITARY SEWER CLEAN-OUT

PROP 26 LF 3/4" WATER SERVICE LINE

RELOCATE WATER METER

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 24 LF 3/4" WATER SERVICE LINE

SANITARY SEWER CLEAN-OUT

PROP 33 LF 4" SANITARY GRAVITY SEWER

PROP 75 LF 4" SANITARY GRAVITY SEWER

PROP 32 LF 4" SANITARY GRAVITY SEWER

SANITARY SEWER CLEAN-OUT

RELOCATE WATER METER

PROP 21 LF 3/4" WATER SERVICE LINE

PROP 76 LF 4" SANITARY GRAVITY SEWER

NOTE:
THE ESTIMATED QUANTITY OF DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 200 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
1. CONTRACTOR TO ENSURE WATER MAIN REMAINS IN SERVICE DURING ALL WATER METER AND FIRE HYDRANT RELOCATIONS.

2. FOR HYDRANT RELOCATION:
–EXISTING HYDRANT LEG TO BE REMOVED FROM THE TEE AND THE TEE IS TO BE CAPPED.
–THE VALVE WILL BE CLOSED AND CONCRETE POURED INTO VALVE BOX TO PREVENT IT FROM BEING OPENED.

MATCHLINE -L- STA. 37+85.00 SEE SHEET UC-5

$$$$$$$SYSTIME$$$$$$
$$$$$$$$$$$$$$$$$$$$DGN$$$$$$$$$$$$$$$$$$$$
$$$$$$USERNAME$$$$$$

PROJECT REFERENCE NO.	SHEET NO.
HL-0008D	UC-5

Dewberry
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
NC COA No. F-0929

DRMP
DRMP, INC.
5808 FARINGDON PLACE
RALEIGH, NC 27609
NC LICENSE NO. F-1524 (919) 872-5115

DESIGNED BY: ARH
DRAWN BY: ACB
CHECKED BY: TPBC
APPROVED BY: ARH
REVISED: 2/16/26

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

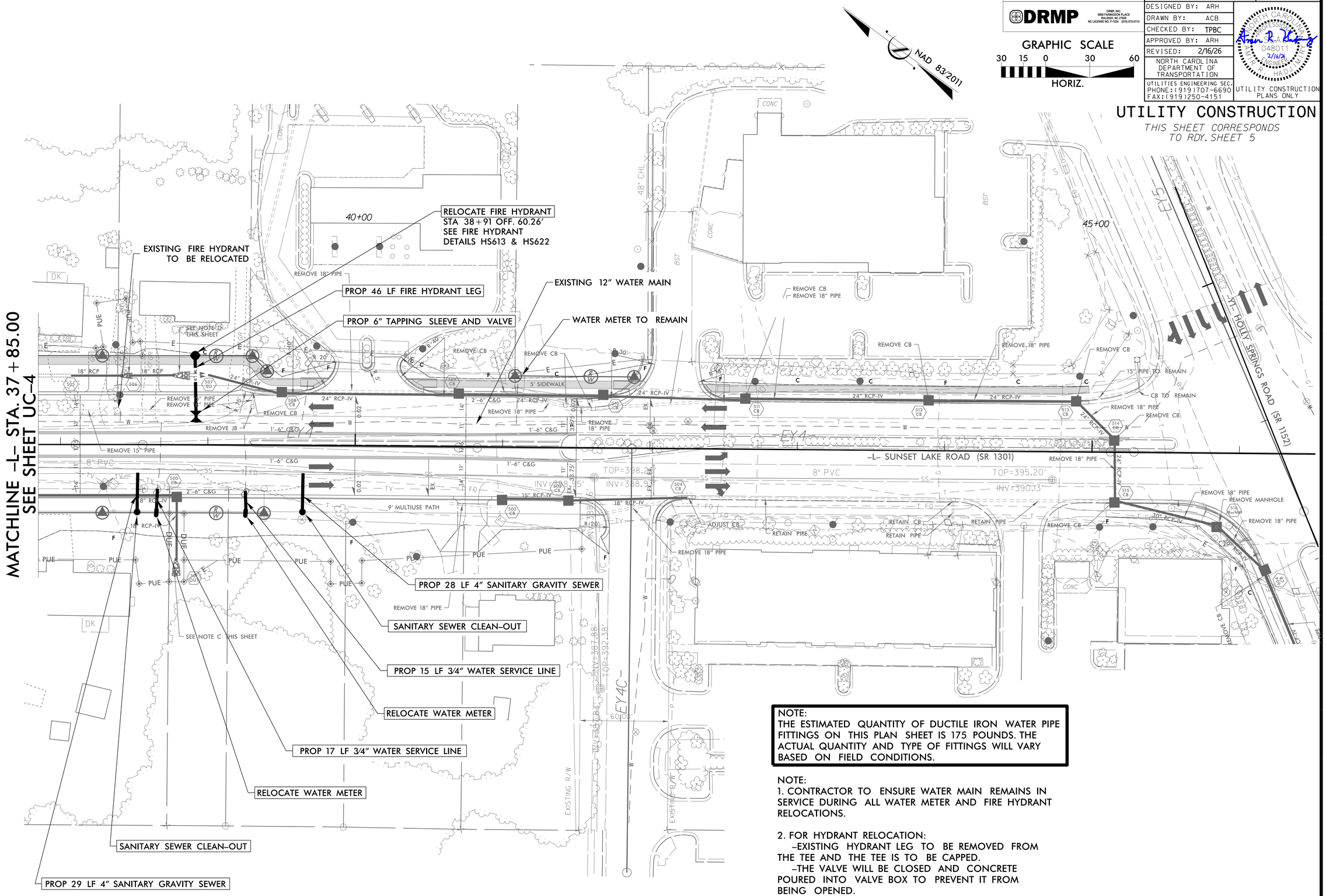
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048011 2/16/26 AMIR R. HADJIMIRY

UTILITY CONSTRUCTION PLANS ONLY

GRAPHIC SCALE
30 15 0 30 60
HORIZ.

UTILITY CONSTRUCTION

THIS SHEET CORRESPONDS TO RDY. SHEET 5



NOTE:
THE ESTIMATED QUANTITY OF DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 175 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
1. CONTRACTOR TO ENSURE WATER MAIN REMAINS IN SERVICE DURING ALL WATER METER AND FIRE HYDRANT RELOCATIONS.

2. FOR HYDRANT RELOCATION:
–EXISTING HYDRANT LEG TO BE REMOVED FROM THE TEE AND THE TEE IS TO BE CAPPED.
–THE VALVE WILL BE CLOSED AND CONCRETE POURED INTO VALVE BOX TO PREVENT IT FROM BEING OPENED.

NCDOT Project: HL-0008D
Final Utility Construction Quantity Estimate
Prepared By: Dewberry Engineers, Inc.
Date: 02/06/2026
Utility Owner: Town of Holly Springs

Road Name: Sunset Lake Road
Location: Wake County
City/Town: Holly Springs
Description: Wet Utility Relocation

NCDOT COST							
Line Item	**Item No.**	**NCDOT Section**	**Item Description**	**Estimated Quantity**	**Units**	**Unit Price**	**Amount**
Non-Betterment - NCDOT Cost							
Water and Sanitary Sewer							
1	5673000000-E	1515	Fire Hydrant Leg	90	LF		
2	5686000000-E	1515	3/4" Water Service Line	228	LF		
3	5648000000-N	1515	Relocate Water Meter	9.75	EA		
4	5672000000-N	1515	Relocate Fire Hydrant	2.25	EA		
5	5691100000-E	1520	4" Sanitary Gravity Sewer	420.75	LF		
6	5768000000-N	1520	Sanitary Sewer Clean-Out	9	EA		
7	5571600000-E	1515	6" Tapping Sleeve & Valve	2.25	EA		
8	0318000000-E	300	Foundation Conditioning Material	19.5	TON		
9	5329000000-E	1510	Ductile Iron Water Pipe Fittings	281.25	LB		
10	2847000000-N	858	Reconstruct Manhole Structures	1	EA		
11	0321000000-E	300	Foundation Conditioning Geotextile	35.25	SY		
						16% Contingency	$ 31,101.64
						UC Total	$ 225,486.89

TOWN OF HOLLY SPRINGS COST							
Non-Betterment - Town of Holly Springs Cost							
Water and Sanitary Sewer							
12	5673000000-E	1515	Fire Hydrant Leg	30	LF		
13	5686000000-E	1515	3/4" Water Service Line	76	LF		
14	5648000000-N	1515	Relocate Water Meter	3.25	EA		
15	5672000000-N	1515	Relocate Fire Hydrant	0.75	EA		
16	5691100000-E	1520	4" Sanitary Gravity Sewer	140.25	LF		
17	5768000000-N	1520	Sanitary Sewer Clean-Out	3	EA		
18	5571600000-E	1515	6" Tapping Sleeve & Valve	0.75	EA		
19	0318000000-E	300	Foundation Conditioning Material	6.5	TON		
20	5329000000-E	1510	Ductile Iron Water Pipe Fittings	93.75	LB		
21	0321000000-E	300	Foundation Conditioning Geotextile	11.75	SY		
						16% Contingency	$ 10,153.88
						UC Total	$ 73,615.63

Opinion of Probable Construction Cost			
(75.39% - **75%)**	**NCDOT**	**$**	**225,486.89**
(24.61% - **25%**)	**Town of Holly Springs**	**$**	**73,615.63**
	Total	**$**	**299,102.52**

Invoice

Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510

Dewberry

RAMEY KEMP & ASSOCIATES, INC
5808 FARRINGDON PLACE, SUITE 100
RALEIGH, NC 27609

November 27, 2024
Project No: 50171504.000
Invoice No: 22429666
Due Date: December 27, 2024
Project Manager Evan Hood

Project 50171504.000 HL-0008D Water Relocation

HL-0008D Water Relocation

Professional Services from September 28, 2024 to October 25, 2024

Phase 0000 Lump Sum Billing

Lump Sum Billing

Fee

Billing Phase	Fee	Pct Comp	Amount Earned	Previously Billed	Current Fee
All Encompassing	22,544.69	100.00	22,544.69	21,426.96	1,117.73
Total Fee	22,544.69		22,544.69	21,426.96	1,117.73
		Total Fee			**1,117.73**
				Total this Phase	**1,117.73**
				Total Invoice Amount Due	**1,117.73**

Engineering and Design Cost Breakdown
NCDOT (75%): $16,908.52
Town of Holly Springs (25%): $5,636.17

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry Immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

PROJECT SPECIAL PROVISIONS
Utility Construction

Dewberry®
Dewberry Engineers, Inc.
2610 Wycliff Road, Suite 410
Raleigh, NC 27607
Project Number: 50171504 HL-0008D
February 6, 2026



DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

The proposed utility construction shall meet the applicable requirements of the NC Department of Transportation's "Standard Specifications for Roads and Structures" dated January 2024, and the following Special Provisions:

Revise the 2024 NCDOT Standard Specifications as follows:

SECTION 1034 SANITARY SEWER PIPE AND FITTINGS

Page 10-65; Sub-article 1034-2, PLASTIC PIPE, (A) PVC Gravity Flow Sewer Pipe
Add the following paragraph(s):

PVC pipe shall be made of PVC plastic having a cell classification of 12454-B, 12454-C or 13364-B (with mininmum tensile modulus of 500,000 psi) as defined in Specification D1784. PVC pipe shall have integral wall bell and spigot joints for the conveyance of domestic sewage. Fittings shall be made of PVC plastic having a cell classification of 12454-B, 12454-C or 13343-C as defined in Specification D1784. Fittings must be manufactured by pipe supplier or approved equal, and have bell and/or spigot configurations compatible with that of the pipe. Compounds with superior properties are also acceptable.

All pipe less than 18 inches in diameter shall have a maximum Standard Dimension Ratio (SDR) of 35. Where laying conditions so warrant, and in accordance with manufacturer's recommendations, lower SDR values (stronger pipe) may be required.

Installation shall consist of Class I bedding material (as defined in the Section below) placed 4 inches below the pipe barrel and continuing to 4 inches above the pipe barrel, as per ASTM D2321. In addition, the installation of PVC pipe shall satisfy the requirements of the Section below.

PROJECT SPECIAL PROVISIONS
Utility Construction

SECTION 1036 WATER PIPE AND FITTINGS

Page 10-66; Sub-article 1036-1, GENERAL
Add the following paragraph(s):

All water mains shall be ductile iron. The use of Polyvinyl Chloride (PVC) pipe must be approved by the Executive Director of Utilities & Infrastructure Services, and, if approved, must be blue in color and conform to the specifications of AWWA C900. The Engineering Department will maintain a list of approved manufacturers of other water distribution products. New manufacturers must submit requests for approval to the Engineering Department. Additional information such as catalogs, list of installations in the area, or material samples may be required. A written response will be mailed to the applicant accepting or rejecting the product within 90 days of the receipt of all necessary information.

Page 10-67; Sub-article 1036-5, DUCTILE IRON PIPE AND FITTINGS
Add the following paragraph(s):

Ductile Iron Pipe (DIP) shall be designed and manufactured in accordance with AWWA C150 and C151 for a laying condition Type 2 and a working pressure as follows:

3-12 inches	350 psi
14-20 inches	250 psi
24 inches	200 psi
30-54 inches	150 psi

Pipe joints shall be of the push-on type as per AWWA C111. Pipe lining shall be cement mortar with a seal coat of bituminous material in accordance with AWWA C104. Galvanized steel pipe will not be allowed as a material for water mains or water services lines.

Installation

- Ductile iron pipe shall be manufactured and installed in accordance with requirements set forth in the most recent revision of AWWA C600/C605 and the Rules Governing Public Water Systems. Materials shall be handled in such a manner to protect them from damage at all times. All water mains shall be installed with a minimum cover of 4 feet and maximum of 6 feet measured from the top of the pipe to the finished surface grade (or as otherwise directed by Executive Director of Utilities and Infrastructure Services). Where waterlines cross NCDOT roadways or major Town roadways, as determined by the engineer, pipe encasement shall be required. When water lines are installed along a roadway which does not have curb and gutter or which are planned to be widened in the future, the water line shall be installed at 4.5 feet minimum depth below edge of

existing pavement. In addition, all waterline installation shall be placed to prevent conflict with future road improvements or foreseeable vertical alignment changes. Where air release valves are located on water mains the lines should be a minimum of 6 feet below the existing edge of pavement in this area.

- The laying conditions for ductile iron pipe shall be certified by a Professional Engineer licensed in the State of North Carolina and installed in accordance with AWWA C600 and the Ductile Iron Pipe Research Association.

- Locater devices as manufactured by 3M Corporation shall be placed directly on top of distribution water mains along major thoroughfares and cross-country installations (and as otherwise directed by the Executive Director of Utilities and Infrastructure Services) at 100 foot intervals and turns/bends. Locater tape shall also be required to be installed at 2 feet above the pipe.

- All construction relating to the utility improvements which will be maintained by the Town must be performed by a contractor licensed in North Carolina. Proof of licensure will be required at the Project Preconstruction Meeting. Operation of existing valves and fire hydrants shall be by Town staff only.

- Any connection to the 30 inch water main on Piney Grove Wilbon Road must be regional in nature and subject to hydraulic studies to confirm adequate pressure can be maintained in the system.

Page 10-67; Sub-article 1036-6, FIRE HYDRANTS
Add the following paragraph(s):

Fire Hydrants.

- Location
    - All fire hydrants shall be installed on a minimum 6-inch waterline with minimum of 20’ width easement including 5 feet beyond fire hydrant. Only 1 fire hydrant may be installed on a dead end 6-inch line. There shall be at least 1 fire hydrant at each street intersection located in accordance with the Standard Detail section of these Standards (TOHS Detail HS613). Each fire hydrant shall have a valve on the hydrant service leg, located within 2 feet of tee on the main line.

    - No building lot shall be more than 350’ from fire hydrant.

    - In residential areas, the maximum distance between fire hydrants, measured along street centerlines, shall be 500 feet. In residential areas, the minimum fire flow shall be 1000 gpm with a minimum system pressure of 25 psi for 1 hour.

PROJECT SPECIAL PROVISIONS
Utility Construction

- In business, office and institutional, and industrial districts, the maximum distance between hydrants, measured along street centerline, shall be 300 feet. When business, office and institutional, and industrial intersections are not more than 450 feet apart, no hydrant is required between intersections. The minimum fire flow in these areas shall be 1500 gpm with a minimum system pressure of 25 psi for 2 hours.

- The minimum number of fire hydrants available to a building shall not be less than that listed in Table A1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table A1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

- Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

- The average spacing between fire hydrants shall not exceed that listed in Table A1.

- Exception: The Office of the Fire Marshal is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

- Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table A1.

PROJECT SPECIAL PROVISIONS
Utility Construction

Table A1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS
(Appendix C of the 2018 NC Fire Prevention Code)

FIRE-FLOW REQUIREMENTS (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS (Feet) [a, b, c, f, g]	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT [d, f, g]
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more [e]	200	120

[a.] Reduce by 100 feet for dead-end streets or roads.
[b.] Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
[c.] Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
[d.] Reduce by 50 feet for dead-end streets or roads.
[e.] One hydrant for each 1,000 gallons per minute or fraction thereof.
[f.] A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the 2018 NC Fire Code
[g.] A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the 2018 NC Fire Code or Section P2904 of the NC Residential Code.

- When new buildings are constructed, or existing buildings expanded, all points of exterior walls for non-sprinklered buildings shall be within 150’ of a fire access lane or hydrant. When a fire access lane is provided then all portions of exterior walls are required to be within 300’ of a hydrant. The maximum length of fire access lanes without a turn-a-round is 150’. Hydrants shall be located at least 40 feet from the building or as specified by the Town of Holly Springs Fire Department, Office of the Fire Marshal.

- Specifications
  - Hydrants shall conform to AWWA C502 with a minimum valve opening of 4½ inches. All fire hydrants shall be furnished with a 5 inch Storz/quick connect coupling on the steamer outlet with a chained cap. The Storz connection shall be by the hydrant manufacturer and only come as part of the hydrant assembly. No adapters for the Storz connection are allowed. Hydrants shall also be furnished with: double 2½-inch hose connections with caps and chains, National Standard Threads, mechanical joint, 1½-inch pentagon operating nut, open left, painted Sherwin Williams pro industrial urethane alkyd enamel safety yellow B54 Y157, bronze to bronze seating, a minimum 3½-foot bury depth with break away ground line flange and break away rod coupling. The hydrant bonnet will be designed with a sealed oil or grease reservoir with O-ring seals and a Teflon thrust bearing, as furnished by Mueller “Centurion” (A-421), Kennedy ‘Guardian’, American

Darling (MK-73), Clow or Waterous. Fire hydrant caps shall be attached to the body of the hydrant with a minimum 2/0 twist link, heavy duty, non-kinking, machine chain. All fire hydrants shall be designed for a working pressure of 250 psi or greater.

- All hydrants and Fire Access Lanes shall be installed and operational before any combustible material is brought onto the site.

- Installation
  - Hydrants shall be set plumb, properly located with the pumper nozzle facing the closest curb. The back of the hydrant opposite the pipe connection shall be firmly blocked against the vertical face of the trench with 1/3 cubic yard of concrete. Double bridle rods and collars shall not be less than 5/8 inch diameter stock and coated with bituminous paint. All fire hydrants shall be newly painted in accordance with NFPA standards. A minimum of 8 cubic feet of stone shall be placed around the drains. The backfill around the hydrants shall be thoroughly compacted. Hydrant installation shall be in accordance with the Standard Details section of these Standards. Fire hydrants shall be installed on a clear level space with a minimum of five (5) feet clearance provided and maintained on all sides of a fire hydrant for immediate access. There must be clearance with a minimum of 18”-24” from center of 5” Storz cap to grade and shall be installed with positive drainage.

- Relocation
  - For installations where hydrants will be relocated, all hydrants with greater than 20 years operational service, as indicated by the date of manufacture provided on the hydrant, shall be replaced with a new fire hydrant in accordance with Engineering Design and Construction Standards. The fire hydrant being replaced shall be returned to the Town of Holly Springs Public Works Department.
  - For installations where the hydrant to be relocated has less than 20-years of operational service, the existing hydrant may be relocated. The existing hydrant shall be disinfected, flushed and pressure tested prior to being placed back into service.

Page 10-67; Sub-article 1036-7 WATER VALVES (A) Gate Valves
Add the following:

Gate valves greater than 2 inches shall meet all requirements of AWWA C500 for a working pressure of 150 psi. All shall be mechanical joint with iron body, resilient wedge seat type in accordance with AWWA C509 with a non-rising stem and open left with a double O-ring seal. Gate valves shall be installed in a vertical position.

PROJECT SPECIAL PROVISIONS
Utility Construction

Page 10-68; Sub-article 1036-9 SERVICE LINE VALVES AND FITTINGS
Add the following paragraph(s)

Water Service Meters and Appurtenances:

- Corporation Stops shall be brass, complete with a flared or compression coupling and AWWA Standard threads as per AWWA C800. Taps shall be located at 10 or 2 o'clock on the circumference of the pipe. Service taps shall be staggered alternating from one side of the water main to the other, and at least 12 inches apart. The taps must be a minimum of 24 inches apart if they are on the same side of the pipe.

- The maximum size of direct taps without a fitting, tapping sleeve or saddle for ductile iron water mains shall be as follows:
  - 4" main – ¾" tap
  - 6" main – 1" tap
  - 8" main – 1 ¼" tap
  - 10" main – 1 ½" tap
  - 12" main – 2" tap

- No burned taps will be allowed, and each corporation stop will be wrapped with Teflon tape for ductile iron pipe water mains.

Meter Boxes for ¾-inch Services:

- Meter boxes for ¾-inch services shall be 18 inch depth cast iron MBX-1 and a complete unit (less meter) for setting a 5/8 by 3/4-inch water meter. Meter box grade adjuster rings are not acceptable

Individual Water Services:

- Individual water services shall be provided from the main to each water meter for single family residences in accordance with the Standard Details section of these Standards. Multi-family units may be in accordance with the Standard Detail for multi-family units in the Standard Details section of these Standards. All connections shall be made by wet taps.

- Service connections shall be made perpendicular from the main line and shall run straight horizontally toward the meter and then vertically to the meter which shall be located at the edge of the right of way or easement of the served property. Refer to the standard detail on water service installations for more information. No water meter box or vault shall be located in streets, sidewalks, or parking areas in residential areas. For non-residential development, individual services are required for each business space. In non-residential areas, meter locations shall be approved on a case-by-case basis.

- Service taps to existing water lines shall be made by the Town of Holly Springs Utilities and Infrastructure Services unless otherwise approved by the Executive Director of Utilities and Infrastructure Services. Service taps to new water lines shall be made by the Contractor in accordance with these Standards.

- Water meters shall be sized based on water demand. Water meter size shall be determined from the following table; or as otherwise specified by the Executive Director of Utilities and Infrastructure Services. All non-residential projects shall submit sealed calculations prepared in conformance with the AWWA Manual of Practice for approval of type of meter and meter size by the Town.

WATER METER SIZING

		Load Range (number of fixture units)	
Meter Size (inches)	Flow Range (GPM)	Supply Systems Predominately for Flush Tanks	Supply Systems Predominately for Flush Valves
5/8" PD	0 - 20	1 – 22	1 - 8
1" PD	20 - 50	22 – 140	9 - 50
1½" PD	50 - 100	140 – 450	50 - 275
2" C	100 - 200	450 – 1000	275 - 1000
3" C	200 - 400	1000 – 2500	1000 - 2500
4" C	400 - 600	2500 – 5000	2500 - 5000

PD = Positive Displacement
T = Turbine (may be required on a case-by-case basis)
C = Compound (must be sized on a case-by-case basis)

SECTION 1505 EXCAVATION, TRENCHING, PIPE LAYING AND BACKFILLING FOR UTILITIES

Excavation and Preparation of Pipe Trenches

- Trenches for water distribution lines, sanitary sewer lines, force mains, and storm sewer lines shall be excavated to the required depth to permit installation of the pipe along the lines and grades shown on the construction drawings. The minimum trench width at the top of the pipe shall be at least 18 inches greater than the outside diameter of the pipe. Where excavation is in rock, the rock shall be removed to a depth of at least 6 inches below grade and shall be backfilled with materials in accordance with these specifications. Wet trenches shall be stabilized with #78 M stone or with a base layer of #57 stone.

PROJECT SPECIAL PROVISIONS
Utility Construction

Pipe Laying and Backfilling

- All pipe shall be laid in accordance with the manufacturer's recommendations. The subgrade at the bottom of the trench shall be shaped to secure uniform support throughout the length of the pipe. A space shall be excavated under the bell of each pipe to provide space to relieve bearing pressure on the bell and to provide room to adequately make the joint. Open ends of pipe shall be plugged with a standard plug or cap at all times when pipe laying is not in progress. Trench water shall not be allowed to enter the pipe. Backfill material shall be free from construction material, debris, frozen material, organic material, or unstable material. The top 2 feet of backfill material shall be free from stones greater than 4 inches in diameter.

- Under roadways and extending at a slope of 1 to 1 beyond the back of curb, measured perpendicular from centerline, backfill shall be compacted to a density of no less than 95% standard Proctor maximum dry density as measured by AASHTO method T99. Backfill shall be placed in lifts of 8 inches or less of the uncompacted soil. Other fill material shall be compacted to a density of no less than 90% of the maximum dry density as measured by AASHTO method T99. Backfill material shall be placed in lifts of 12 inches or less of the uncompacted soil. Suitable backfill material shall be utilized and compacted. Pavement repair shall be in accordance with the Standard Detail section of these standards.

- All trenches shall be properly backfilled at the end of each working day. All pavement cuts shall be repaired within a maximum of 3 days from the date the cut is made. Trench repairs in roadways shall be backfilled with stone and binder or flowable fill as directed by the Inspector. If conditions do not permit a permanent repair within the given time limit, permission to make a temporary repair must be obtained from the Executive Director of Utilities and Infrastructure Services. If roadway repairs are not accomplished in accordance with these specifications, Town forces may make such repairs and back charge the project owner in an amount equal to triple for all associated costs (See Section 2.16 of these specifications).

- In locations where backfill material is temporarily stockpiled on the roadway surface, a layer of 1½ inches of screenings shall be used between the pavement surface and the backfill material.

Summary of Ordinance Changes for March 17, 2026, Town Council

Utility PAYGO Capital Project Ordinance

Current Ordinance Appropriation	**$9,220,179**
Utility Reserves – Sunset Lake Road Improvements Project	$79,252
Utility PAYGO Capital Project Ordinance (26-03)	**$9,299,431**

Ordinance No. 26-03
Date Submitted: March 17, 2026
Date Adopted: March 17, 2026

Utility PAYGO Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of water and sewer enterprise fund "pay-as-you-go" (PAYGO) capital projects related to water and sewer system infrastructure, planning, studies, and capital assets.

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

SECTION III: The Utility PAYGO Fees shall be deposited directly into this fund effective March 17, 2026:

Utility PAYGO Fund	
Expenditures:	
Water and Sewer Projects	9,299,431
Total	**9,299,431**

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

Utility PAYGO Fund	
Revenues:	
Transfers In	8,799,431
Economic Development Grants	500,000
Total	**9,299,431**

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

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

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

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

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

The provisions of this ordinance shall become effective March 17, 2026, in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of March 2026.

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 24.

Consent Agenda
Title: Official Depository Resolution
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Adopt Resolution 26-17 Designating Official Depositories and Securities Broker/Dealers in compliance with North Carolina General Statutes §§ 159-30, 159-31 and 159-25.

Explanation:

- North Carolina General Statutes §§159-30 and 159-31 require that local governments formally designate official depositories for public funds.
- NC General Statute §159-25 establishes finance officer responsibilities, including disbursement and signatory requirements.
- The resolution affirms compliance with these statutory requirements and updates the list of financial institutions and securities broker/dealers authorized to hold or invest the Town's funds.
- The list has been reviewed and recommended by the Town's Finance Director in accordance with the Town's cash management and investment policies.
- The resolution clarifies the authorized parties responsible for managing the Town's financial transactions in accordance with adopted policies and state law.

Background:

- The Town periodically updates its list of designated depositories and broker/dealers to reflect current relationships and ensure compliance with state law.
- The resolution also affirms signatory controls, including dual-signature and electronic disbursement protocols required by §159-25.
- Deposits with all designated institutions will be secured as required under §159-30(b).
- Town Resolution 26-17 aligns with the Town's financial policies, supports strong internal controls and ensures continued protection and legal compliance in the handling of public funds.

Funding Source(s):
N/A

Attachment(s):
1. 26-17 Designating Official Depository

Resolution No. 26-17
Date Adopted:
Effective Date:

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DESIGNATING OFFICIAL DEPOSITORIES AND SECURITIES BROKER/DEALERS AND AFFIRMING COMPLIANCE WITH NCGS §§159-30, 159-31 AND 159-25

WHEREAS, North Carolina General Statutes (NCGS) §159-30 requires that local governments establish a depository or depositories for public funds; and

WHEREAS, NCGS §159-31 further requires that the governing body of a local government formally designate the official depositories for its funds; and

WHEREAS, NCGS §159-30(a) also authorizes local governments to invest funds in accordance with a formal policy and to designate securities broker/dealers for the management of such investment deposits; and

WHEREAS, NCGS §159-25 sets forth the duties of the finance officer, including the requirement that all checks and drafts be signed by the finance officer or a deputy finance officer and countersigned by another official designated by the governing board, and further provides guidance for the authorization and oversight of disbursements; and

WHEREAS, the Town Council of the Town of Holly Springs desires to ensure compliance with these statutes, and ensure that all public funds of the Town of Holly Springs be deposited in a secure and efficient manner, by formally designating both official depositories and security broker/dealers for the Town's funds; and

WHEREAS, the Town's Finance Director has reviewed the qualifications of potential depositories and securities broker/dealers to ensure their ability to comply with all applicable legal requirements and provide adequate security for the Town's funds;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, as follows:

Section 1. Designation of Official Depositories and Securities Broker/Dealers

The following financial institutions and securities broker/dealers are hereby designated as official depositories for the Town of Holly Springs in accordance with the Town's cash management and investment policies and NCGS §§159-30 and 159-31 until further notice, without order of priority:

1. First National Bank of Pennsylvania
2. Truist Bank
3. JPMorgan Chase Bank
4. PNC Bank

5. First Bank
6. United Community Bank
7. U.S. Bank
8. Regions Bank
9. Pinnacle Bank
10. North Carolina Capital Management Trust
11. North Carolina Cooperative Liquid Assets Securities System (CLASS)
12. Multi-Bank Securities, Inc.
13. North Carolina Ancillary Governmental Participant Investment Program **(AGPIP)/BNY**

Section 2. Authorization to Deposit, Withdraw, and Invest Funds

The Town Manager, Finance Director, or their designee are hereby authorized to deposit funds into, withdraw funds from, and invest funds with the official depositories and securities broker/dealers listed above, as necessary for the transaction of Town business, in accordance with applicable financial policies, and to comply with the requirements of NCGS §§159-30 and 159-31.

Section 2a. Signatory Requirements

In accordance with NCGS §159-25(b), all checks or drafts on the official depositories of the Town shall be signed by the Finance Officer or a properly designated deputy finance officer and countersigned by the Town Manager or Assistant Town Manager. No check or draft shall be issued or honored unless it bears the signature of both authorized individuals, as required by law.

The Finance Officer or a duly authorized deputy finance officer is also authorized to initiate electronic disbursements, including but not limited to Automated Clearing House (ACH) transfers and wire transfers, from the official depositories of the Town. Such disbursements shall be executed under the direction of the Finance Officer, with appropriate oversight and documentation to ensure compliance with §159-25(b) and the safeguarding of public funds, and a record of such transactions in the Town's accounting system.

Section 3. Security of Deposits

All deposits in the official depositories shall be secured in compliance with the provisions of NCGS §159-30(b) to ensure the safety of public funds. The Town Manager or Finance Director is hereby authorized to take any action necessary to ensure proper collateralization and security for all deposits, as required by law.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption and shall remain in effect until superseded by a subsequent resolution or action of the Town Council.

Adopted by the Holly Springs Town Council on this, the __ day of ___, 2026.

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 25.

Public Hearings
Title: Major Subdivision 25-MAS-04 975 Avent Ferry Road - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 26-11 to make and accept the Findings of Fact for consideration of and to approve/deny/defer the Major Subdivision Plan for 975 Avent Ferry Road Subdivision.
- Approve Utility Allocation Request.

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 application is specifically requesting the division of one commercial lot into two. The use of the two lots created will be determined via separate Development Plan reviews.

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

Planning Board Recommendation: Approve (5-1) [3 absent]. A summary of the Planning Board discussion is in the staff report *(Note: this report is a separate attachment from the Staff Report).*

Background:

- The 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 roadway frontage 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 Neighborhood Mixed-Use district, as well as additional design standards per the Major Subdivision Plan.

Funding Source(s):
N/A

Attachment(s):

1. 25MAS04_975AventFerry_StaffReport_031726
2. 25MAS04_975AventFerry_PBActionReport
3. 25MAS04_975AventFerry_Application
4. 25MAS04_975AventFerry_Plans
5. 25MAS04_975AventFerry_Resolution

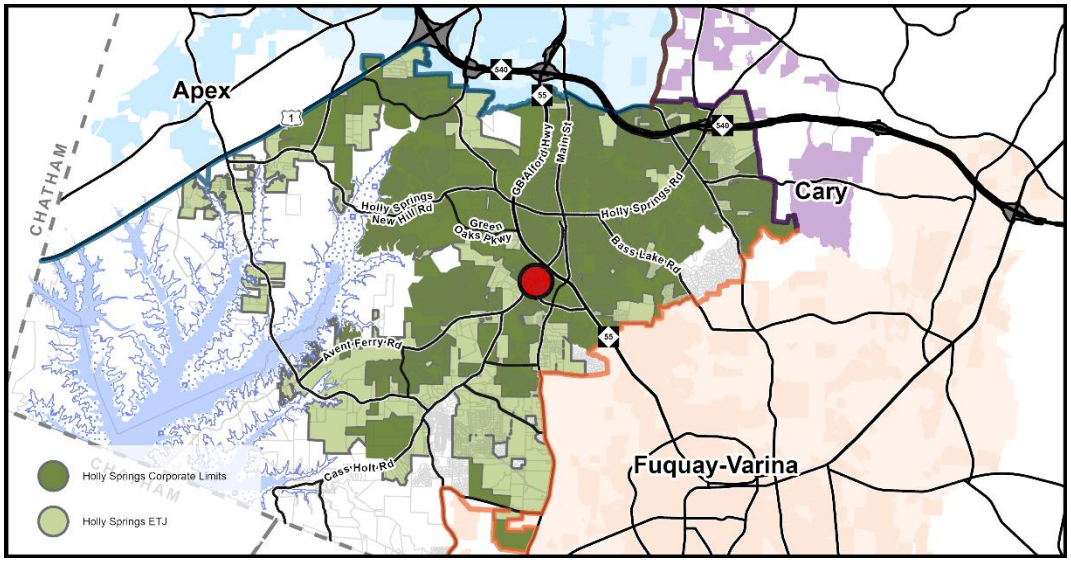
Project Type: Major Subdivision Plan

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:

Quasi-Judicial Decision: The Town Council must hold a quasi-judicial hearing to collect facts and then make a decision based on the written and oral evidence presented and adopted town policies and procedures.

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Natural Resources Information	Page 12
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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:

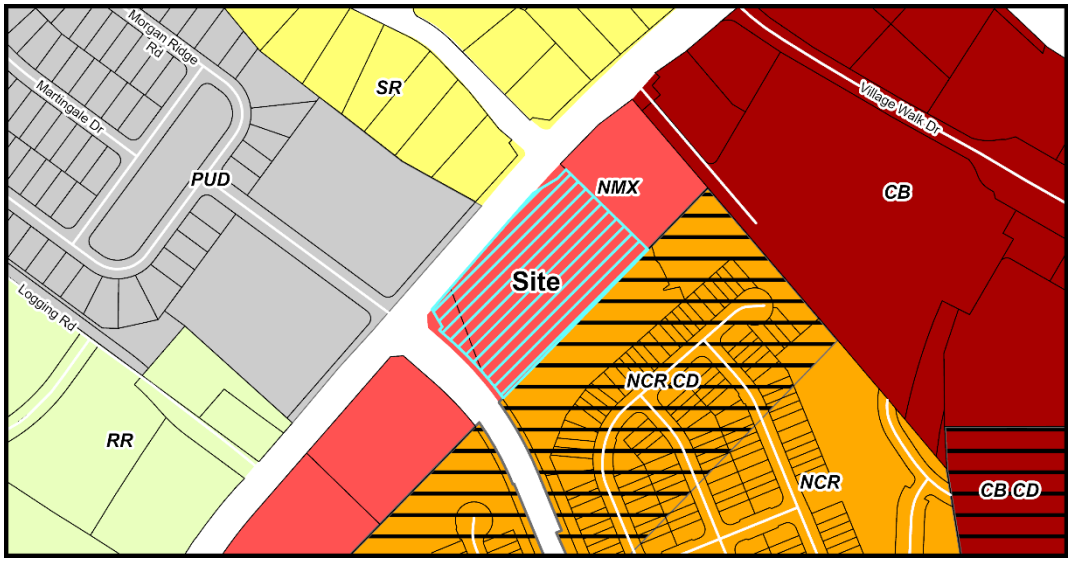
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

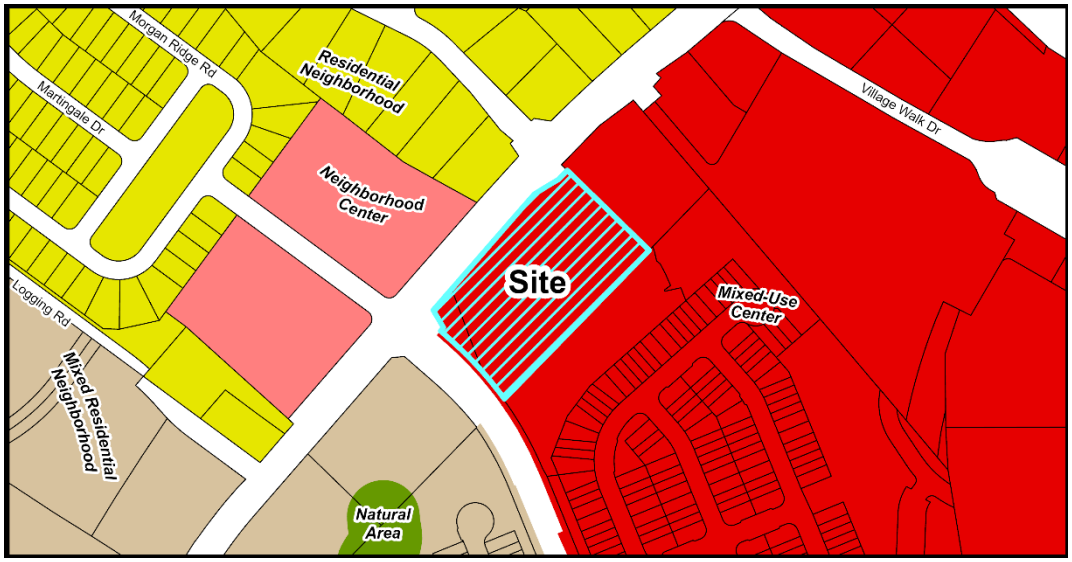
Land Use & Character Information

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. With the subdivision of this tract, a cross-access easement will be provided across both lots and drive aisles will be constructed through the access easement in phases with the development of each lot.

Hotspot/Safety Study Location:

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

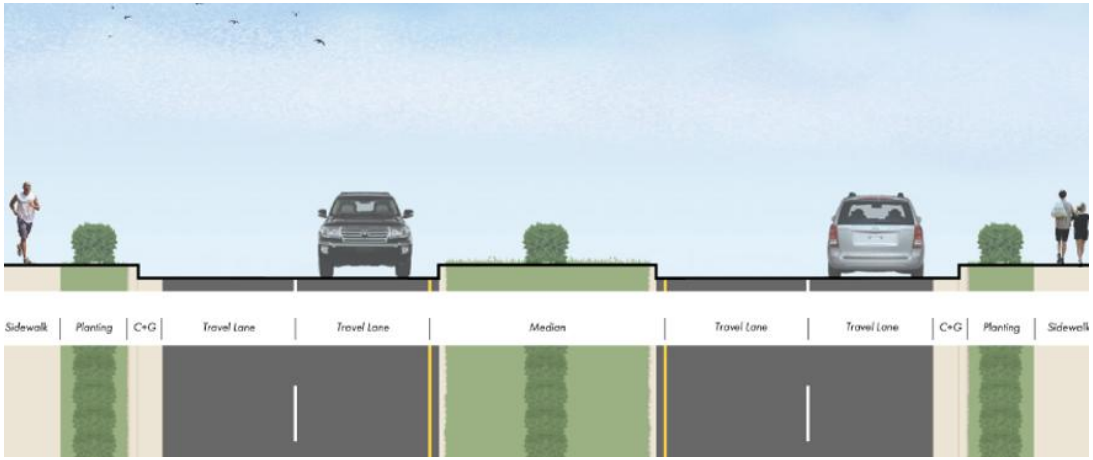
Improvement Prioritization:

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:

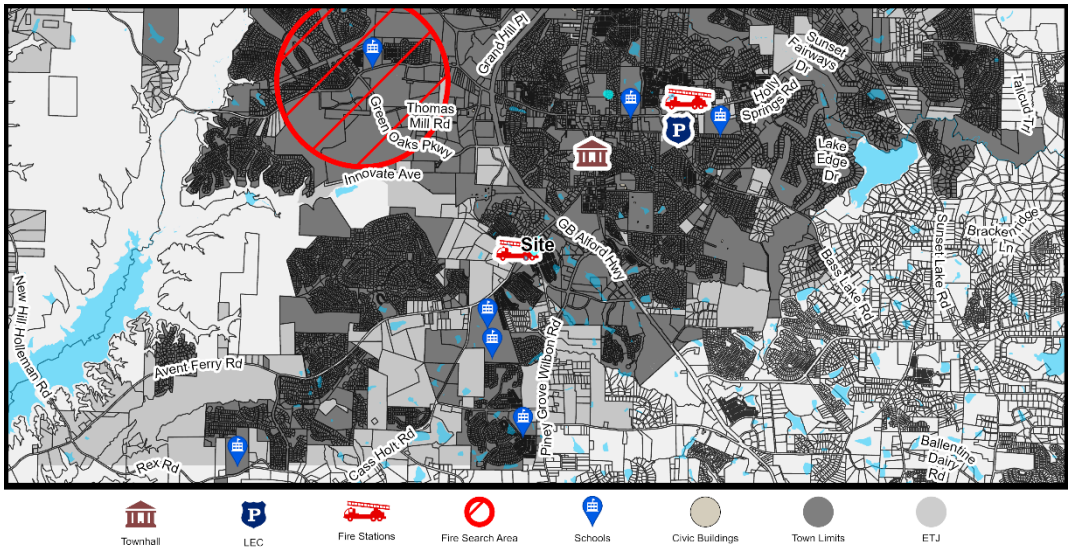
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

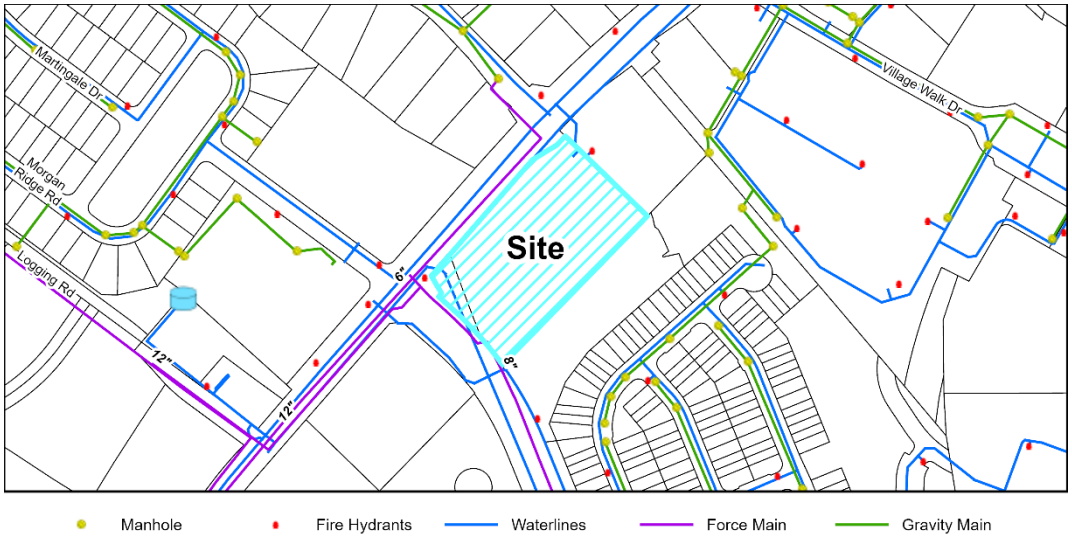
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. The proposed commercial subdivision has no impacts on schools.

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:

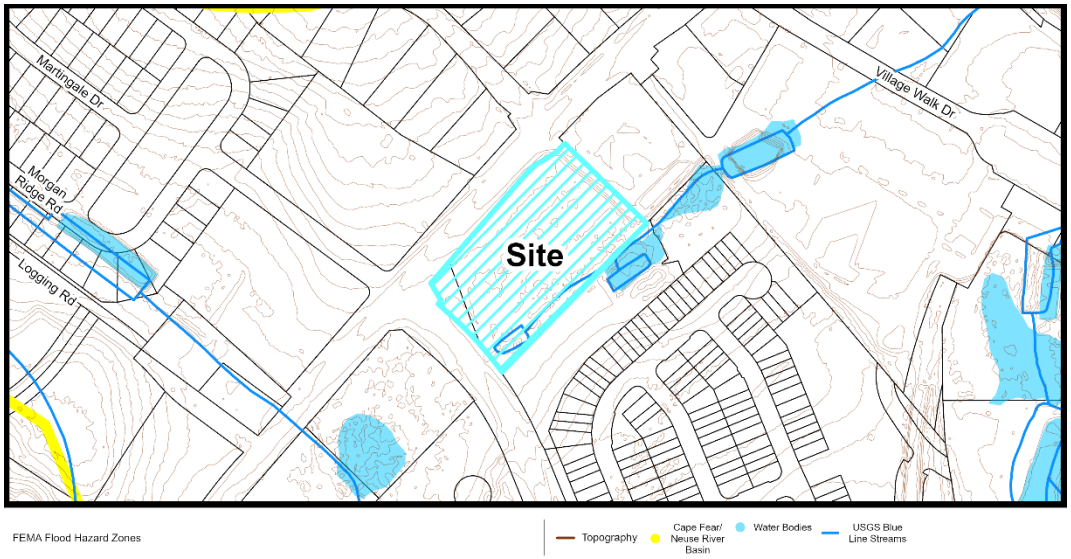
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances The Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extension of sanitary sewer and utilization of the existing watermains 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):

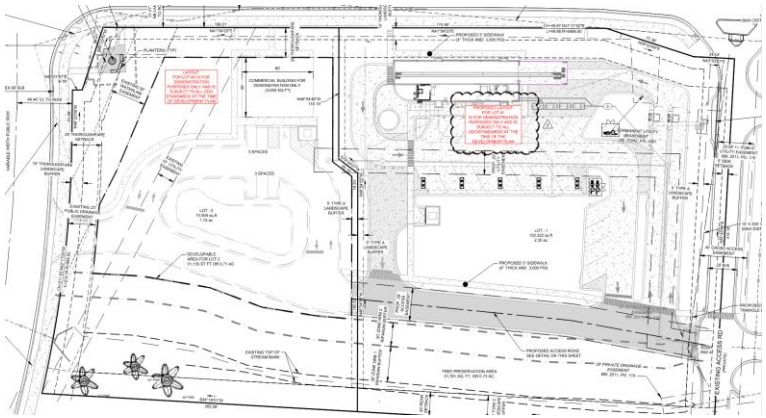
	Standard	**Proposed**
Perimeter Buffers		
Avent Ferry Road Buffer (West)	5' Type A	5' Type A
Stephens Farm Road Buffer (South)	5' Type A	5' Type A
North	5' Type A	5' Type A
East	10' Type B	20' Type C
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	14 street trees 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.
- With the subdivision of this tract, a cross-access easement will be provided across both lots and drive aisles will be constructed through the access easement in phases with the development of each lot.

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

Planning Board Meeting Date: 2/24/2026

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Application Modifications

The following modifications have been made to the application as a result of feedback received from the Planning Board:

- None

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed 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.

Potential Major Subdivision Plan Petition Motion

Adopt Resolution #26-11 to make and accept Findings of Fact for and to approve / deny Major Subdivision Plan 25-MAS-04.

Planning Board Meeting Date: 2/24/2026

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:
- Potential uses of the lots being created.
- Access to the lots being created.
- Development review process and Quasi-Judicial procedures.

Major Subdivision Plan Motion
The Planning Board recommends the Town Council approve Major Subdivision Plan 25-MAS-04 for 975 Avent Ferry Major Subdivision as submitted by Parker Poe, dated Revised 1/8/2026 with staff recommended conditions.

The Planning Board voted in favor of the recommendation (5 - 1) *[3 absent]*

Those voting against the motion:
- Mr. Thomas Urquhart – Did not feel as though he had enough information on the potential uses of the subdivision to make a recommendation for approval.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Sam's Xpress Car Wash - Holly Springs
PUD/Master Plan or Subdivision	Carroll Crossing
Shopping Center or Lot #	1 & 2
Project Location *Use street address. If none, use closest intersection*	975 Avent Ferry Rd, Holly Springs NC
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648-67-8653
Real Estate ID	0174459, 0499903
Project Acreage	4.092 Partial Parcel? ☐ Yes ☐ No
Current Zoning	NMX-Neighborhood Mixed Use
Proposed Use	Commercial
Open Space	☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	Sewer Scoping: 01/09/2025
Sketch Plan Review (pre-submittal) Meeting Date:	6/5/2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☑ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: Date: 6/11/2025

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 & 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.

HOLLY SPRINGS
North Carolina

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

Bridgette K. Feagans
NOTARY PUBLIC
Carteret County, NC
My Commission Expires December 17, 2029

HOLLY SPRINGS
North Carolina

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

Bridgette K Feagans
NOTARY PUBLIC
Carteret County, NC
My Commission Expires December 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 *(Attach additional sheets if needed)*

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

Summary of Issues:

See attached.

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

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

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
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 PINEY 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	
POSTAL CUSTOMER	220 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	222 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	224 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	226 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	228 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	232 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	234 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	300 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	302 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	314 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	318 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	320 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	322 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	223 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	221 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	216 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	218 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	220 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	222 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	224 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	226 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	427 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	425 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	423 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	421 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	419 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	417 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	415 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	413 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	408 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	410 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	412 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	416 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	418 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	420 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	215 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	213 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	217 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	214 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	216 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
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
POSTAL CUSTOMER	402 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	404 LEMON LEAF PL	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	403 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	401 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	410 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	220 WALNUT BRANCH PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	233 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	231 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	229 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	227 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	100 ENGLISH DAISY ST	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	109 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	107 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	105 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	103 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	101 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	102 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	104 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	106 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	316 LEMON LEAF PL	HOLLY SPRINGS NC 27540
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	302 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	304 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	306 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	308 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	310 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	312 LEMON LEAF PL	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	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

N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

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

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

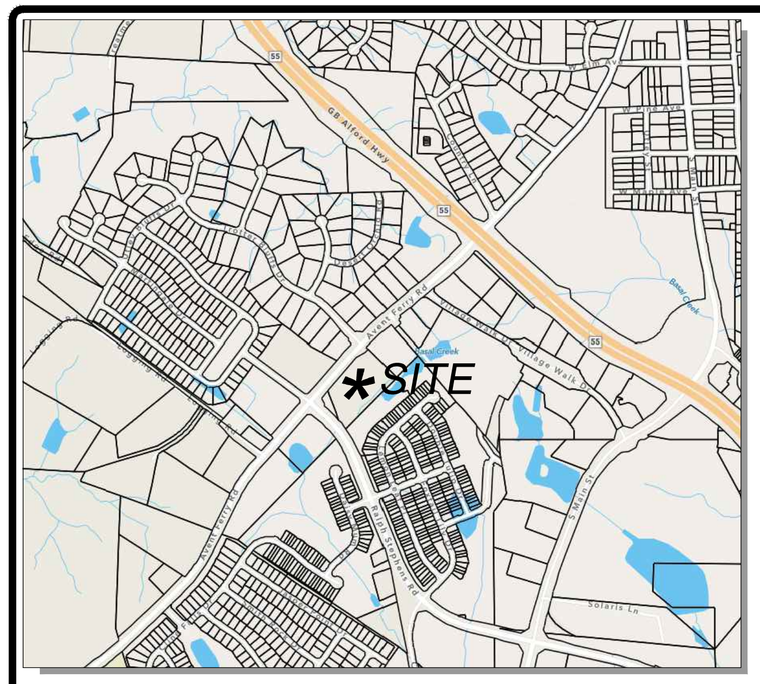
N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

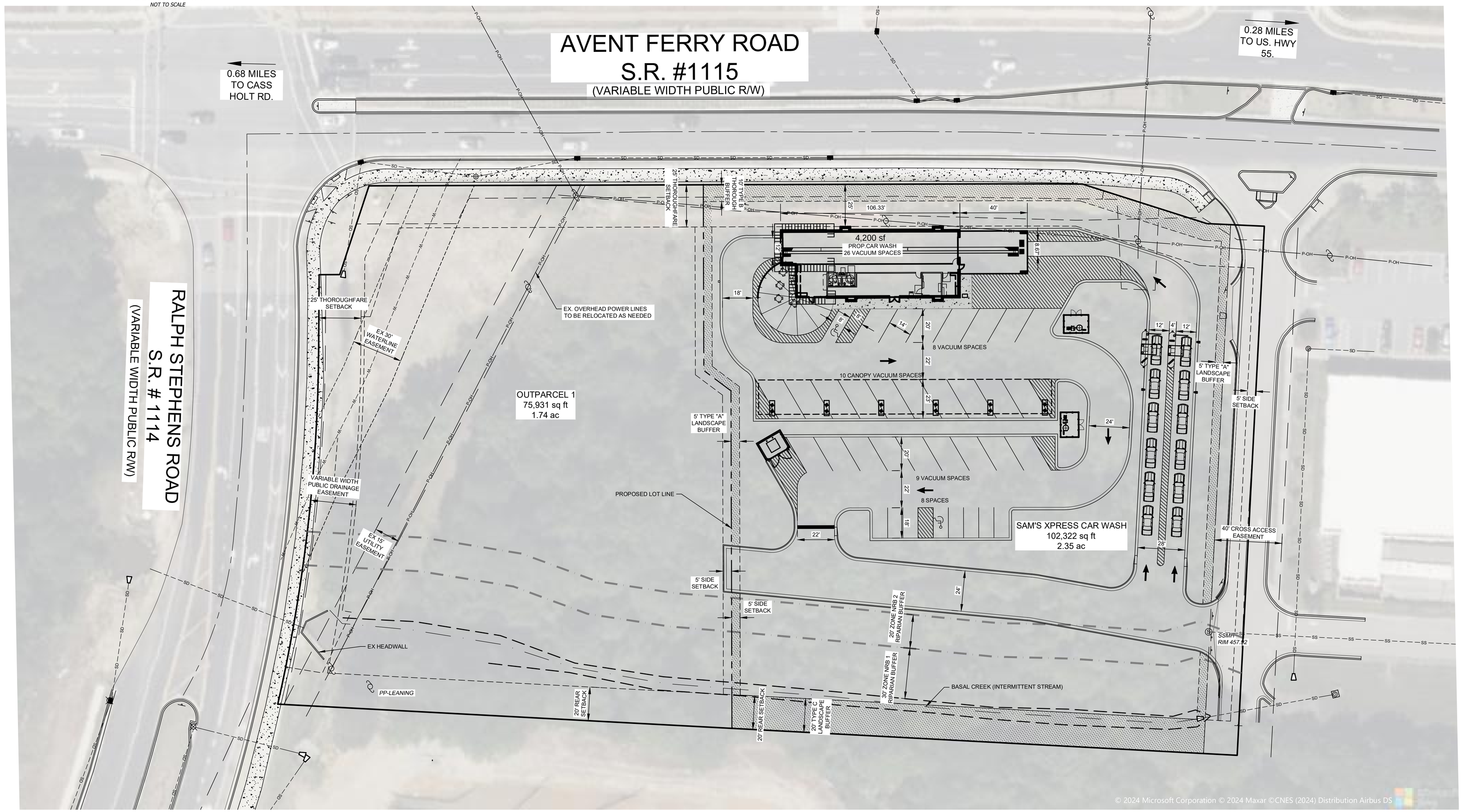
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



VICINITY MAP
NOT TO SCALE

SITE AND DEVELOPMENT DATA

JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0648679608, 0648676575
SITE ADDRESS:	975 AVENT FERRY ROAD
ZONING	NMX
USE CLASSIFICATION	COMMERCIAL
PROPOSED USE	DRIVE IN/ DRIVE THROUGH
TOTAL SITE AREA	178,260 SQ. FT. OR 4.09 AC.
OPEN SPACE	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
MAXIMUM GROSS MAIN FLOOR AREA	16,000 SQ FT PER BUILDING
TREE PRESERVATION AREA REQUIRED	17,286 SQ FT OR 0.41 AC
URBAN CIVIC SPACE REQUIRED	892 SQ FT
MINIMUM PARKING SPACES	2/1,000 SQ FT OR 8 SPACES
MAXIMUM PARKING SPACES	4/1,000 SQ FT OR 16 SPACES
SPACES PROVIDED	34 SPACES + 1 ADA SPACE



GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft.

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

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE

SAM'S XPRESS CAR WASH
975 AVENT FERRY ROAD
HOLLY SPRINGS, NC

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

CONCEPTUAL SITE PLAN

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

Sheet
CSP–5

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%

3



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

EAGLE ENGINEERING

PROJECT ARCHITECT:	URBAN ARCHITECTURAL GROUP PA
CONTACT:	JOHN URBAN, AIA, LEED AP
STREET ADDRESS:	1242 MANN DR, SUITE 200
CITY, STATE , ZIP:	MATTHEWS, NC 28105
PHONE:	704-841-1899
EMAIL:	JOHNURBAN@URBANAIA.COM
PROJECT DEVELOPER:	SAM'S XPRESS CAR WASH
CONTACT:	JEANETTE LUCAS
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200
CITY, STATE , ZIP:	MATTHEWS, NC 28105
PHONE:	704-209-4507
EMAIL:	JLUCAS@SAMSXPRESS.COM

PROJECT ENGINEER:	EAGLE ENGINEERING
FIRM LICENSE # :	C-0873
PROJECT ENGINEER:	MATTHEW C. KIRCHNER, P.E.
STREET ADDRESS:	2013A VAN BUREN AVENUE
CITY, STATE, ZIP	INDIAN TRAIL, NC 28079
PHONE:	704-882-4222
EMAIL:	PC@EAGLEONLINE.NET
PROJECT APPLICANT:	SAM'S XPRESS CAR WASH
CONTACT:	JEANETTE LUCAS
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200
CITY, STATE , ZIP:	MATTHEWS, NC 28105
PHONE:	704-209-4507
EMAIL:	JLUCAS@SAMSXPRESS.COM

PRELIMINARY
NOT FOR CONSTRUCTION

811
Know what's **below.**
Call before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

DRAWING INDEX

		REVISION #	06/09/2025	1 09/04/2025	2 11/24/2025	3 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			●	●	●			

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
01/08/2026

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

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

Sheet
MAS-0.0

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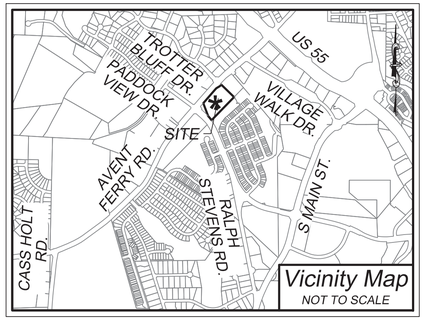


MISCELLANEOUS NOTES

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. 1888 (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. 1880 (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 GROUND 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.M.A. 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.

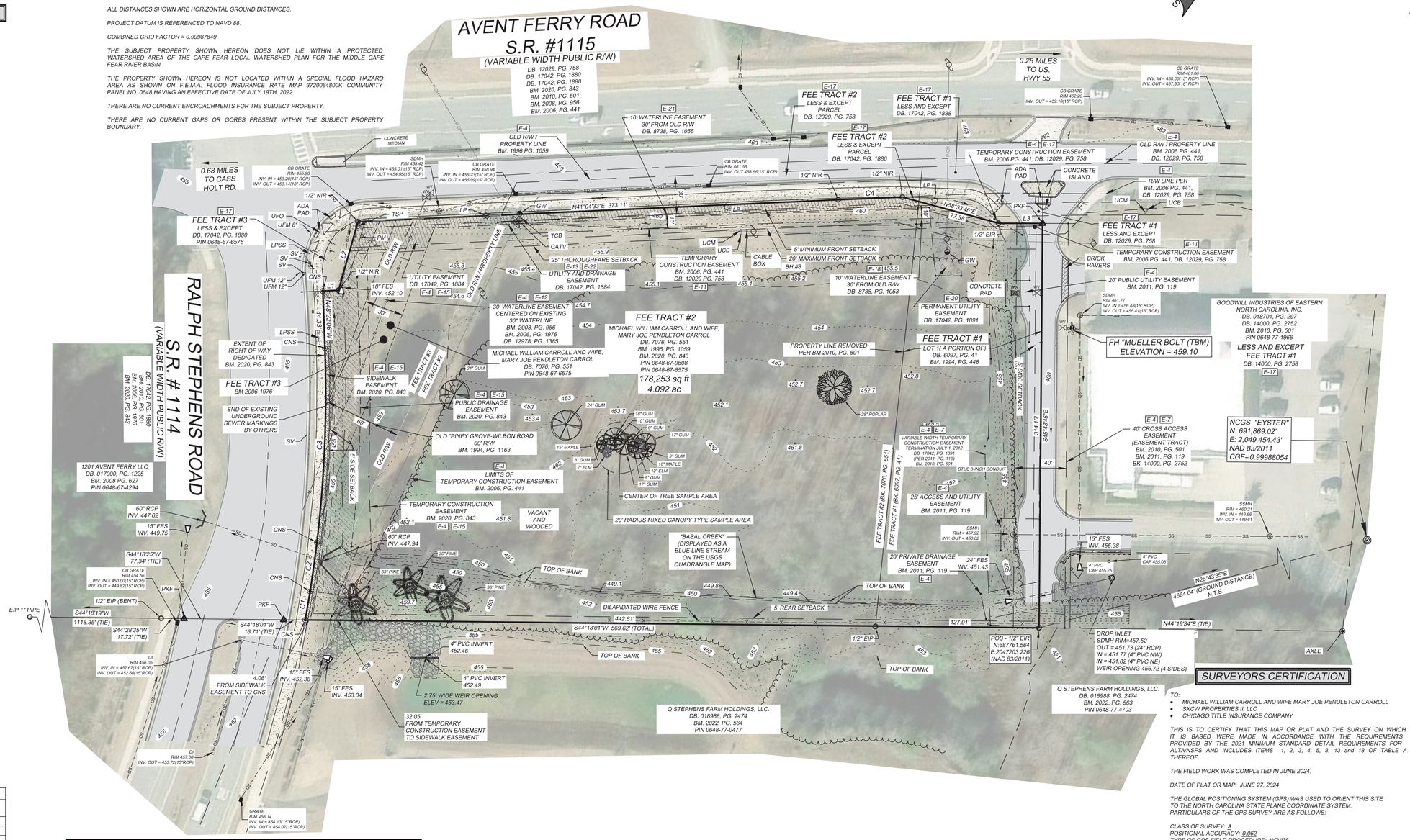
MINIMUM FRONT SETBACK:	*5 FEET*
MAXIMUM FRONT SETBACK:	*20 FEET*
THOROUGHFARE SETBACK:	*25 FEET*
REAR SETBACK:	*5 FEET*
SIDE YARD:	*5 FEET*
MIN HEIGHT:	*20 FEET*

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

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
E.U. - 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
R/W - 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*
- *UNDERGROUND GASLINE*
- *OVERHEAD UTILITY LINE*
- *UNDERGROUND POWER LINE*
- *SANITARY SEWER LINE*
- *STORM DRAIN*
- *WATER LINE*
- *FENCE LINE*
- *FIBER OPTIC LINE*
- *UNDERGROUND TELEPHONE*
- *RIP RAP*
- *PAVEMENT*
- *CONCRETE*
- *EASEMENT*
- *PERMANENT EASEMENT*
- *PUBLIC DRAINAGE EASEMENT*
- *UTILITY EASEMENT*
- *ELM TREE*
- *GUM TREE*
- *MAPLE TREE*
- *PINE TREE*
- *POPLAR TREE*



GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft.

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

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

SURVEYORS CERTIFICATION

TO:
- *MICHAEL WILLIAM CARROLL AND WIFE MARY JOE PENDLETON CARROLL*
- *SXCW 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, 8, 13 and 18 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 06/27/2024
RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR # 3661
STATE OF NORTH CAROLINA

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

NORTH CAROLINA PROFESSIONAL SEAL 3661 LAND SURVEYOR RUSSELL L. WHITEHURST
01/08/2026

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 REVIEW COMMENTS
4	01-08-2026	JDM	REVISED PER TOWN OF HOLLY SPRINGS COMMENTS

SQUARE XPRESS CAR WASH

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

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

ALTA/NSPS SURVEY
4.092 ACRES (TOTAL)

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

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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: SXCW 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 956; 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, DREDGED 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 ACCURATE 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 1994, 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, 1994, 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 R/W OF AVENT FERRY ROAD (SR 1115), SAID POINT BEING THE INTERSECTION OF SAID R/W AND THE OLD R/W 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 2006 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 7076 PAGE 551 WAKE COUNTY REGISTRY, PROCEEDING THENCE WITH THE OLD R/W 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 R/W OF PINEY GROVE WILBON ROAD (SR 1101), PROCEEDING THENCE WITH SAID R/W ALONG A CURVE TO THE LEFT 41.11', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 36°53'56" W 41.11', THENCE CONTINUING WITH SAID R/W 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 R/W ALONG ANOTHER CURVE TO THE LEFT 92.56' SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 46°09'15" W 92.53', THENCE WITH SAID R/W N 48°54'17" W 60.66' AND N 03°54'17" W 35.35' TO A POINT IN THE SOUTHERN R/W OF AVENT FERRY ROAD (SR 1115), PROCEEDING THENCE WITH SAID R/W 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 7076, 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 501AND 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 PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 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 569.62 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' 47" 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 /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 /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 ALTA/NSPS 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.

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(704) 882-4222
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NORTH CAROLINA PROFESSIONAL SEAL L-5661 LAND SURVEYOR RUSSELL L. WHITEHURST
01/08/2026

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

ALTA/NSPS SURVEY
4.092 ACRES (TOTAL)

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

Sheet C-1.1



VICINITY MAP

1" = 500'

NOTE:

THE PLANNED CROSS SECTIONS FOR BOTH AVENT FERRY ROAD AND RALPH STEVENS 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% (1,353 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%

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.

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

PAVERS/ STAMPED CONCRETE

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

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

18' X 305' SIGHT TRIANGLE
(AS PER TABLE 3.3, PS=35)
(TRAFFIC SIGNAL CONTROL)

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

105' ROW

29' B-B

35' AT CL 45' MIN TO ROW

198.21'

N41°04'33"E

174.90'

N41°04'33"E

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

77.38'
N58°53'46"E

34.14'
N43°53'21"E

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

10' THOROUGHFARE LANDSCAPE BUFFER

25' THOROUGHFARE SETBACK

PLANTERS (TYP)

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

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

60'

50'

N48°54'46"W
110.19'

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

PERMANENT UTILITY EASEMENT
DB. 17042, PG. 1891

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

29.58' +/- PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

5' SIDE SETBACK

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

EX 65' B-B

46.46' CL TO ROW

N41°01'47"E
8.18'

EXISTING 30' WATERLINE EASEMENT

RALPH STEPHENS RD
(S.R. #1114)
VARIABLE WIDTH PUBLIC ROW

N48°22'06"W
44.39'

3 SPACES

3 SPACES

10' THOROUGHFARE LANDSCAPE BUFFER

EXISTING 15' UTILITY EASEMENT

EXISITING 23' PUBLIC DRAINAGE EASEMENT

18' X 161' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

LOT : 2
74,904 sq ft
1.72 ac

5' TYPE A LANDSCAPE BUFFER

S78°40'54"E
20.10'

19.33'

N48°54'55"W

PROP. 20' UTILITY EASEMENT

5' TYPE A LANDSCAPE BUFFER

LOT : 1
102,322 sq ft
2.35 ac

5' TYPE A LANDSCAPE BUFFER

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

S37°53'43"E
314.16'

40' CROSS ACCESS EASEMENT

25' B-B

DEVELOPABLE AREA FOR LOT 2
31,135 ST FT OR 0,71 AC

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

Ch=211.93 N42°11'33"W
L=212.34 R=865.00

180.53'
N45°54'55"W

PROP. 28' ACCESS EASEMENT

20' ZONE NRB 2 RIPARIAN BUFFER

20' HOLDSTOCK EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

NGG "EYSTER"
N: 691,896.02'
E: 2,049,454.43'
CGF = 0.9998805

18' X 385' SIGHT TRIANGLE
(AS PER TABLE 3.2, PS=35)
(DEPARTURE DISTANCE)

EXISTING TOP OF STREAM BANK

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

SSMH
RIM 41

EXISTING ACCESS RD
(PRIVATE)

30" PINE

38" PINE

S44°18'01"W
265.59'

TREE PRESERVATION AREA
31,761 SQ. FT., OR 0.73 AC.

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

37' ZONE NRB 1 RIPARIAN BUFFER

20' REAR SETBACK

20' TYPE C LANDSCAPE BUFFER

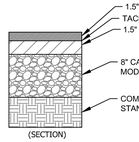
S44°18'01"W
299.97'

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

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

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

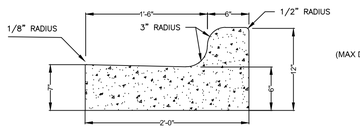
* PAVEMENT SECTIONS SHOWN ARE A STANDARD PAVEMENT SECTION. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SPECIFIC PAVEMENT SECTION BASED ON SOIL CONDITIONS.



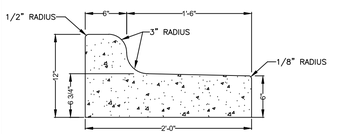
(SECTION)

ACCESS ROAD ASPHALT PAVEMENT DETAIL*

(NTS)



STANDARD 2'–0" CURB AND GUTTER

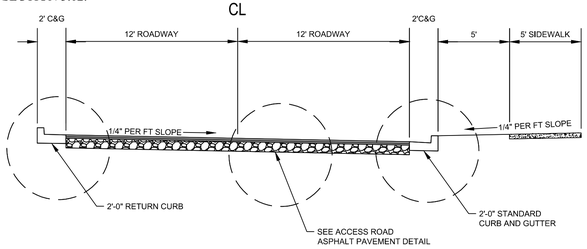


2'–0" RETURN CURB

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)

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
01/08/2026

NO.	DATE	BY	ISSUE
1	09/04/2025	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

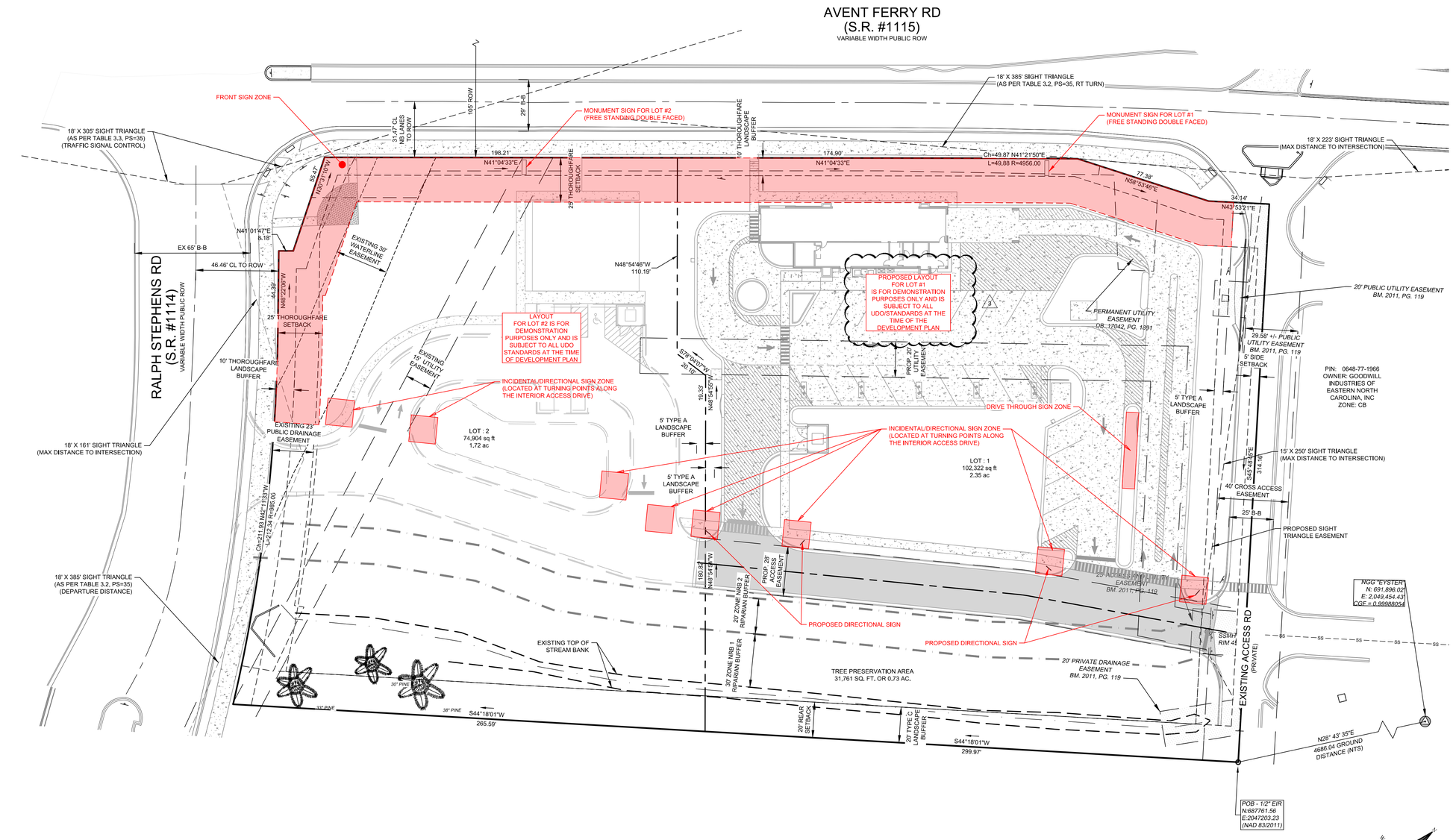
CONCEPTUAL SITE PLAN

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

Sheet
MAS–2.0

FREE STANDING SIGN TABLE	
SIGN TYPE	MAX NUMBER
FREESTANDING (OUT LOT, DOUBLE SIDED)	1 PER OUT LOT
FREESTANDING (OUT LOT, SINGLE SIDED)	2 PER OUT LOT
INCIDENTAL	1 PER INCIDENTAL SIGN ZONE
DIRECTIONAL	1 PER DIRECTIONAL SIGN ZONE

SIGNAGE NOTES:
1. THE AREA OF THE SIGNS SHALL MEET THE SEPARATION AND AREA REQUIREMENTS OF THE UDO.
2. ALL SIGNAGE SHALL BE CONSISTENT IN TERMS OF MATERIALS, FONT, AND COLORS USED.



PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

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975 AVENT FERRY RD
HOLLY SPRINGS, NC

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

CONCEPTUAL SIGN PLAN

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

Sheet
MAS–2.1

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	QTY.	%	CALIPER	HEIGHT	SPREAD	COMMENTS
TREES								
QN	NUTTAL OAK	QUERCUS NUTTALLII	5	10%	2.5"	35'-50'	35'-45'	LARGE DECIDUOUS
CV	FRINGE TREE	CHIONANTHUS VIRGINICUS	5	10%	2.5"	35'-50'	12'-20'	MEDIUM DECIDUOUS
CC	EASTERN REDBUD	CERCIS CANADENSIS	12	24%	2.5"	20'-30'	25'-35'	MEDIUM DECIDUOUS
LI	CRAPE MYRTLE	LAGESTROEMIA INDICA	11	22%	2.5"	25'	20'	MEDIUM DECIDUOUS
AS	SUGAR MAPLE	ACER SACCHARUM	12	24%	2.5"	25'	20'	MEDIUM DECIDUOUS
CF	DOGWOOD	CORNUS FLORIDA	3	6%	2.5"	25'	15'-30'	MEDIUM DECIDUOUS
QS	SHUMARD OAK	QUERCUS SHUMARDII	2	4%	2.5"	50'	30'	LARGE DECIDUOUS
SHRUBS								
IV	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	22	16.54%	---	24" MIN	24"	CONTAINER, DOUBLE PINK FLOWERS
ICC	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	22	16.54%	---	24" MIN	18"-24"	CONTAINER, MAGENTA FLOWERS
IG	SHAMROCK INKBERRY HOLLY	ILEX GLABRA 'INKBERRY'	23	17.29%	---	24" MIN	18"-24"	CONTAINER, MAGENTA FLOWERS
AM	AUTUMN MOONLIGHT ENCORE AZALEA	AZALEA x 'MOOTUM' TM	22	16.54%	---	24" MIN	18"-24"	CONTAINER, MAGENTA FLOWERS
IC	DWARF BUFORD HOLLY	ILEX CORNUTA 'BUFORDII NANA'	22	16.54%	---	24" MIN	18"-24"	CONTAINER
MP	DWARF WAX MYRTLE	MYRICA PUSILLA	22	16.54%	---	24" MIN	18"-24"	CONTAINER, YELLOW FLOWERS

PROPOSED TREE PRESERVATION AREA (31,761 SF. / 0.73 AC.)

LANDSCAPE NOTES:
1. ANY BUFFERS TO BE COMPRISED OF EXISTING VEGETATION SHALL BE SUPPLEMENTED AS NECCESSARY TO MEET THE MINIMUM STANDARDS OF THE UDO.
2. ALL LANDSCAPING COMMON THROUGHOUT THE PROJECT (PERIMETER BUFFERS AND STREET TREES) MUST BE INSTALLED AT TIME OF FIRST DEVELOPMENT PLAN

SEEDING SCHEDULE

FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

DATE	TYPE	PLANTING RATE
AUG 15-NOV1	TALL FESCUE	300 #/AC
NOV 1-MAR 1	TALL FESCUE	300 #/AC
	AND ABRUZZI RYE	25 #/AC
MAR 1-APR 15	TALL FESCUE	300 #/AC
APR 15-JUN 30	HULLED COMMON BERMUDA GRASS	25 #/AC
JUL 15-AUG 15	TALL FESCUE	120 #/AC
	AND BROWNTOP MILLET	35 #/AC
	OR SORGHUM-SUDAN HYBRIDS	30 #/AC

FOR SLOPES (3:1 TO 2:1)

MAR1-JUN1	TALL FESCUE	50#/AC
(MAR 1-JUNE 30)	OR ADD WEEPING LOVEGRASS	10 #/AC
(MAR 1-JUNE 30)	OR ADD HULLED COMMON BERMUDA GRASS	25 #/AC
JUN 1-SEPT 1	***TALL FESCUE AND	120 #/AC
	***BROWNTOP MILLET	35 #/AC
	***OR SORGHUM-SUDAN HYBRIDS	30 #/AC
SEPT 1-MAR 1	TALL FESCUE	120 #/AC
(NOV 1-MAR 1)	ADD ABRUZZI RYE	25 #/AC

CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS: OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.

QUANTITIES

QUANTITIES SHOWN IN LIST ARE FOR THE CONVENIENCE OF CONTRACTORS AND BELIEVED TO BE SUBSTANTIALLY CORRECT, BUT THE ACCURACY OF QUANTITIES IN LIST ARE NOT GUARANTEED.

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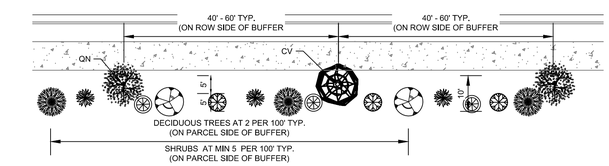
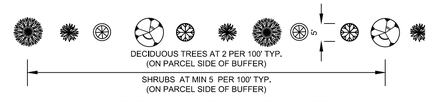
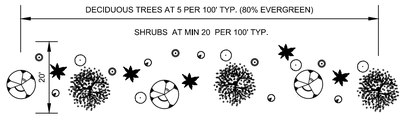


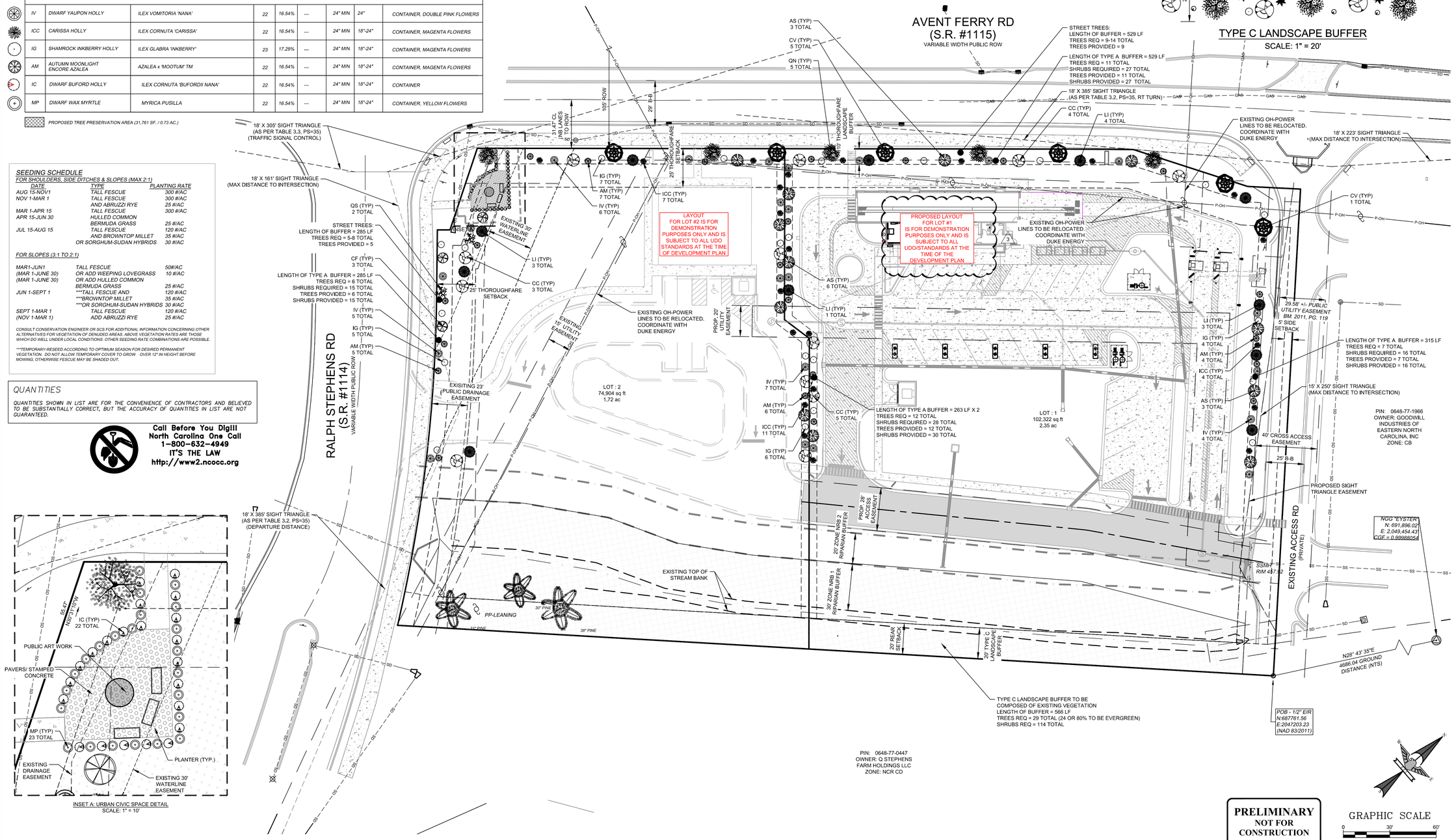
THOROUGHFARE LANDSCAPE BUFFER
SCALE: 1" = 20'



TYPE A LANDSCAPE BUFFER
SCALE: 1" = 20'



TYPE C LANDSCAPE BUFFER
SCALE: 1" = 20'



INSET A: URBAN CIVIC SPACE DETAIL
SCALE: 1" = 10'

PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

EAGLE ENGINEERING
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(704) 882-4222
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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRKPATRICK 01/08/2026

NO.	DATE	BY	ISSUE
1	09/04/2025	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

CONCEPTUAL LANDSCAPE PLAN

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

Sheet
MAS-3.0

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

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 045509
MATTHEW C KIRCHNER
01/08/2026

NO.	DATE	BY	ISSUE
1	09/04/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS
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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

CONCEPTUAL GRADING AND STORM DRAINAGE PLAN

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

Sheet
MAS-4.0

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

2


CAR WASH:
PEBBLE GRAY WIRE CUT BRICK IMAGE


CAR WASH:
CREAM BRICK IMAGE


ALTERNATE COLOR #1:
32 GRAY MODULAR WIRECUT


ALTERNATE COLOR #2:
301 BUFF MODULAR WIRECUT


ALTERNATE COLOR #3:
311 AUTUMN BLEND MODULAR WIRECUT

BRICK COLOR OPTIONS



CAR WASH:
RED TRELLIS & ACCENT BAND



CAR WASH:
LIGHT BEIGE-EIFS



ALTERNATE COLOR #4:
MEDIUM BEIGE-EIFS

CAR WASH:
METAL COPING


CAR WASH:
CLEAR ANODIZED ALUMINUM STOREFRONT



ALTERNATE COLOR #6:
DARK BEIGE-EIFS



ALTERNATE COLOR #5:
DARK MEDIUM BEIGE-EIFS

NOTE: ALL SUBMITTED ELEVATIONS ARE REQUIRED TO MEET THE UDO STANDARDS.

EIFS/ TYPE 2 MATERIALS
COLOR OPTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

EAGLE ENGINEERING
FIRM LICENSE # C-0873
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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
11/24/2025

NO.	DATE	BY	ISSUE
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2	11/24/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS

Sam's Xpress Car Wash

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

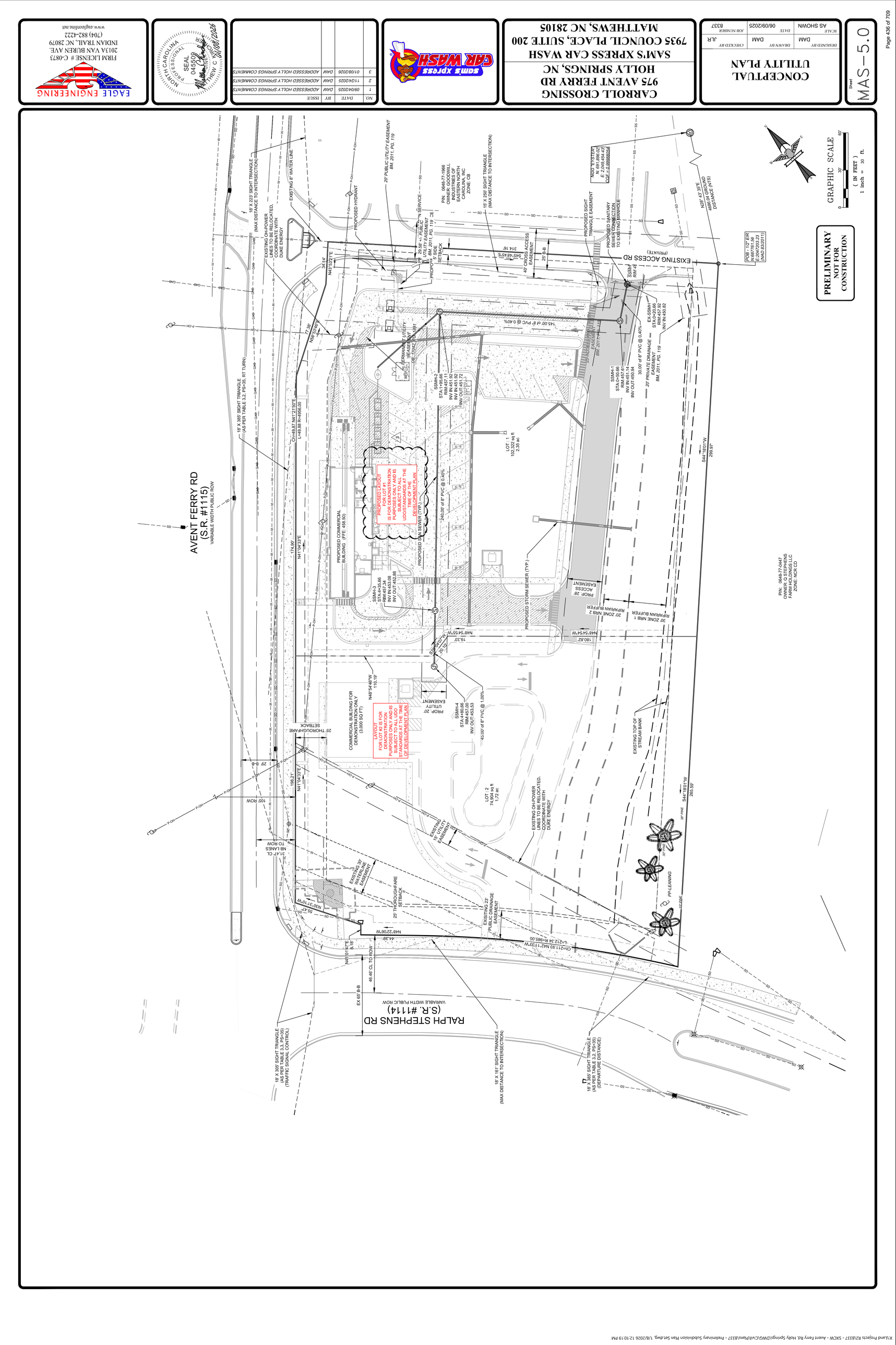
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

ARCHITECTURAL STANDARDS

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

Sheet
MAS-6.0

X:\Land Projects R2\8337 - SXCW - Avent Ferry Rd, Holly Springs\DWG\Civil\Plans\8337 - Preliminary Subdivision Plan Set.dwg, 11/22/2025 6:56:47 PM



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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

CONCEPTUAL UTILITY PLAN

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

Sheet MAS–5.0

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045509 MATTHEW C. YORK 01/08/2026

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

Resolution No. 26-11
Date Submitted: March 17, 2026
Date Adopted: March 17, 2026

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS / DENY MAJOR SUBDIVISION PLAN (25-MAS-04); FOR 975 AVENT FERRY ROAD SUBDIVISION

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in March 2022; and

WHEREAS, pursuant to NCGS §§160D 403 and Chapter 11 of the Town of Holly Springs UDO, the Town Council of Holly Springs ("Town Council") has the authority to grant approval of Development Plans if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision.

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

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

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

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

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

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Applicant's written findings of fact into the minutes (Exhibit A), have received site plans, and have considered conditions of approval (Exhibit B) for the following requested Major Subdivision Plan:

Major Subdivision Plan (25-MAS-04): Subdividing a 4.07 acre, commercially-zoned parcel at the intersection of Ralph Stephens Road and Avent Ferry Road into two lots.

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds that the Applicant's findings of fact to be consistent with the public testimony received on the requested Major Subdivision, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of additional conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan (25-MAS-04) for 975 Avent Ferry Road Subdivision; as submitted by Parker Poe.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds the Applicant's findings of fact (Exhibit A) not consistent with the public testimony received on the requested Major Subdivision, and therefore the Town Council reaches conclusions independently (Exhibit C).

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to deny Major Subdivision Plan (25-MAS-04) for 975 Avent Ferry Road Subdivision; as submitted by Parker Poe.

Adopted by the Holly Springs Town Council on this, the 17th day of March, 2026.

Town of Holly Springs by **ATTEST**:

_____ _____

Michael D. Kondratick, Mayor Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN (25-MAS-04) FINDINGS OF FACT SUBMITTED BY APPLICANT

Condition 1: 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.

Condition 2: 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.

Condition 3: 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.

Condition 4: 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.

Condition 5: 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.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN (25-MAS-04) CONDITIONS OF APPROVAL / ***(This portion to be removed if vote to Deny)***

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.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Criterion 1: X No additional findings

Criterion 2: X No additional findings

Criterion 3: X No additional findings

Criterion 4: X No additional findings

Criterion 5: X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

X No additional conditions of approval

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 26.

Public Hearings
Title: Major Subdivision 25-MAS-03 Evanston - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 26-14 to make and accept the Findings of Fact for consideration of and to approve / deny / defer Major Subdivision for Evanston.

Explanation:

- A Major Subdivision plan has been submitted to the Town by McAdams, on behalf of M/I Homes, for 152 Attached and Detached Dwellings on 57.03 acres at 6200, 6202, and 6213 Windy Farm Lane.
- The site includes a mix of 87 rear-loaded Attached Dwellings and 65 Detached Dwellings. The Attached Dwellings are located toward the north of the site, closest to Honeycutt Road and Cass Holt Road. The Detached Dwellings are located to the south, closer to Rouse Road.
- The Major Subdivision includes 7 active recreation areas and a greenway connection to Honeycutt Farm. Public Art is proposed in the project's roundabout.

Staff Recommendation: Approve
The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Planning Board Recommendation: Approve (6-0) [3 absent]
A summary of the Planning Board discussion is in the staff report *(Note: this report is a separate attachment from the Staff Report).*

Background:

- The project was rezoned from RR - Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District and NCR-CD Neighborhood Center Residential Conditional Zoning District on March 18, 2025 (24-REZ-04 Evans Property).
- There is no Development Agreement for this project. This application proposed to meet the Water Resource Management Policy through the offered zoning conditions at the Rezoning Public Hearing.

Funding Source(s):

N/A

Attachment(s):

1. 25MAS03_Evanston_TCStaffReport
2. 25MAS03_Evanston_PBActionReport
3. 24REZ04_Evans_WCPSS
4. 25MAS03_Evanston_Application
5. 25MAS03_Evanston_PlanSet
6. 25MAS03_Evanston_Resolution

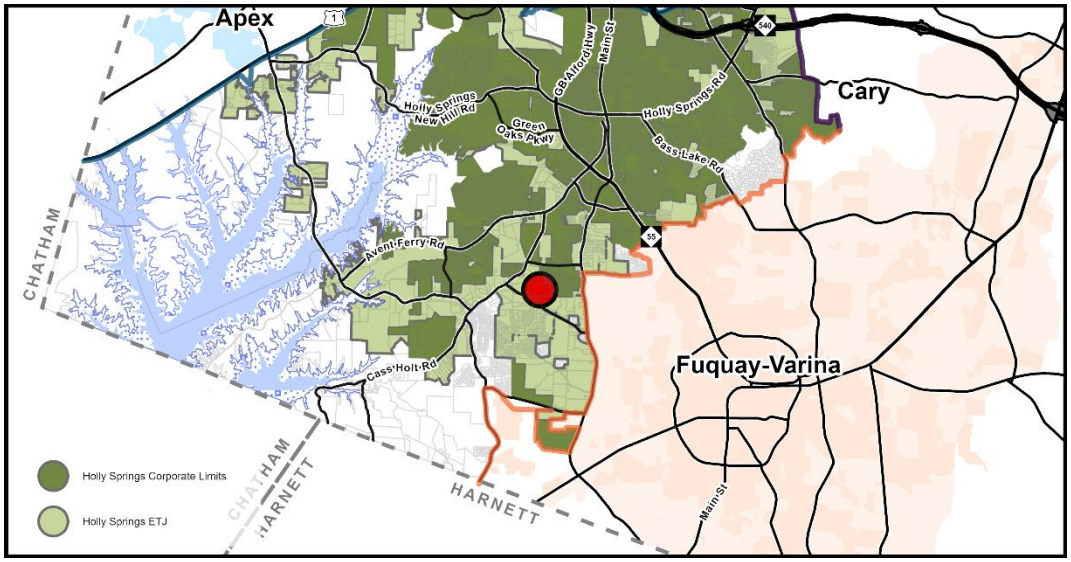
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
McAdams on behalf of M/I Homes

Property Address: 6200, 6202, 6213 Windy Farm Lane

Property Area: 53.07 ac.



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

Project Summary:
A Major Subdivision Plan for 152 dwelling units, including 65 detached dwellings and 87 attached dwellings, at 6200, 6202, and 6213 Windy Farm Lane.

Requested Action:
Quasi-Judicial Decision: The Town Council must hold a quasi-judicial hearing to collect facts and then make a decision based on the written and oral evidence presented and adopted town policies and procedures.

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Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation & Greenways Information	Page 10
Community Facilities Information	Page 11
Infrastructure & Utility Information	Page 12
Natural Resources Information	Page 14
Development Standards Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
NR Neighborhood Residential
NCR Neighborhood Center Residential
☒ Conditional Zoning District

Current Major Subdivision Plan:
N/A



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

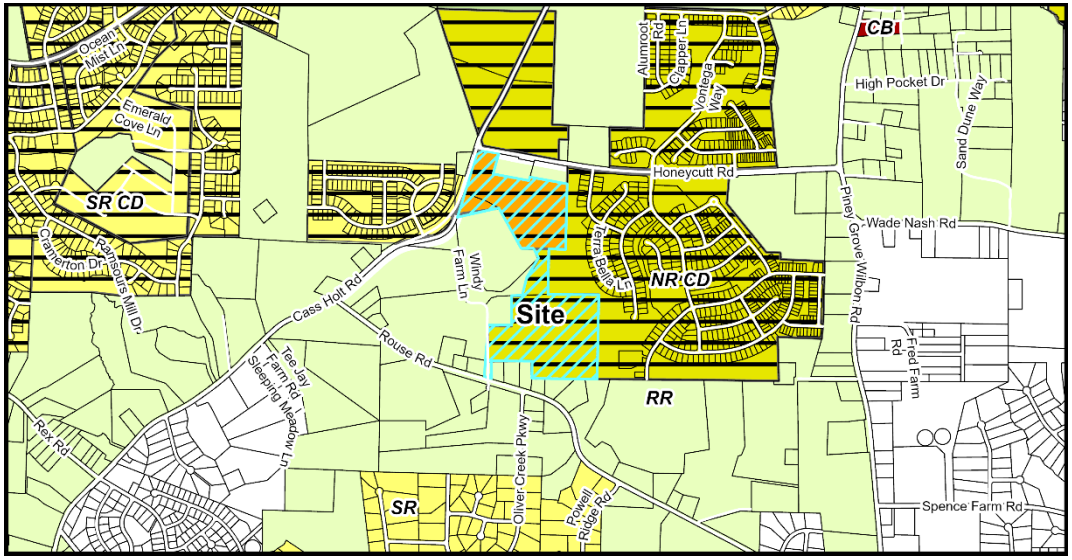
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, ordinances, and the Evans Property Conditional Zoning District (24-REZ-04).

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0647299830	NCR-CD	26.05*
0647196094	NR-CD/NCR-CD	33.91*
0647384503	NR-CD	30.42*
		*Partial Parcel
	Total Area:	**53.07 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	Neighborhood Residential Conditional Zoning District; Neighborhood Center Residential Conditional Zoning District	Agriculture
North	Neighborhood Residential Conditional Zoning District, Rural Residential	Vacant
South	Rural Residential	Detached Dwellings
East	Neighborhood Residential Conditional Zoning District	Detached Dwellings
West	Neighborhood Residential Conditional Zoning District; Rural Residential	Agriculture, Detached Dwellings

Parcel Rezoning History

Rezoning Number: 24-REZ-04
Original Zoning: RR
Approved Zoning: NR-CD/NCR-CD
Approval Date: 3/18/25

Ordinance (Rezoning) Number: 06-01
Original Zoning: Wake County
Approved Zoning: R-30: Residential (Reassigned RR in 2022)
Approval Date: 1/17/2006

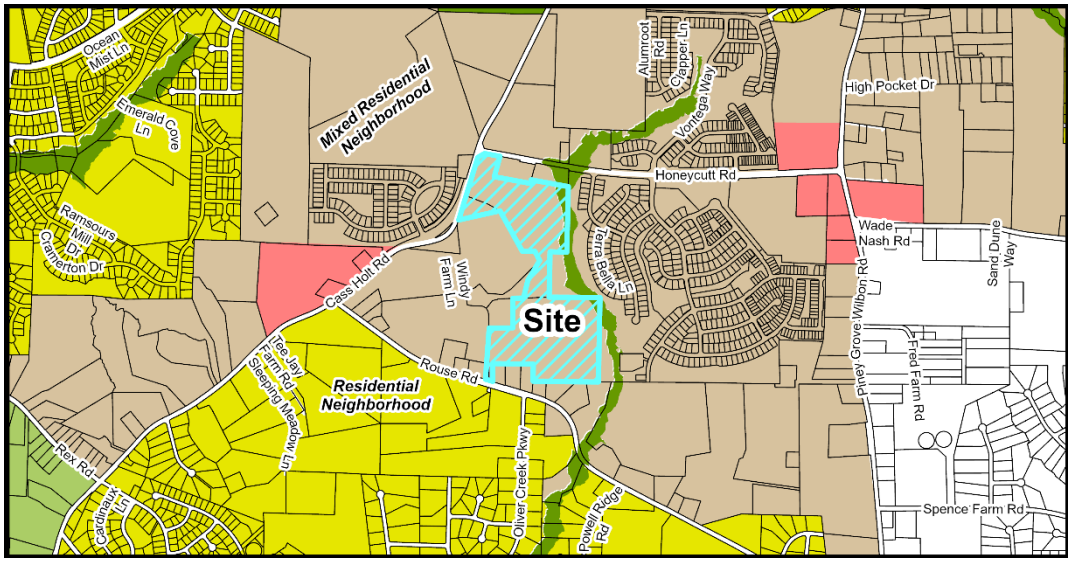
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

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

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

Future Land Use: **Mixed Residential Neighborhood**
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood.

Key Characteristics Include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance streetscape and walkability.
- Development should be sensitive to existing natural resources including large tree stands and drainage ways.
- Very walkable, with sidewalks, bike facilities, paths, and trails providing pedestrian connectivity.
- Lot width and depth is variable.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should complement adjacent existing buildings while providing new housing options.

Land Use & Character Information (cont.)

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 Evanston Major Subdivision is consistent with the Future Land Use designation of Mixed Residential Neighborhood, and the goals and objectives of the Town's Land Use & Character Plan, through demonstration of the following on their plans:

- Multiple Housing Types – The subdivision proposed both attached and detached dwellings
- Transitions – Throughout the rezoning review, staff worked with the applicant to meet the Mixed Residential Neighborhood intent while respecting the traditional development style of the area. The attached dwellings are located to the northern portion of the site, and the less dense detached dwellings are sited to the south. The attached dwellings are also closer to Cass Holt Road, where a Neighborhood Center is identified on the Future Land Use Map, towards the intersection at Rouse Road. The Land Use & Character Plan encourages denser housing units to be nearer to these Neighborhood Centers.
- Road Improvements – Staff have worked with the applicant on the required road improvements to the property's frontage, including the asymmetrical widening to protect the detached dwelling across from the property on Cass Holt Road.
- Open Space and Tree Preservation – Tree Preservation areas follow the existing tree line and multiple Active Recreation areas are proposed throughout the entire site. The site's Active Recreation elements are varied, including a tot lot, community garden, dog park, and a variety of greenways. The proposed onsite greenway connects to the greenway at Honeycutt Farm, tying into to existing infrastructure. The project's Tee Preservation area is also oriented towards the Natural Area indicated on the site, which follows Buckhorn Creek.

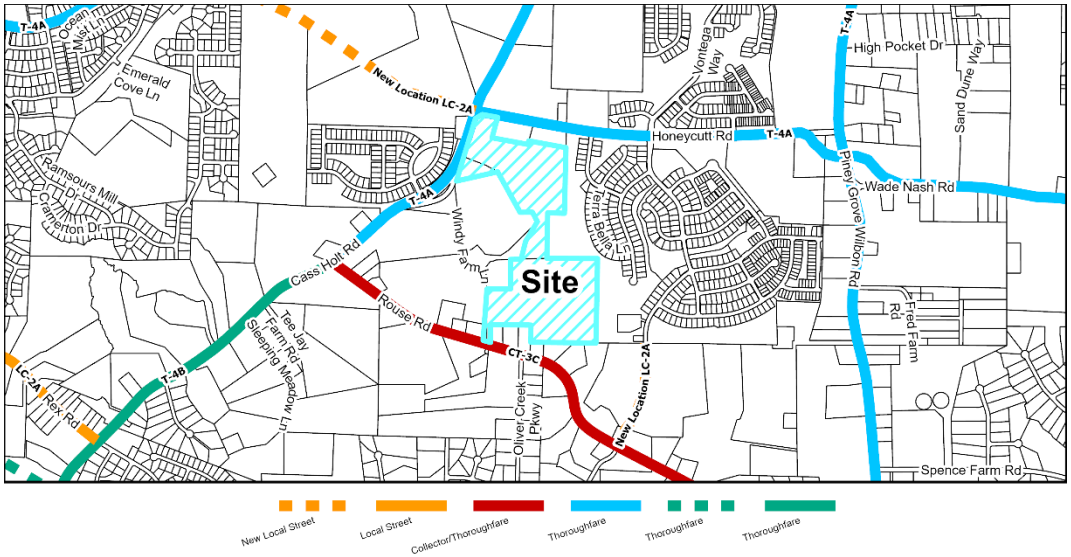
Overall, the proposed Evanston Major Subdivision is consistent with the Land Use & Character Plan.

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:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Cass Holt Road and Honeycutt Road to meet ½ of the ultimate cross section. This typical frontage widening will occur along Honeycutt Road, which is a 4-lane median divided (T-4A) cross-section. As a condition of the Rezoning, the project will provide asymmetrical widening of Cass Holt Road to accommodate the full 4-lane median divided (T-4A) cross-section of Cass Holt Road without impacting the house on the western side of Cass Holt Road. The development is proposing two new driveway access points, one on Cass Holt Road and one on Rouse Road. The project does not have frontage on Rouse Road, so frontage improvements will not be constructed. However, a left turn lane was warranted from the Traffic Study and will be installed on Rouse Road at the new site driveway.

New Location Roadways:

There are no new CTP Roadways on this parcel. The project will, however, construct an internal collector road that connects Cass Holt Road to Rouse Road through the existing Windy Farm Lane. The collector road is a 2-lane cross section from the Town's CTP that includes on-street parking. This road will not have individual driveway accesses, which will help reduce potential conflicts and support the road's primary function of traffic service, by funneling traffic to the thoroughfares.

Hotspot/Safety Study Location:

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

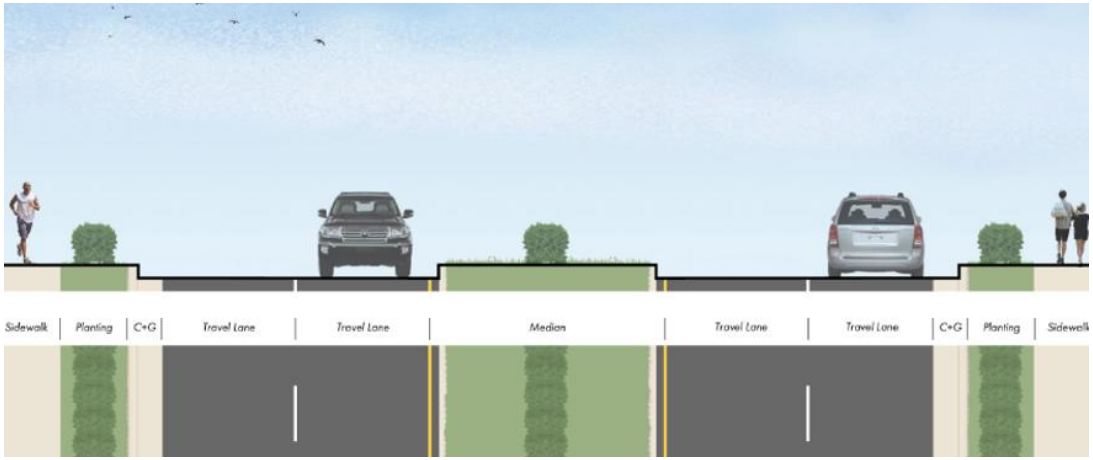
Improvement Prioritization:

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 Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) were completed and approved with the rezoning petition. A Traffic Verification memo was completed with the Major Subdivision plan to ensure consistency with the TIA. The Major Subdivision plans include all recommended improvements within the approved TIA as follows:

Cass Holt Road and Avent Ferry Road
- Restripe the existing eastbound right-turn lane to that of a shared through/right-turn lane.
- Provide necessary signal timing modifications.

Cass Holt Road and Honeycutt Road
- Contribute a proportional Fee-In-Lieu (FIL) towards monitoring for signalization and installation once warranted and approved by NCDOT. FIL amount of $20,700.

Cass Holt Road and Rouse Road
- Construct an exclusive southbound left-turn lane on Cass Holt Road with a minimum of 125 feet of full width storage and appropriate deceleration and taper

Cass Holt Road and Site Access #1
- Construct Site Access #1 as the westbound approach with one (1) ingress and one (1) egress lane. This access is restricted to right-in-right-out operations.
- Provide stop-control for the westbound approach.
- Construct an exclusive northbound right-turn lane on Cass Holt Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Rouse Road and Windy Farm Lane
- Reconstruct Windy Farm Lane as the southbound approach at this intersection.

Transportation Information (cont.)

- Provide stop-control for the southbound approach.
- Construct an exclusive eastbound left-turn lane on Rouse Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Staff Analysis:

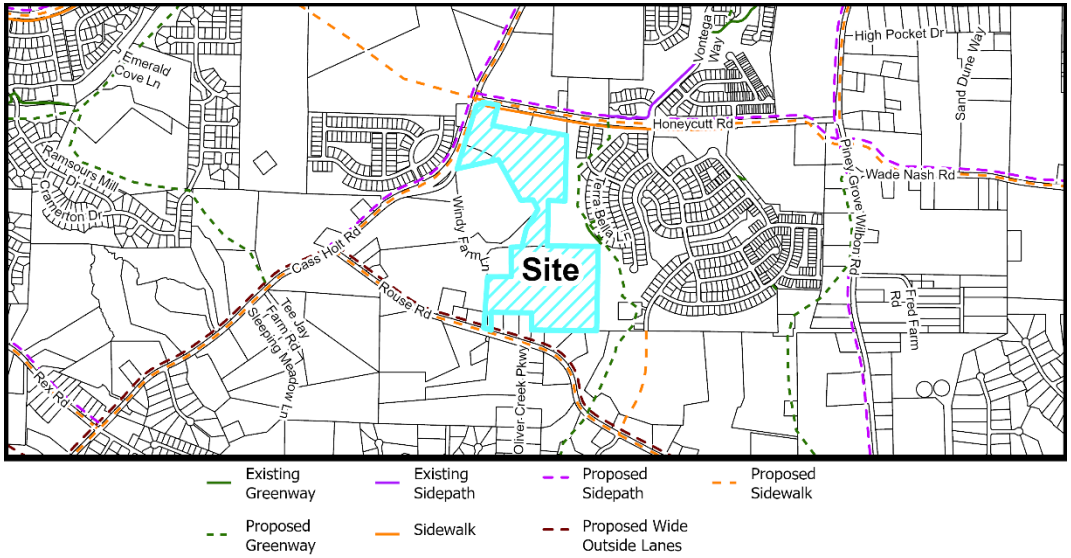
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Major Subdivision plans are consistent with the rezoning conditions, associated mitigation improvements from the Traffic Study and the Town's Comprehensive Transportation Plan.

Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A 10' sidepath is required along Honeycutt Road and Cass Holt Road as part of the frontage widening. The Parks, Recreation, and Greenways Master Plan shows a Greenway tracking N-S along the path of Buckhorn Creek.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed along the Honeycutt Road and Cass Holt Road frontages. This project proposes greenway connections to the private greenway at Honeycutt Farm, and a greenway stub to the north, with the intent to connect to Honeycutt Road in the future. The applicant has expressed the onsite greenways will be privately owned and maintained with public access easements.

Parks, Recreation, & Greenways Staff Analysis:

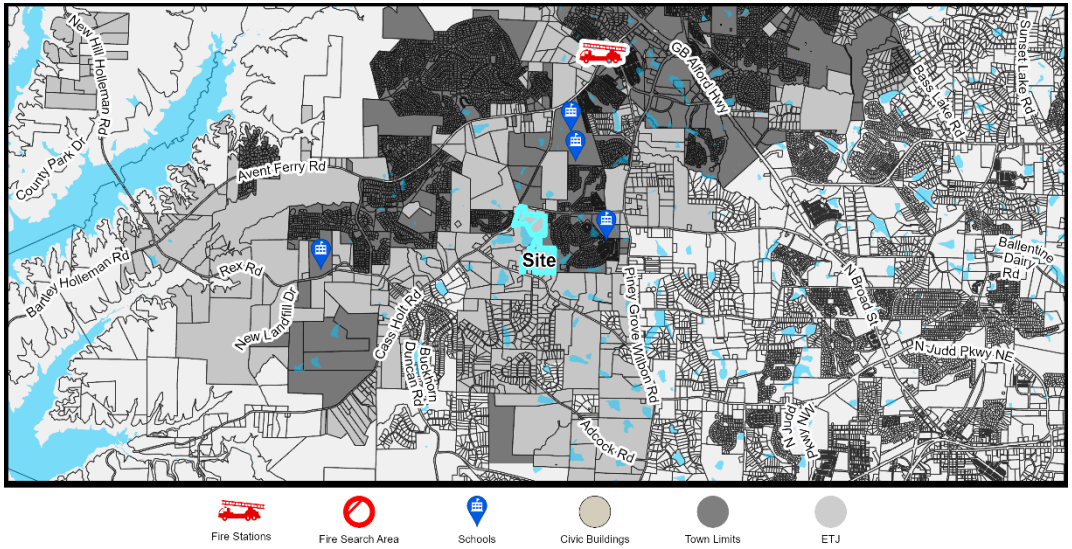
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Honeycutt and Cass Holt Roads and on-site public greenways as shown on the Parks, Recreation and Greenways Master Plan. Overall, the proposed Major Subdivision is consistent with the Parks, Recreation, and 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 the rezoning and is included in the attachments.

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

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

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

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

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

☒ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

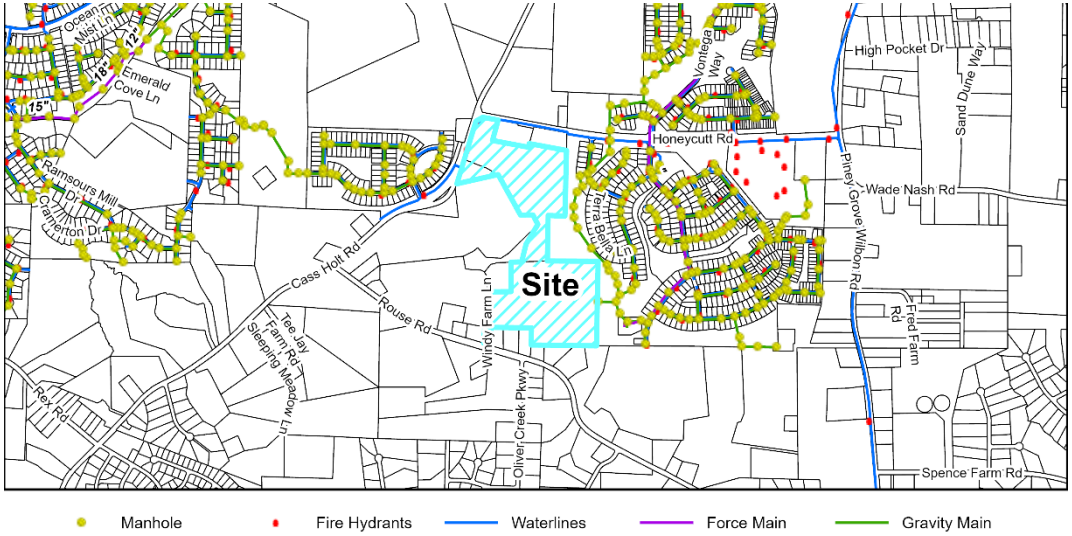
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Honeycutt Road and Cass Holt Road along the property frontages. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. A Fire Flow Analysis was completed with this Major Subdivision Plan, and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

There is an existing public sanitary sewer stub located at the southeastern property line with Honeycutt Farms subdivision. The project proposes an extension of the gravity sewer network ultimately draining to the existing Honeycutt Farms Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with the rezoning and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity. Improvements to the Town's existing infrastructure are not necessary to support the development.

Reclaim:

This project is not located within 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 development is subject to the Water Resource Management Policy and the requested allocation was approved by Town Council with the Rezoning on February 25, 2025.

Utility Allocation Summary

Priority Level: Priority Level 2
Allocation Assignment: Residential – Single Family
Allocation Requested: 38,760 GPD
Allocation Status: Approved

Infrastructure & Utility Staff Analysis:

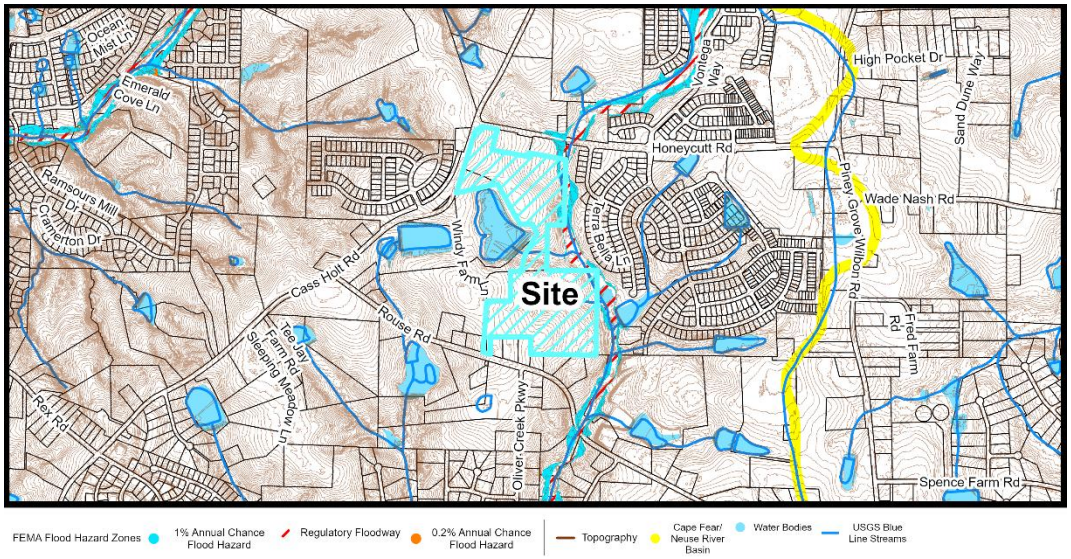
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sanitary sewer are consistent with the Town's Comprehensive Plan and the associated Engineering Studies.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**30% or 15.92 ac.**
Tree Preservation Area	20% or 10.61 ac.
Active Recreation Area	5% or 2.65 ac.
Flexible Space	5% or 2.65 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The site is zoned both NR-CD and NCR-CD. As part of the approved rezoning, the 30% open space requirement for the NR district was applied to the overall project. As part of this Major Subdivision application, the applicant has provided:

- 7 Active Recreation spaces, totaling 6.06 acres
- 10.54 acres of Tree Preservation, with 0.48 acres of reforestation area.

Stormwater:

This project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with multiple Stormwater Control Measure. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

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

The proposed Major Subdivision meets or exceeds the requirements of the of the Natural Resources and Open Space regulations per the Unified Development Ordinance, and 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 NR-CD Neighborhood Residential and the NCR-CD Neighborhood Center Residential Conditional Zoning District (24-REZ-04).

Development Standards Summary

Development Standards (UDO Section 2 & 24-REZ-04):

Density	**24-REZ-04 Standard**	**Proposed**
Number of Dwelling Units	152 (87 Attached, 65 Detached)	152 (87 Attached, 65 Detached)
Maximum Density	NR-CD: 5 units/acre NCR-CD: 5 units/acre	NR-CD: 2.32 units/acre NCR-CD: 3.97 units/acre

Building Placement	**UDO Standard**	**Proposed**
Thoroughfare Setback (Honeycutt/Cass Holt)	25'	25'

Building Height	**UDO Standard**	**Proposed**
Maximum Primary Building Height	35'	35'
Maximum Accessory Building Height	25'	25'

Lot Width	**25-REZ-04 Standard**	**Proposed**
Minimum Lot Width for Attached Dwellings	22'	22'
Minimum Lot Width for Detached Dwellings	50'	50'

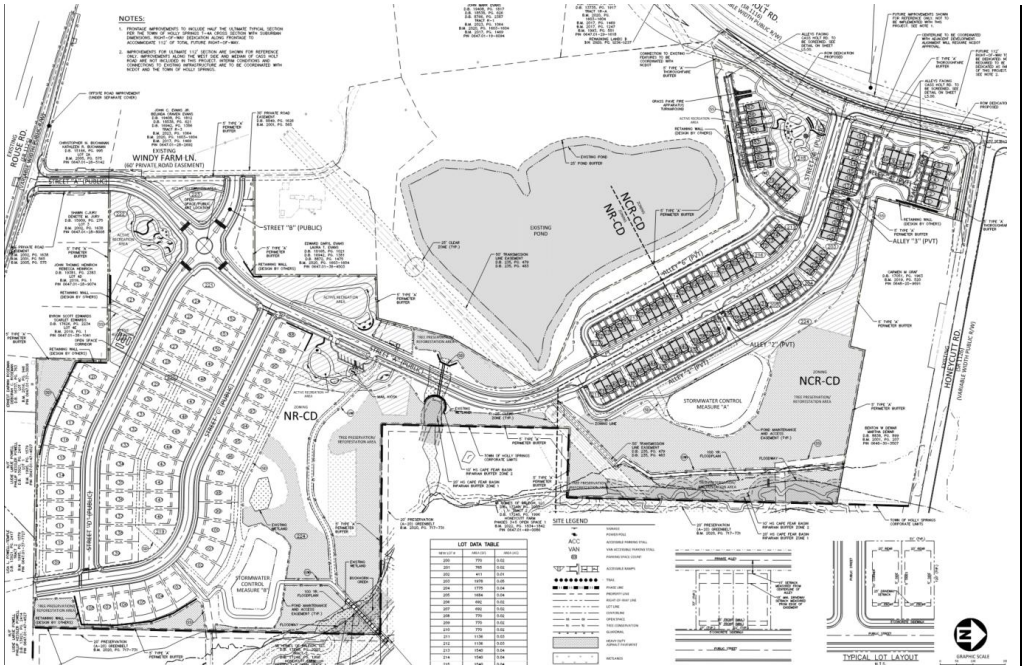
Landscaping (UDO Section 5 & 24-REZ-04):

	UDO Standard	**Proposed**
Perimeter Buffers		
Adjacent to RR and NR Districts	5'	5'
Thoroughfare Buffer	5'	5'
Street Trees		
Thoroughfare	Trees on private property within 5' of the right-of-way	Trees on private property within 5' of the right-of-way
Public Streets (Non-thoroughfare)	Trees within right-of-way	Trees within right-of-way

Additional Standards – 24-REZ-04 Evans Property Design Manual

- Variety of brick/stone materials and colors
- Non-monotony standards: Detached Dwellings must not have a similar elevation or color to adjacent homes
- All units must meet design requirements of a green building program

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



Site Design Highlights

- 87 Attached Dwellings, 65 Detached
- 7 Active Recreation Areas
  - Tot Lot
  - Community Garden
  - Trails and Greenways
- Greenway connection to Honeycutt Farm
- Public Art in roundabout

Building Elevations (UDO Section 8 and Conditional Zoning District)



Building Elevation Highlights

- Attached Dwelling Example Images
  - Rear-Loaded
  - Separated into 3-, 4-, 5-, and 6-unit blocks

Development Standards Staff Analysis

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

The proposed Evanston Major Subdivision is overall consistent with the UDO and Neighborhood Residential and Neighborhood Center Residential Conditional Zoning Districts. As part of the Conditional Zoning Districts, the applicant was required to submit a Rezoning Plan and a Design Manual, outlining the general layout of the site and any modified standards. Upon the rezoning approval, the modified standards became the requirements of the district. These standards have been demonstrated to be met with this Major Subdivision, with all required buffers and setbacks.

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.

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: 5/22/2025
Summary of Questions/Issues:

- Site access locations
- Road Improvements on Honeycutt Rd and Cass Holt Rd
- Increase in traffic
- Construction timeline, timing of sale of property
- Speed limit reductions
- Number of potential residents

- Potential impacts to property taxes
- Potential prices of homes

Planning Board Consideration & Action

Planning Board Meeting Date: 2/24/2026

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Application Modifications

The following modifications have been made to the application as a result of feedback received from the Planning Board:

- A condition of approval was added to clarify future maintenance of proposed greenways.

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed 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.

Potential Major Subdivision Plan Petition Motion

Adopt Resolution #26-14 to make and accept Findings of Fact for and to approve / deny Major Subdivision Plan 25-MAS-03.

Planning Board Meeting Date: 2/24/2026

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:
- Questions on road improvement coordination with nearby projects
- Proposed greenway maintenance
- The Board noted that the project was consistent with rezoning plan

Major Subdivision Plan Motion
The Planning Board recommends the Town Council approve Major Subdivision Plan 25-MAS-03 for Evanston as submitted by McAdams, dated Revised 1/23/2026 with staff recommended conditions.

The Planning Board voted in favor of the recommendation (6 - 0) [3 absent]

Those voting against the motion: N/A

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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

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

July 29, 2024

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

Dear Chris,

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

- Date of application: 05/03/2024
- Name of development: Evans Property
- Address of rezoning: 6200 Windy Farm Lane (PINs): 0647299830, 0647384503, & 0647196094
- Total number of proposed residential units: 152 Dwelling Units
- Type(s) of residential units proposed: 65 Detached Dwelling Units and 87 Attached Dwelling Units

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

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

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

☒ Elementary ☐ Middle ☐ High

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

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

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

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

☒ Elementary ☐ Middle ☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: John Martin	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: jmartin@mcadamsco.com
Design Professional	
Name: John Martin	Company: McAdams
Mailing Address: 621 Hillsborough Street	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: jmartin@mcadams.com
Developer	
Name: Britt Spivey	Company: MI Homes
Mailing Address: 1511 Sunday Drive Suite 112	
City, State, Zip: Raleigh, NC, 27607	
Telephone: 919-233-5729	E-Mail: bspivey@mihomes.com
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: Britt Spivey	Company: MI Homes
Mailing Address: 1511 Sunday Drive Suite 112	
City, State, Zip: Raleigh, NC, 27607	
Telephone: 919-233-5729	E-Mail: bspivey@mihomes.com
Property Owner (REQUIRED)	
Name: Josephine Evans	Company:
Mailing Address:	
City, State, Zip:	
Telephone: -	E-Mail: -

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Evanston
PUD/Master Plan or Subdivision	Subdivision
Shopping Center or Lot #	n/a
Project Location *Use street address. If none, use closest intersection*	6200 Windy Farm Lane
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0647299830, 0647384503, 0647196094
Real Estate ID	0021150, 0282591, 0277204
Project Acreage	53.07 ac Partial Parcel? ☐ Yes ☑ No
Current Zoning	Rural Residential (RR)
Proposed Use	32.38 ac of NR-CD, 19.74 ac of NCR-CD
Open Space	☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	
Sketch Plan Review (pre-submittal) Meeting Date:	5-8-2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☐ 1 ☑ 2 ☐ 3 Allocation Request Required 2

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: John C Martin Date: 5-30-25

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

May 29, 2025

Evanston Development Plan Findings of Fact

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

RESPONSE

- The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the NR/NCR-CD zoning district and is consistent with the vision for the area, which identifies the site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs. Significant efforts to mitigate impacts on adjacent properties are proposed as part of this development. These efforts include, most notably, improvements to Cass Holt Road which have been designed to ensure that adjacent properties and homes are not taken out in the process of improving these roadways to better serve the community as a whole and preserve the homes of existing residents.

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

RESPONSE

- The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. Furthermore, the proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park.

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

RESPONSE

- The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed project

will provide right-of-way dedication and frontage improvements for Cass Holt and Honeycutt Roads, and connection to Rouse Road. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

RESPONSE

- The proposed development enhances the public realm by contributing to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy.

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

RESPONSE

- The Town's Comprehensive Plan identified this site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy. Additionally, the proposed street network and transportation improvements align with the recommendation in the Town's Comprehensive Transportation Plan and will ensure a well-connected street and pedestrian network, providing convenient access to amenities and the future Cass Holt Town Park. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	05 22 2025
Meeting Time:	5:30 - 6:30 p.m.
Meeting Location:	Virtual - Zoom platform

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*
At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:
See attached

Changes made to the Petition as a result of the meeting:
N/A

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

Preparer's Signature: Hunter Winstead Date: 5/28/2025

The applicant opened the meeting, introduced the applicant team, and presented the general overview for the proposed development plan. Specifically, the applicant explained the approval process in Holly Springs, the concept plan that was recently approved through the rezoning process, and the proposed subdivision plan to be submitted with the present application.

A participant asked if there will be a left turn onto Cass Holt Road from Street A.

Response: Street A will be "right in, right out" per the Town traffic mitigation agreement ("TMA") and NCDOT. For residents wishing to travel South on Cass Holt, they must use the Street A exit onto Rouse Road.

A participant asked if the applicant will widen Honeycutt Road.

Response: Yes, that

A participant asked if the applicant is coordinating with Davidson Homes for the widening of Honeycutt Road?
Response: Yes

A participant asked if there are new roads tying in from the Honeycutt Farms development?
Response: No

A participant asked when construction will begin.
Response: Roughly August of 2026.

A participant asked about increased traffic.
Response: There is a traffic mitigation agreement to ensure there is no degradation in levels of service at the observed intersections. This TMA was finalized and incorporated into the approved rezoning.

A participant asked whether the nearby home would be impacted?
Response: No, we are only improving the east side of Honeycutt Road.

A participant asked about the installation of a traffic signal at Cass Holt and Honeycutt.
Response: As of right now, a signal is not warranted at that intersection. However, the Applicant must pay a fee in lieu for the future development of the traffic signal.

A participant asked about when construction would occur during the day.
Response: Likely 7am through sundown. The Town has an enforceable noise ordinance as well if there are any encroachments.

A participant asked if the speed limit will be changed.
Response: No.

A participant asked how many homes will be built.
Response: 152 total units. 87 townhomes and 65 detached.

A participant asked how many people would move in.
Response: Approximately 450 people.

A participant asked about home prices.
Response: We are unsure at this time.

A participant asked about property taxes.
Response: This development itself will not raise taxes. However, the Tax Assessor looks at growth patterns as a whole.

A participant asked whether the land has been sold.
Response: Not yet, the closing is conditioned upon the approval of construction drawings.

A participant asked whether all the country land on Cass Holt will be developed?
Response: Yes, for properties outside of the watershed, they will likely be developed at some point.

A participant asked what a watershed is.
Response: They are areas that feed into streams and other water impoundments that ultimately feed into bodies that become drinking water.

The applicant thanked the participants for their involvement and closed the meeting.

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: May 9, 2025

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Cass Holt Road between Rouse Rd. and Honeycutt Rd. Parcel Identification Numbers (PINs) include 0647299830, 0647384503, and 0647196094 (the "Property"). The Property is approximately 53.07 acres, depicted on the attached Context Map.

We are counsel for M/I Homes which plans to submit a Development Plan to the Town of Holly Springs (the "Town") for the above-referenced Property. You are receiving this notice because you own property within 500 feet of the Property and per the Town's Unified Development Ordinance you are entitled to notice of a pending Development Plan. The Property subject to the Development Plan, along with the properties within 500 feet are highlighted in yellow on the context map included with this mailing and were recently rezoned by the Town of Holly Springs to permit the development plan contemplated hereby.

The purpose of the Development Plan is to facilitate the development of a residential subdivision with attached and detached dwellings and accessory uses consistent with the zoning for the Property as approved by the Town of Holly Springs.

We will hold a virtual neighborhood meeting on **Thursday, May 22, 2024**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Honeycutt Rd
Kephart Way
Rider Race Bnd
Aintree Ave
Aintree Ave
Cass Holt Rd
Serenata Dr
Headrick Rd
Condra Rd
Otis Way
Southerland Shire Ln
Headrick Rd
Cass Holt Rd
Rouse Rd
Rouse Rd
Buckhorn Creek
Ressler St
Cressida W

How to Participate in the May 22, 2025 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/20250522.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

    REGISTRATION QR CODE

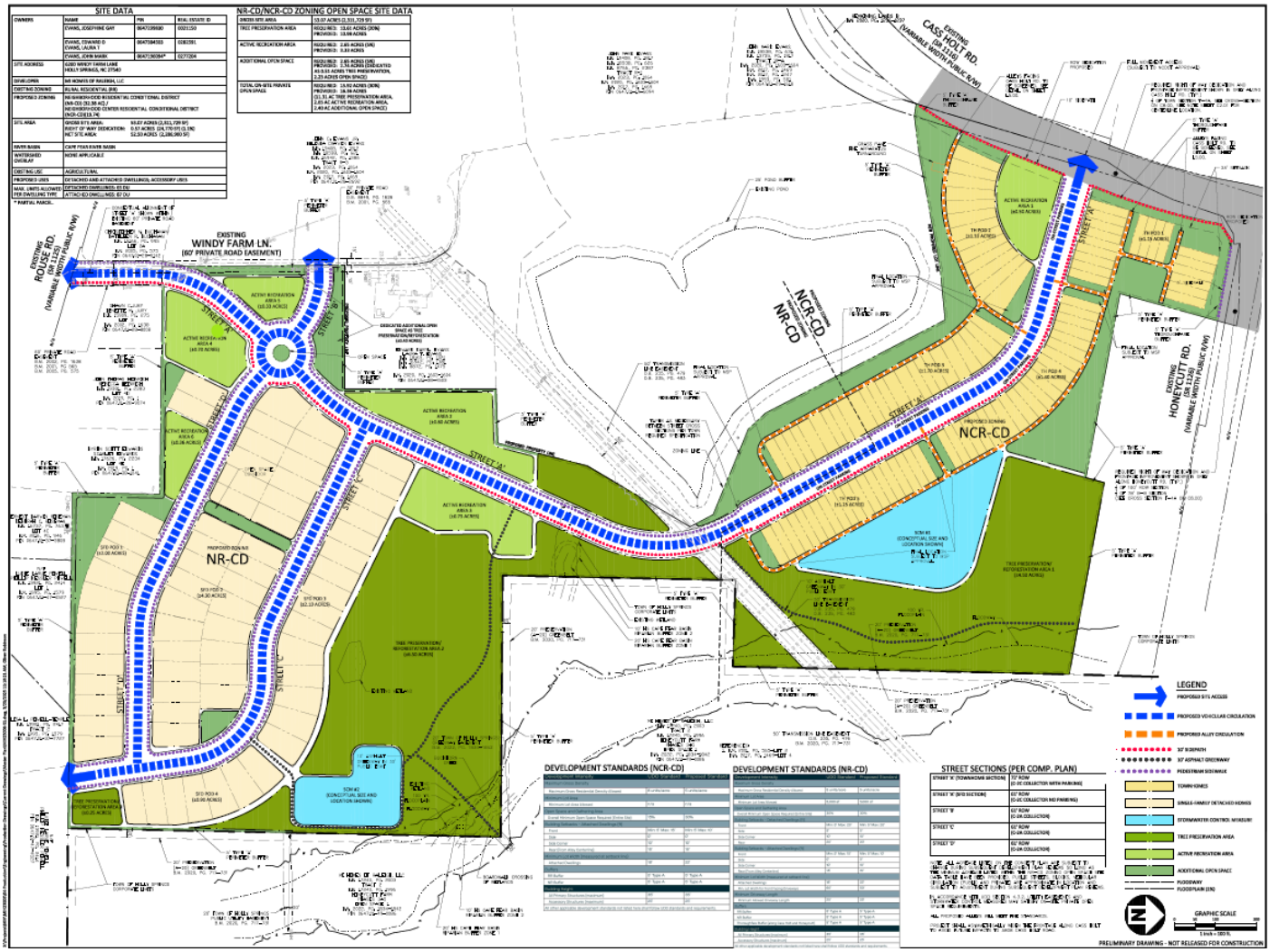
    - Webinar ID: 889 1198 7074
    - Passcode: 073174
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0396** or email **hwinstead@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **hwinstead@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **hwinstead@morningstarlawgroup.com**.



McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	07.12.2024	RVV PER TOWN COMMENTS
2	09.16.2024	RVV PER TOWN COMMENTS
3	10.11.2024	RVV PER TOWN COMMENTS
4	11.07.2024	RVV PER TOWN COMMENTS
5	11.15.2024	RVV PER TOWN COMMENTS
6	01.17.2025	RVV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MH-23006
FILENAME	MH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET
CONCEPT PLAN
C2.00

Attendee Report

Report gen ########

Topic	Webinar ID	Actual Star	Actual Dur	# Registran	# Cancelle	Unique Vie	Total Users	Max Concu	Enable Registration
Cass Holt	889 1198 7	########	72	6	0	6	14	6	Yes

Host Details

Attended	User Name	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Jason Barr	jbarron@M	########	########	72	No	United States

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Laura Holl	hwinstead(	########	########	71	Yes	United States
Yes	Hunter Wir	hwinstead(	########	########	64	Yes	United States
Yes	Scott Salla	hwinstead(	########	########	62	Yes	United States
Yes	John Martir	hwinstead(	########	########	61	Yes	United States
Yes	Campbell E	hwinstead(	########	########	31	Yes	United States

Attendee Details

Attended	User Name	First Name	Last Name	Email	Registratio	Approval St	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	David Char	David	Charters	chartersd7	########	approved	########	########	32	Yes	United States
Yes	Adrianna D	Adrianna	Dickson	atdickson0	########	approved	########	########	54	Yes	United States
Yes	Patrick Bry	Patrick	Bryant	patrickbrya	########	approved	########	########	63	Yes	United States
Yes	Diane Wins	Diane	Winstead	purplepans	########	approved	########	########	37	Yes	United States
Yes	Diane Wins	Diane	Winstead	purplepansy65@gmail.com			########	########	26	Yes	United States
Yes	Kevin Bell	Kevin	Bell	kevob@duc	########	approved	########	########	8	Yes	United States
Yes	Kevin Bell	Kevin	Bell	kevob@duck.com			########	########	25	Yes	United States
No	Rakesh	Rakesh	Manohara	Rakesh_be	########	approved	--	--	--	--	

Other Attended

User Name	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
1.83E+10	########	########	62	Yes	United States

Owner	Mailing Adc	Mailing Adc	Mailing Address 3
HOLT, MAR	6116 CASS	HOLLY SPRINGS	NC 27540-9758
MCIVER, N.	6816 ROUS	HOLLY SPRINGS	NC 27540-9535
CHADALAV	100 BROAI	HOLLY SPRINGS	NC 27540-4990
VYAS, SHA	100 SEREN	HOLLY SPRINGS	NC 27540-5844
VALENCIA	1225 CRES	CARY	NC 27518-8119
VALENCIA	1225 CRES	CARY	NC 27518-8119
VALENCIA	1225 CRES	CARY	NC 27518-8119
TIMILSINA,	101 SEREN	HOLLY SPRINGS	NC 27540-5844
VALENCIA	1225 CRES	CARY	NC 27518-8119
SATYA, ARA	104 BROAI	HOLLY SPRINGS	NC 27540-4990
YOUNG, R(	104 SEREN	HOLLY SPRINGS	NC 27540-5844
LINGALA, S	105 BROAI	HOLLY SPRINGS	NC 27540-4990
SHILPAKAF	105 SEREN	HOLLY SPRINGS	NC 27540-5844
JAISWAL, P	108 BROAI	HOLLY SPRINGS	NC 27540-4990
ULLIKANTI,	108 SEREN	HOLLY SPRINGS	NC 27540-5844
ALLA, CHA	109 BROAI	HOLLY SPRINGS	NC 27540-4990
SANUGOM	109 SEREN	HOLLY SPRINGS	NC 27540-5844
KIRAN PICI	112 SEREN	HOLLY SPRINGS	NC 27540-5844
GLENNON,	112 TERRA	HOLLY SPRINGS	NC 27540-5842
KANDIMAL	113 BROAI	HOLLY SPRINGS	NC 27540-4990
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
KOGANTI, I	116 SEREN	HOLLY SPRINGS	NC 27540-5844
YEDLA, HIN	116 TERRA	HOLLY SPRINGS	NC 27540-5842
ORSINI, EF	120 SEREN	HOLLY SPRINGS	NC 27540-5844
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
ERUKULLA	128 SEREN	HOLLY SPRINGS	NC 27540-5844
PREBLE, JE	129 SEREN	HOLLY SPRINGS	NC 27540-5844
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
KOTTAI, AJI	133 SEREN	HOLLY SPRINGS	NC 27540-5844
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
THAKUR, R	200 BREEI	HOLLY SPRINGS	NC 27540-4989
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
GURUNG, I	200 TERRA	HOLLY SPRINGS	NC 27540-5843
VALENCIA	1225 CRES	CARY	NC 27518-8119
M/I HOMES	1511 SUNI	RALEIGH	NC 27607-5195
HEDGEPET	201 TERRA	HOLLY SPRINGS	NC 27540-5843
VALENCIA	1225 CRES	CARY	NC 27518-8119
POTHUMAI	204 BREEI	HOLLY SPRINGS	NC 27540-4989
TIWARI, VA	204 TERRA	HOLLY SPRINGS	NC 27540-5843
PALANIAPF	205 TERRA	HOLLY SPRINGS	NC 27540-5843
MANGALAF	208 TERRA	HOLLY SPRINGS	NC 27540-5843
GAJULA, AI	209 TERRA	HOLLY SPRINGS	NC 27540-5843

JAKKA, ROI 212 TERRA HOLLY SPRINGS NC 27540-5843
YELCHURI, 213 TERRA HOLLY SPRINGS NC 27540-5843
AMBATI, N/ 216 SOUTH HOLLY SPRINGS NC 27540-5837
NALLA, RA\ 216 TERRA HOLLY SPRINGS NC 27540-5843
SHARMA, K 217 AINTRI HOLLY SPRINGS NC 27540-4984
SHESHADF 217 TERRA HOLLY SPRINGS NC 27540-5843
MALLIPEDI 220 SOUTH HOLLY SPRINGS NC 27540-5837
KIZHAKKET 220 TERRA HOLLY SPRINGS NC 27540-5843
PUN, MAD/ 221 AINTRI HOLLY SPRINGS NC 27540-4984
SPADEA, D 221 TERRA HOLLY SPRINGS NC 27540-5843
MADANU, J 224 SOUTH HOLLY SPRINGS NC 27540-5837
MUNUKOTI 224 TERRA HOLLY SPRINGS NC 27540-5843
KHADKA, S 225 SOUTH HOLLY SPRINGS NC 27540-5837
ALI, MUNT/ 225 TERRA HOLLY SPRINGS NC 27540-5843
GOKARAJU 228 SOUTH HOLLY SPRINGS NC 27540-5837
BOLLINA, \ 228 TERRA HOLLY SPRINGS NC 27540-5843
FONT, CHF 229 SOUTH HOLLY SPRINGS NC 27540-5837
PADIA, ROI 229 TERRA HOLLY SPRINGS NC 27540-5843
KURUVALL 232 SOUTH HOLLY SPRINGS NC 27540-5837
MUKTHAV/ 232 TERRA HOLLY SPRINGS NC 27540-5843
HUTTENHC 233 SOUTH HOLLY SPRINGS NC 27540-5837
GOLLA, NA 233 TERRA HOLLY SPRINGS NC 27540-5843
KATTA, VAI 236 TERRA HOLLY SPRINGS NC 27540-5843
M/I HOMES 1511 SUNI RALEIGH NC 27607-5195
BOYLAN, P 240 TERRA HOLLY SPRINGS NC 27540-5843
RIPPERGEI 244 TERRA HOLLY SPRINGS NC 27540-5843
JANGAMA, 248 TERRA HOLLY SPRINGS NC 27540-5843
THATIPART 252 TERRA HOLLY SPRINGS NC 27540-5843
NAMELEGU 256 TERRA HOLLY SPRINGS NC 27540-5843
MEADOWS 260 TERRA HOLLY SPRINGS NC 27540-5843
GANGADH. 301 AINTRI HOLLY SPRINGS NC 27540-4985
SOSA, YALI 301 SOUTH HOLLY SPRINGS NC 27540-5838
APPAM CH 305 AINTRI HOLLY SPRINGS NC 27540-4985
BERGER, A 305 SOUTH HOLLY SPRINGS NC 27540-5838
CHEDATI, I 308 SOUTH HOLLY SPRINGS NC 27540-5838
CHIRANGA 309 AINTRI HOLLY SPRINGS NC 27540-4985
GANTI, VEI 309 SOUTH HOLLY SPRINGS NC 27540-5838
GANESH, K 312 SOUTH HOLLY SPRINGS NC 27540-5838
KAMTHE, A 313 AINTRI HOLLY SPRINGS NC 27540-4985
MUNOZ, AI 313 SOUTH HOLLY SPRINGS NC 27540-5838
SUBBAIAH, 316 SOUTH HOLLY SPRINGS NC 27540-5838
GODTHI, L/ 317 AINTRI HOLLY SPRINGS NC 27540-4985
SHAIK, MAI 317 SOUTH HOLLY SPRINGS NC 27540-5838
CHAUHAN, 321 AINTRI HOLLY SPRINGS NC 27540-4985

EDWARDS, 321 SOUTH HOLLY SPRINGS NC 27540-5838
ILLINDALA, 325 AINTRE HOLLY SPRINGS NC 27540-4985
GUNASEKA 329 AINTRE HOLLY SPRINGS NC 27540-4985
PATTABI, S 333 AINTRE HOLLY SPRINGS NC 27540-4985
PULTE HOI 1225 CRES CARY NC 27518-8119
VALENCIA 1225 CRES CARY NC 27518-8119
SHAIK, ASH 401 AINTRE HOLLY SPRINGS NC 27540-4986
BELL, KEVI 405 AINTRE HOLLY SPRINGS NC 27540-4986
PAPPUGAF 409 AINTRE HOLLY SPRINGS NC 27540-4986
TUMATI, VA 413 AINTRE HOLLY SPRINGS NC 27540-4986
PATTANASI 417 AINTRE HOLLY SPRINGS NC 27540-4986
VELLAIYAN 421 AINTRE HOLLY SPRINGS NC 27540-4986
SURAMPUI 501 AINTRE HOLLY SPRINGS NC 27540-4987
MENON, VI 504 AINTRE HOLLY SPRINGS NC 27540-4987
MADINENI, 505 AINTRE HOLLY SPRINGS NC 27540-4987
TURANO, S 508 AINTRE HOLLY SPRINGS NC 27540-4987
VERMA, RA 509 AINTRE HOLLY SPRINGS NC 27540-4987
SUBBARAJ, 513 AINTRE HOLLY SPRINGS NC 27540-4987
SINGH, SAI 517 AINTRE HOLLY SPRINGS NC 27540-4987
MAHAJAN, 521 AINTRE HOLLY SPRINGS NC 27540-4987
VALENCIA 1225 CRES CARY NC 27518-8119
DEWAR, EV C/O BENTC 5920 HONI HOLLY SPRINGS NC 27540-9517
BRYANT, LA PO BOX 66 FUQUAY VARINA NC 27526-0066
VANCE, RC 5808 CASS HOLLY SPRINGS NC 27540-9757
DAVIS, JAM 5900 HONI HOLLY SPRINGS NC 27540-9517
DEWAR, BE 5920 HONI HOLLY SPRINGS NC 27540-9517
DEWAR, BE 5920 HONI HOLLY SPRINGS NC 27540-9517
GRAF, ERIC 5933 HONI HOLLY SPRINGS NC 27540-9522
HOLT, JOEI 5524 PRES FUQUAY VARINA NC 27526-7307
HOLT, JOEI 5524 PRES FUQUAY VARINA NC 27526-7307
EVANS, JOI 6829 ROUS HOLLY SPRINGS NC 27540-9536
MCIVER, LE 6308 WIND HOLLY SPRINGS NC 27540-7240
HOLT, MAR 6116 CASS HOLLY SPRINGS NC 27540-9758
EVANS, JOS 6200 WIND HOLLY SPRINGS NC 27540-7218
EVANS, JOI 6829 ROUS HOLLY SPRINGS NC 27540-9536
EVANS, ED 6213 WIND HOLLY SPRINGS NC 27540-7218
EVANS, JOI 6229 WIND HOLLY SPRINGS NC 27540-7218
BUCHANAI 6236 WIND HOLLY SPRINGS NC 27540-7218
JURY, SHA\ 6237 WIND HOLLY SPRINGS NC 27540-7218
MCIVER, LE 6308 WIND HOLLY SPRINGS NC 27540-7240
WILLIAMS, 6709 ROUS HOLLY SPRINGS NC 27540-9534
GENIESSE, 6713 ROUS HOLLY SPRINGS NC 27540-9534
POWELL, JA 6717 ROUS HOLLY SPRINGS NC 27540-9534
ROWELL, F 6800 ROUS HOLLY SPRINGS NC 27540-9535

POINDEXTI 6229 WINI HOLLY SPRINGS NC 27540-7218
BLACK, WI 6817 ROUS HOLLY SPRINGS NC 27540-9536
MCIVER, LI 6308 WINI HOLLY SPRINGS NC 27540-7240
MCIVER, LI 6908 ROUS HOLLY SPRINGS NC 27540-9537
HEINRICH, 6913 ROUS HOLLY SPRINGS NC 27540-9538
EDWARDS, 6921 ROUS HOLLY SPRINGS NC 27540-9538
ROSEMAN, 6925 ROUS HOLLY SPRINGS NC 27540-9538
SOUTHERL 6928 ROUS HOLLY SPRINGS NC 27540-9585
POWELL-TI 7009 ROUS HOLLY SPRINGS NC 27540-9540
POWELL, L 7036 ROUS HOLLY SPRINGS NC 27540-9539
TOWN OF H PO BOX 8 HOLLY SPRINGS NC 27540-0008
M/I HOMES 1511 SUNI RALEIGH NC 27607-5195
CURRENT (101 BREEI HOLLY SPRINGS NC 27540
CURRENT (101 BROAI HOLLY SPRINGS NC 27540
CURRENT (101 OBSTA HOLLY SPRINGS NC 27540
CURRENT (103 BREEI HOLLY SPRINGS NC 27540
CURRENT (113 SEREN HOLLY SPRINGS NC 27540
CURRENT (120 TERRA HOLLY SPRINGS NC 27540
CURRENT (124 SEREN HOLLY SPRINGS NC 27540
CURRENT (130 SEREN HOLLY SPRINGS NC 27540
CURRENT (133 TERRA HOLLY SPRINGS NC 27540
CURRENT (200 SEREN HOLLY SPRINGS NC 27540
CURRENT (201 OBSTA HOLLY SPRINGS NC 27540
CURRENT (201 SEREN HOLLY SPRINGS NC 27540
CURRENT (203 BREEI HOLLY SPRINGS NC 27540
CURRENT (237 TERRA HOLLY SPRINGS NC 27540
CURRENT (337 AINTRI HOLLY SPRINGS NC 27540
CURRENT (400 AINTRI HOLLY SPRINGS NC 27540
CURRENT (529 AINTRI HOLLY SPRINGS NC 27540
CURRENT (5629 CASS HOLLY SPRINGS NC 27540
CURRENT (5716 CASS HOLLY SPRINGS NC 27540
CURRENT (5929 HONI HOLLY SPRINGS NC 27540
CURRENT (6008 CASS HOLLY SPRINGS NC 27540
CURRENT (6024 CASS HOLLY SPRINGS NC 27540
CURRENT (6100 WINI HOLLY SPRINGS NC 27540
CURRENT (6105 OLIVI HOLLY SPRINGS NC 27540
CURRENT (6202 WINI HOLLY SPRINGS NC 27540
CURRENT (6813 ROUS HOLLY SPRINGS NC 27540
CURRENT (6850 ROUS HOLLY SPRINGS NC 27540
CURRENT (7051 ROUS HOLLY SPRINGS NC 27540
CURRENT (812 RESSL HOLLY SPRINGS NC 27540
CURRENT (820 RESSL HOLLY SPRINGS NC 27540
TOWN OF H PLANNING 128 S MAIN HOLLY SPRINGS NC 27540

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Edward D. Evans 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:

0647384503 (Partial Parcel)	

and does hereby authorize Laura Holloman of McAdams to act

(name of representative/applicant)

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

Signature of Owner

Print Name Edward D. Evans
Entity N/A
Address 6213 Windy Farm Ln
City, State,Zip Holly Springs, NC 27540

Sworn to or affirmed and subscribed before me this 4th day of March, 2026.

NOTARY PUBLIC:

Official Signature of Notary

Matthew Spivey, Notary Public
Print Name

My commission expires: 7/20/26

(Official Seal)

MATTHEW SPIVEY NOTARY PUBLIC WAKE COUNTY, NC

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Linda Funke Johnson, Executor of the Estate of Josephine Gay Evans 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:

0647299830 (Partial Parcel)	

and does hereby authorize Laura Holloman of McAdams to act

(name of representative/applicant)

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

Linda Funke Johnson, Executor
Estate of Josephine Gay Evans
Signature of Owner

Print Name Linda Funke Johnson, Executor
Entity Estate of Josephine Gay Evans
Address 114 Raleigh St.
City, State,Zip Fuquay-Varina, NC 27526

Sworn to or affirmed and subscribed before me this 2nd day of March, 2024.

NOTARY PUBLIC:

Mary W. Magoon
Official Signature of Notary

Mary W. Magoon, Notary Public
Print Name

My commission expires: 12/17/2029

MARY W. MAGOON NOTARY PUBLIC WAKE COUNTY, NC
My Comm. Exp. 12-17-2029
(Official Seal)

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared John Mark Evans 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:

0647196094 (Partial Parcel) 1.948 Acres	

and does hereby authorize Laura Holloman of McAdams to act

(name of representative/applicant)

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

Signature of Owner

Print Name John M Evans
Entity N/A
Address 68296 Rouse Road
City, State,Zip Holly Springs, NC 27540

Sworn to or affirmed and subscribed before me this 4th day of March, 2026.

NOTARY PUBLIC:

Official Signature of Notary

Matthew Spivey, Notary Public
Print Name

My commission expires: 7/20/2030

(Official Seal)

MATTHEW SPIVEY NOTARY PUBLIC WAKE COUNTY, NC

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Laura Turner 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:

0647384503 (Partial Parcel)	

and does hereby authorize Laura Holloman of McAdams to act

(name of representative/applicant)

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

Laura Turner
Signature of Owner

Print Name LAURA TURNER
Entity N/A
Address ~~2929 Piney Grove Wilbon Road~~ 505 ARBOR CREEK DR
City, State,Zip Holly Springs, NC 27540

Sworn to or affirmed and subscribed before me this 4th day of MARCH, 2026.

NOTARY PUBLIC:

Official Signature of Notary

MATTHEW SPIVEY, Notary Public
Print Name

My commission expires: 7/20/2030

(Official Seal)

MATTHEW SPIVEY NOTARY PUBLIC WAKE COUNTY, NC

EVANSTON

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

25-MAS-03/PLMSPP202500129
24-REZ-04/PLRZ202400104

MAJOR SUBDIVISION PLAN

PROJECT NUMBER: MIH-23006
DATE: JANUARY 23, 2026

SITE DATA

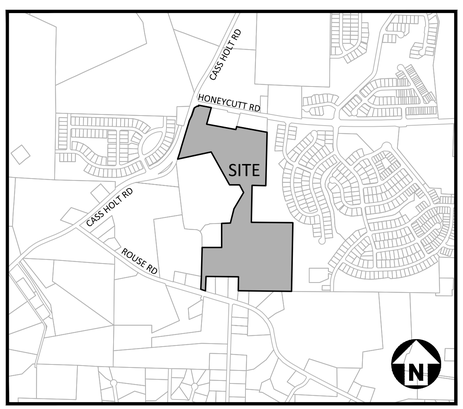
OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150 * PARTIAL PARCEL
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591 * PARTIAL PARCEL
	EVANS, JOHN MARK	0647196094*	0277204 * PARTIAL PARCEL
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74) CASE # 24-REZ-04 APPROVED 03/20/25		
SITE AREA	GROSS SITE AREA: 53.08 ACRES (2,312,110 SF) RIGHT OF WAY DEDICATION: 1.33 ACRES (57,763 SF) (1.1%) NET SITE AREA: 51.75 ACRES (2,254,347 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		
PROPOSED UNITS PER DWELLING TYPE	DETACHED DWELLINGS: 65 DU		
	ATTACHED DWELLINGS: 87 DU		
PROPOSED UNITS PER ZONING DISTRICT	NR-CD: 2.32 UNITS/AC NCR-CD: 3.97 UNITS/AC		
DENSITY	SINGLE-FAMILY DETACHED: 1.26 UNITS/AC		
	TOWNHOME: 1.68 UNITS/AC		
TOTAL PROJECT DENSITY	2.94 UNITS/AC		
MINIMUM LOT WIDTH	SINGLE-FAMILY DETACHED: 50'		
	TOWNHOME: 22'		
MINIMUM LOT DEPTH	SINGLE-FAMILY DETACHED: 100'		
	TOWNHOME: 68'		
AVERAGE LOT SIZE	SINGLE-FAMILY DETACHED: 6,120 SF		
	TOWNHOME: 1,694 SF INTERIOR UNIT; 2,079 EXTERIOR UNITS		
ESTIMATED SEWER FLOWS	SINGLE-FAMILY DETACHED: 65 UNITS X 255 GPD/UNIT = 16,575 GPD		
	TOWNHOME: 87 UNITS X 255 GPD/UNIT = 22,185 GPD		
DISTURBED AREA	41.90 AC		
IMPERVIOUS AREA	13.70 AC		
SURVEY MONUMENT	N.C.G.S. "HOLLEMAN AZ MK" NAD 83 (2011) N=678185.66 E=2,039,773.60		

GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF CONSTRUCTION DRAWINGS REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER ROBINSON AND PLANTE.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

ZONING CONDITIONS

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 100TH DWELLING UNIT, THE DEVELOPER SHALL PROVIDE A 20' WIDE SANITARY SEWER EASEMENT FOR THE BENEFIT OF WAKE COUNTY PIN 0648310294. SUCH SEWER EASEMENT SHALL BE IN A LOCATION APPROVED BY THE DEVELOPER, M/I HOMES.
2. ANY DEVELOPMENT PLAN SUBMITTED FOR THE PROPERTY SHALL INCLUDE ASYMMETRICAL WIDENING OF CASS HOLT ROAD TO ALLOW FOR THE ULTIMATE 112' SECTION TO BE ACHIEVED WITHOUT IMPACTING THE HOUSE LOCATED ON WAKE COUNTY PIN 0648203676.
3. THE DEVELOPER SHALL INSTALL PUBLIC ART WITHIN THE PROPOSED ROUNDABOUT SHOWN ON THE EVANS PROPERTY MASTER PLAN. DEVELOPER'S TOTAL FINANCIAL OBLIGATION HEREUNDER SHALL NOT EXCEED $10,000.



VICINITY MAP
N.T.S.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	APPROVED STANDARD
Maximum Gross Density	
Maximum Gross Residential Density Allowed	5 units/acre
Minimum Lot Area	
Minimum Lot Area Allowed	5,000 sf
Open Space and Gathering Area	
Overall Minimum Open Space Required (Entire Site)	30%
Building Setbacks – Detached Dwellings (ft)	
Front	Min: 5' Max: 20'
Side	5'
Side Corner	10'
Rear	20'
Building Setbacks – Attached Dwellings (ft)	
Front	Min: 5' Max: 10'
Side	0'
Side Corner	10'
Rear (From Alley Centerline)	15'
Minimum Lot Width (measured at setback line)	
Attached Dwellings	22'
Min. Lot Width for Front Facing Driveways	50'
Minimum Driveway Length	
Minimum Allowed Driveway Length	25'
Buffers	
RR Buffer	5' Type A
NR Buffer	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A
Building Height	
All Primary Structures (maximum)	35'
Accessory Structures (maximum)	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NCR-CD)

Development Intensity	APPROVED STANDARD
Maximum Gross Density	
Maximum Gross Residential Density Allowed	5 units/acre
Minimum Lot Area	
Minimum Lot Area Allowed	n/a
Open Space and Gathering Area	
Overall Minimum Open Space Required (Entire Site)	30%
Building Setbacks – Attached Dwellings (ft)	
Front	Min: 5' Max: 10'
Side	0'
Side Corner	10'
Rear (From Alley Centerline)	15'
Minimum Lot Width (measured at setback line)	
Attached Dwellings	22'
Buffers	
RR Buffer	5' Type A
NR Buffer	5' Type A
Building Height	
All Primary Structures (maximum)	35'
Accessory Structures (maximum)	25'

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION/ REFORESTATION AREA	REQUIRED BY ZONING: 10.98 ACRES (20.7%) PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION) 0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ACTIVE RECREATION AREA	REQUIRED BY ZONING: 3.33 ACRES (6.3%) PROVIDED: 6.06 ACRES 2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ADDITIONAL OPEN SPACE	REQUIRED: 2.74 ACRES (5.2%) PROVIDED: 2.77 ACRES (0.04 ACRES + 2.73 ACRES)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 16.36 ACRES (30.8%) PROVIDED: 17.08 ACRES (11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA)

LOT BREAKDOWN TABLE

TYPE	LOT NUMBERS	QUANTITY
TOWNHOME LOTS	1 - 87	87
SINGLE-FAMILY DETACHED LOTS	88-152	65
OPEN SPACE	200-224	25
	TOTAL	177

Parking Data Table

TOWNHOME PARKING	REQUIRED	2 SPACES / UNIT	174
		+10% GUEST SPACES	18
		TOTAL	**192**
	PROVIDED	2 SPACES / UNIT (GARAGE AND DRIVE)	174
		PARALLEL ON-STREET SPACES	51
		TOTAL	**225**
SINGLE FAMILY PARKING	REQUIRED	2 SPACE / UNIT	130
		TOTAL	**130**
	PROVIDED	DRIVEWAYS AND GARAGES	130
		TOTAL	**130**

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C1.00 EXISTING CONDITIONS
C1.01 TREE SURVEY
C2.00 OVERALL SITE PLAN
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C2.02 SITE PLAN - AREA "B"
C2.03 SITE PLAN - AREA "C"
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L5.07 LANDSCAPE CALCULATIONS
L5.08 LANDSCAPE NOTES & DETAILS
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C7.00 OFFSITE TYPICAL SECTIONS
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C7.02 PLAN & PROFILE - CASS HOLT
C7.03 PLAN & PROFILE - CASS HOLT
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C7.06 PLAN & PROFILE - ROUSE
C7.07 PLAN & PROFILE - ROUSE
C7.08 PLAN & PROFILE - HONEYCUTT
C7.09 PLAN & PROFILE - AVENT FERRY
C7.10 INTERSECTION SIGHT DISTANCE - CASS HOLT RD
C7.11 INTERSECTION SIGHT DISTANCE - CASS HOLT RD
C7.12 INTERSECTION SIGHT DISTANCE - ROUSE RD
C7.13 INTERSECTION SIGHT DISTANCE - ROUSE RD
C7.14 INTERSECTION SIGHT DISTANCE - HONEYCUTT RD
C7.15 INTERSECTION SIGHT DISTANCE - HONEYCUTT RD

CERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCED IN COLOR FOR CLARITY OF THE PLANS. THESE PLANS MUST BE PLOTTED IN COLOR TO BE VALID.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
JOHN MARTIN
jmartin@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT
MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:24:11-05'00'

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

MAJOR SUBDIVISION PLAN FOR:
EVANSTON

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540
PROJECT NUMBER: MIH-23006

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-CS1.dwg, 1/23/2026 4:06:30 PM, Saxana Bennett

GENERAL NOTES (FOR RESIDENTIAL DEVELOPMENT)

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY SPANGLER ENVIRONMENTAL GROUP.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
7. ALL STREETS SHALL BE PUBLIC UNLESS NOTED OTHERWISE.
8. THE HOA SHALL MAINTAIN THE OPEN SPACE AND ALL LANDSCAPING IN COMMON AREAS.
9. THE MINIMUM DRIVEWAY LENGTH FOR A FRONT LOAD 2-CAR GARAGE IS 25'.
10. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
11. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
12. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
13. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
14. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
15. ALL MAIL KIOSKS WILL REQUIRE UDO PERMIT PRIOR TO CONSTRUCTION.
16. NO MORE THAN 85% OF BUILDING PERMITS SHALL BE ISSUED PRIOR TO THE COMPLETION OF ALL DEVELOPED RECREATIONAL OPEN SPACE.
17. ALL POWER SERVICES INCLUDING THE EXISTING POWER ALONG CASS HOLT ROAD WILL BE UNDERGROUND.
18. EACH HOME SHALL BE SUBJECT TO THE RESIDENTIAL DESIGN FEATURES FOR FRONT, SIDE AND REAR FACADES AT THE TIME OF BUILDING PERMIT.
19. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
20. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
21. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
22. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. AND THAT INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
23. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
24. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
25. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. SOLID WASTE IS TO BE PROVIDED BY CURB SIDE PICKUP.
5. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
6. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
7. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
14. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
15. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/WS).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

EROSION CONTROL NOTES

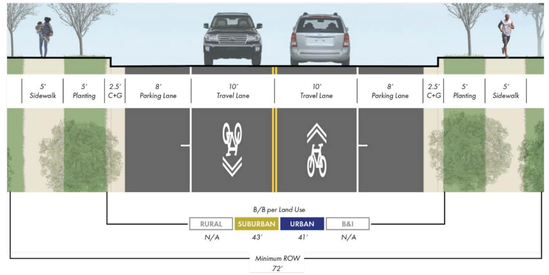
1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SH

C-2C COLLECTOR (URBAN) NO PARKING

C-2C

Collector | 2 Lanes

C-2C Minimum



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

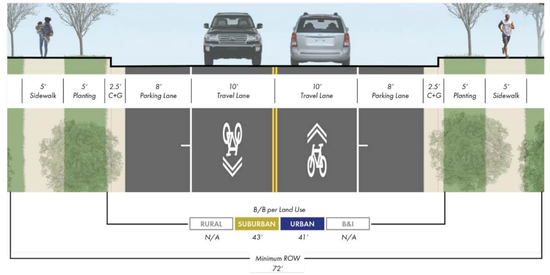
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions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

C-2C COLLECTOR (SUBURBAN)

C-2C

Collector | 2 Lanes

C-2C Minimum



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

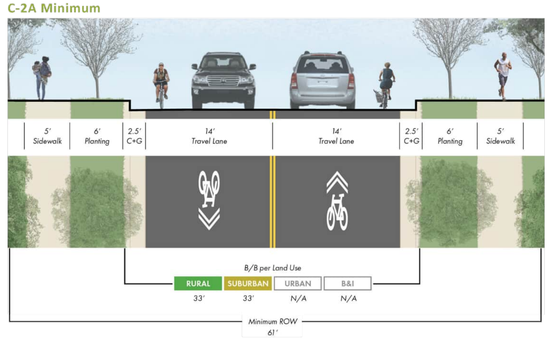
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions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

C-2A COLLECTOR (SUBURBAN)

C-2A

Collector | 2 Lanes

C-2A Minimum



UC-1A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	61'	59'	61'	N/A	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	33'	33'	33'		
Travel Lanes	2 Lanes	14'	14'	14'		
Center Turn Lane	No	-	-	-		
Median	No	-	-	-		
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5	2.5'		
Paved Shoulder	No	-	-	-		
Planting	2 Sides	6'	6	6'		
On-Street Parking	No	-		-		
Sidepath	No	-		-		
Sidewalk	2 Sides	5'	5'	6'		
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

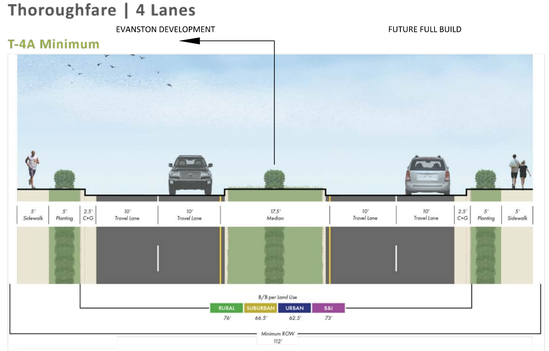
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions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

T-4A THOROUGHFARE

T-4A

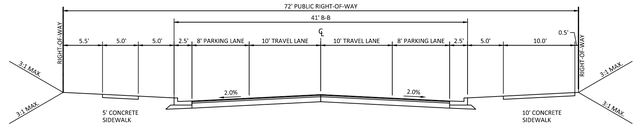
Thoroughfare | 4 Lanes

T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

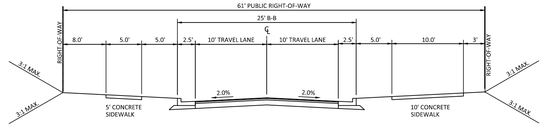
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions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



30" STANDARD CURB AND GUTTER

TYPICAL SECTION
STREET "A"
10+00 - 23+50
(72' R/W, 41' B-B)

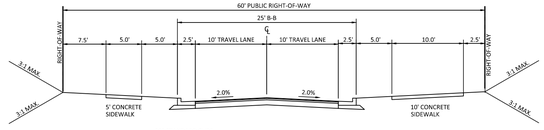
PAVEMENT SECTION
3.0" SF.9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



30" STANDARD CURB AND GUTTER

TYPICAL SECTION
STREET "A"
23+50 - 35+00
(61' R/W, 25' B-B)

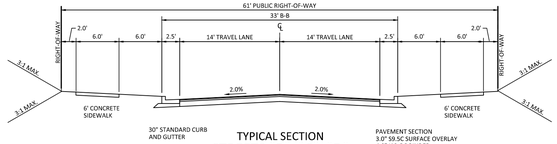
PAVEMENT SECTION
3.0" SF.9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



30" STANDARD CURB AND GUTTER

TYPICAL SECTION
STREET "A"
37+50 - ROUSE RD.
(60' R/W, 25' B-B)

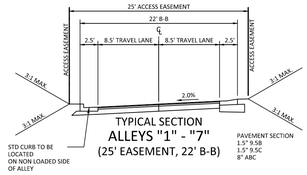
PAVEMENT SECTION
3.0" SF.9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



30" STANDARD CURB AND GUTTER

TYPICAL SECTION
STREETS "B", "C", "D"
(61' R/W, 33' B-B)

PAVEMENT SECTION
3.0" SF.9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



STD CURB TO BE LOCATED ON NON LOADED SIDE OF ALLEY

TYPICAL SECTION
ALLEYS "1" - "7"
(25' EASEMENT, 22' B-B)

PAVEMENT SECTION
1.5" 9.5B
1.5" 9.5C
8" ABC

PAVEMENT SECTION NOTE:

1. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE PAVEMENT SECTION SHOWN ON THESE PLANS, CONTRACTOR TO USE THE GREATER OF THE TWO SECTIONS. NCDOT APPROVAL REQUIRED ON PAVEMENT DESIGN.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:24-05'00'

REVISIONS

NO.	DATE
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3	
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6	

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-TS1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	NTS
DATE	01. 23. 2026

SHEET

TYPICAL SECTIONS

C0.02

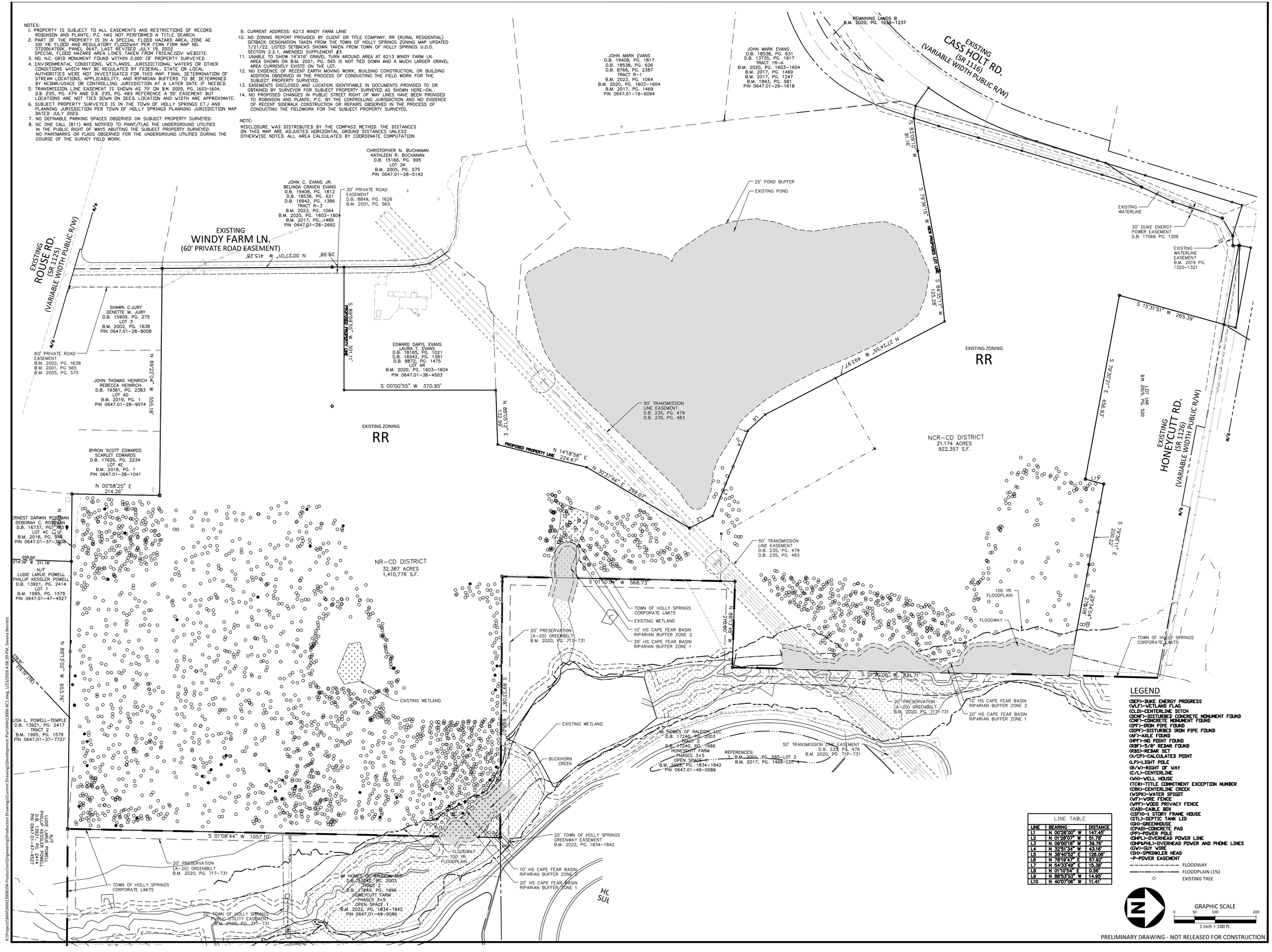
X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawing\Development Plan\MIH23006-TS1.dwg, 1/23/2026 4:06:47 PM, Savana Bennett

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. ROBINSON AND PLANTE, P.C. HAS NOT PERFORMED A TITLE SEARCH.
2. PART OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE 100 YR. FLOOD AND REGULATORY FLOODWAY PER FEMA FIRM MAP NO. 3720064700K, PANEL 0647, LAST REVISED JULY 19, 2022. SPECIAL FLOOD HAZARD AREA LINES TAKEN FROM FRIS.NC.GOV WEBSITE.
3. NO N.C. GRID MONUMENT FOUND WITHIN 2,000' OF PROPERTY SURVEYED.
4. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED FOR THIS MAP. FINAL DETERMINATION OF STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS TO BE DETERMINED BY NCDWR/USACE OR CONTROLLING JURISDICTION AT A LATER DATE IF NEEDED.
5. TRANSMISSION LINE EASEMENT IS SHOWN AS 70' ON B.M. 2020, PG. 1603-1604. D.B. 235, PG. 479 AND D.B. 235, PG. 483 REFERENCE A 50' EASEMENT BUT LOCATIONS ARE NOT TIED DOWN ON DEED. LOCATION AND WIDTH ARE APPROXIMATE.
6. SUBJECT PROPERTY SURVEYED IS IN THE TOWN OF HOLLY SPRINGS ETJ AND PLANNING JURISDICTION PER TOWN OF HOLLY SPRINGS PLANNING JURISDICTION MAP DATED JULY 2023.
7. NO DEFINABLE PARKING SPACES OBSERVED ON SUBJECT PROPERTY SURVEYED.
8. NC ONE CALL (811) WAS NOTIFIED TO PAINT/FLAG THE UNDERGROUND UTILITIES IN THE PUBLIC RIGHT OF WAYS ABUTTING THE SUBJECT PROPERTY SURVEYED. NO PAINTMARKS OR FLAGS OBSERVED FOR THE UNDERGROUND UTILITIES DURING THE COURSE OF THE SURVEY FIELD WORK.
9. CURRENT ADDRESS: 6213 WINDY FARM LANE
10. NO ZONING REPORT PROVIDED BY CLIENT OR TITLE COMPANY. RR (RURAL RESIDENTIAL) SETBACK DESIGNATION TAKEN FROM THE TOWN OF HOLLY SPRINGS ZONING MAP UPDATED 7/21/22. LISTED SETBACKS SHOWN TAKEN FROM TOWN OF HOLLY SPRINGS U.D.O. SECTION 2.2.1, AMENDED SUPPLEMENT #3.
11. UNABLE TO SHOW 16'X16' GRAVEL TURN AROUND AREA AT 6213 WINDY FARM LN. AREA SHOWN ON B.M. 2001, PG. 565 IS NOT TIED DOWN AND A MUCH LARGER GRAVEL AREA CURRENTLY EXISTS ON THE LOT.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THE SUBJECT PROPERTY SURVEYED.
13. EASEMENTS DISCLOSED AND LOCATION IDENTIFIABLE IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR FOR SUBJECT PROPERTY SURVEYED AS SHOWN HERE-ON.
14. NO PROPOSED CHANGES IN PUBLIC STREET RIGHT OF WAY LINES HAVE BEEN PROVIDED TO ROBINSON AND PLANTE, P.C. BY THE CONTROLLING JURISDICTION AND NO EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THE SUBJECT PROPERTY SURVEYED.

NOTE:

MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°26'00" W	147.45'
L2	N 01°28'07" W	51.78'
L3	N 09°00'18" W	39.76'
L4	N 32°51'34" W	43.16'
L5	N 38°40'52" E	128.08'
L6	N 78°19'47" E	57.92'
L7	N 54°33'49" E	15.38'
L8	N 01°07'54" E	0.50'
L9	N 88°53'03" W	14.95'
L10	N 40°07'06" W	11.41'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-XC1.dwg, 1/23/2026 4:06:59 PM, Savana Bennett

McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE
1	
2	
3	
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-XC1
CHECKED BY	
DRAWN BY	
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

EXISTING CONDITIONS

C1.00


EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)
N 00°27'01" W 415.28'
28.98'
60' PRIVATE ROAD EASEMENT B.M. 2002, PG. 1638 B.M. 2001, PG 565 B.M. 2005, PG. 575
SHAWN CJURY DENETTE M. JURY D.B. 15909, PG. 275 LOT 3 B.M. 2002, PG. 1638 PIN 0647.01-28-8008
JOHN THOMAS HEINRICH REBECCA HEINRICH D.B. 19381, PG. 2383 LOT 40 B.M. 2019, PG. 1 PIN 0647.01-28-9074
N 89°22'04" W 655.18'
BYRON SCOTT EDWARDS SCARLET EDWARDS D.B. 17626, PG. 2234 LOT 45 B.M. 2019, PG. 1 PIN 0647.01-38-1041
N 00°58'25" E 214.26'
ERNEST DARWIN ROSEMAN DEBORAH C. ROSEMAN D.B. 16737, PG. 763 LOT 4C C-S B.M. 2016, PG. 948 PIN 0647.01-37-3808
208.66' S 89°01'35" W 211.78'
N/F LUDIE LARUE POWELL PHILLIP KESSLER POWELL D.B. 13921, PG. 2414 LOT 1 B.M. 1995, PG. 1579 PIN 0647.01-47-4527
N 89°31'07" W 653.76'
LISA L. POWELL-TEMPLE D.B. 13921, PG. 2417 TRACT 2 B.M. 1995, PG. 1579 PIN 0647.01-37-7727
JOHN C. EVANS JR. BELINDA CRAVEN EVANS D.B. 19408, PG. 1812 D.B. 18538, PG. 621 D.B. 16942, PG. 1386 TRACT R-3 B.M. 2023, PG. 1064 B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 PIN 0647.01-28-2692
30' PRIVATE ROAD EASEMENT D.B. 8849, PG. 1626 B.M. 2001, PG. 565
CHRISTOPHER N. BUCHANAN KATHLEEN R. BUCHANAN D.B. 15166, PG. 995 LOT 2A B.M. 2005, PG. 575 PIN 0647.01-28-5142
JOHN MARK EVANS D.B. 19408, PG. 1817 D.B. 18538, PG. 626 D.B. 8766, PG. 2387 TRACT R-1 B.M. 2023, PG. 1064 B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 PIN 0647.01-19-6094
JOHN MARK EVANS D.B. 18536, PG. 631 D.B. 13735, PG. 1917 TRACT 1R-A B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 B.M. 2017, PG. 1247 B.M. 1993, PG. 581 PIN 0647.01-29-1618
REMAINING LANDS B B.M. 2020, PG. 1236-1237
EXISTING CASS HOLT RD. (SR 1116) (VARIABLE WIDTH PUBLIC R/W)
S 83°03'10" W 81.16'
S 78°36'15" W
NEW PROPOSED LOT LINE
S 84°35'17" W 125.28'
N 27°24'57" W 493.97'
25' POND BUFFER
EXISTING POND
EXISTING WATERLINE
30' DUKE ENERGY POWER EASEMENT D.B. 17066 PG. 1306
EXISTING WATERLINE EASEMENT B.M. 2019 PG. 1320-1321
20'
S 15°31'51" W 265.39'
S 79°50'21" E 456.37'
LOT 14R PB 2019 PG 582
EXISTING HONEYCUTT RD. (SR 1126) (VARIABLE WIDTH PUBLIC R/W)
SEE MATCHLINE THIS SHEET
EXISTING ZONING RR
NCR-CD DISTRICT 21.174 ACRES 922,357 S.F.
EXISTING ZONING RR
NR-CD DISTRICT 32.387 ACRES 1,410,776 S.F.
EDWARD DARYL EVANS LAURA T. EVANS D.B. 18165, PG. 1021 D.B. 16942, PG. 1381 D.B. 8872, PG. 1475 LOT 4R B.M. 2020, PG. 1603-1604 PIN 0647.01-38-4503
S 00°00'55" W 370.95'
N 88°05'12" E 132.99'
PROPOSED PROPERTY LINE
N 14°18'58" E 224.67'
N 30°33'44" E 298.07'
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 479 D.B. 235, PG. 483
SPECIMEN TREE #2
SPECIMEN TREE #3
SPECIMEN TREE #6
SPECIMEN TREE #4
SPECIMEN TREE #5
SPECIMEN TREE #1
S 01°10'04" W 568.73'
S 01°10'44" W 1057.10'
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
EXISTING WETLAND
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
20' PRESERVATION (A-20) GREENBELT B.M. 2020, PG. 717-731
20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT B.M. 2022, PG. 1834-1842
FLOODWAY 100 YR. FLOODPLAIN
100 YR. FLOODPLAIN
FLOODWAY
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
BUCKHORN CREEK
MI HOMES OF RALEIGH, LLC D.B. 17240, PG. 2003 TRACT 2 D.B. 17240, PG. 1996 HONEYCUTT FARM PHASES 3+5 OPEN SPACE 1 B.M. 2022, PG. 1834-1842 PIN 0647.01-49-0086
REFERENCES: 1. B.M. 2001, PG. 565-LOT 2 B.M. 2017, PG. 1469-LOT 4
50' TRANSMISSION LINE EASEMENT D.B. 220, PG. 476 B.M. 2020, PG. 717-731
S 01°10'44" W 821.71'
20' PRESERVATION (A-20) GREENBELT B.M. 2020, PG. 717-731
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
N/F LUDIE LARUE POWELL PHILLIP KESSLER POWELL D.B. 13921, PG. 2414 LOT 1 B.M. 1995, PG. 1579 PIN 0647.01-47-4527
20' PRESERVATION (A-20) GREENBELT B.M. 2020, PG. 717-731
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
20' TOWN OF HOLLY SPRINGS UTILITY EASEMENT B.M. 2020, PG. 717-731
MI HOMES OF RALEIGH, LLC D.B. 17240, PG. 2003 TRACT 2 D.B. 17240, PG. 1996 HONEYCUTT FARM PHASES 3+5 OPEN SPACE 1 B.M. 2022, PG. 1834-1842 PIN 0647.01-49-0086
TREE LEGEND
AS ASH
BE BEECH
BI BIRCH
CE CEDAR
CH CHERRY
CLB CAROLINA CHERRY LAUREL
CM CRAPE MYRTLE
CRY CRYPTOMERIA
CYP CYPRESS
BCY BALD CYPRESS
DW DOGWOOD
EL ELM
GRT GOLDEN RAIN TREE
SG SWEET GUM
MH MISC. HARDWOOD
HI HICKORY
HO HOLLY
MG MAGNOLIA
SM STAR MAGNOLIA
MA MAPLE
RMA RIVERLEER MAPLE
HMA HEDGE MAPLE
JMA JAPANESE MAPLE
RMA RED MAPLE
TMA TRIDENT MAPLE
MW MIMOSA
MU MULBERRY
OA OAK
WOA WHITE OAK
ROA RED OAK
POA PIN OAK
PEA PEACH
PEA PEAR
PEC PECAN
PER PERSIMMON
PIN PINE
POP POPLAR
RED REDBUD
SYC SYCAMORE
SUM SUMAC
WAL WALNUT
SHRUB (CHINESE PRIVET)
DOUBLE AND MULTI TRUNKS
DOUBLE OAK
TRIPLE OAK
SPECIMEN TREE
SPECIMEN TREE FOR TRIPLE OR MORE STEM

NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T–4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT–OF–WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT–OF–WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.

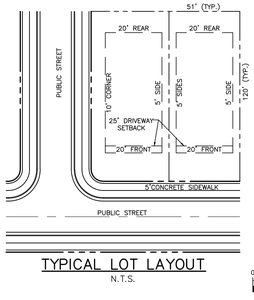
EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
OFFSITE ROAD IMPROVEMENT (UNDER SEPARATE COVER)
CHRISTOPHER N. BUCHANAN, KATHLEEN R. BUCHANAN, D.B. 15166, PG. 995, LOT 2A, B.M. 2005, PG. 575, PIN 0647.01–28–5142
JOHN C. EVANS JR., BELINDA CRAVEN EVANS, D.B. 19408, PG. 1812, D.B. 18538, PG. 621, D.B. 16942, PG. 1386, TRACT R–3, B.M. 2023, PG. 1064, B.M. 2020, PG. 1603–1604, B.M. 2017, PG. 1469, PIN 0647.01–28–2692
EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)
5' TYPE 'A' PERIMETER BUFFER
30' PRIVATE ROAD EASEMENT D.B. 8849, PG. 1626, B.M. 2001, PG. 565
STREET "A" (PUBLIC)
STREET "B" (PUBLIC)
STREET "C" (PUBLIC)
STREET "D" (PUBLIC)
ACTIVE RECREATION AREA
OPEN SPACE/PUBLIC ART LOCATION
SHAWN C.JURY, DENETTE M. JURY, D.B. 15909, PG. 275, LOT 3, B.M. 2002, PG. 1638, PIN 0647.01–28–8008
60' PRIVATE ROAD EASEMENT B.M. 2002, PG. 1638, B.M. 2001, PG. 565, B.M. 2005, PG. 575
JOHN THOMAS HEINRICH, REBECCA HEINRICH, D.B. 19381, PG. 2383, LOT 4D, B.M. 2019, PG. 1, PIN 0647.01–28–9074
BYRON SCOTT EDWARDS, SCARLET EDWARDS, D.B. 17626, PG. 2234, LOT 4C, B.M. 2019, PG. 1, PIN 0647.01–38–1041
OPEN SPACE CORRIDOR
RETAINING WALL (DESIGN BY OTHERS)
EDWARD DARYL EVANS, LAURA T. EVANS, D.B. 18165, PG. 1021, D.B. 16942, PG. 1381, D.B. 8872, PG. 1475, B.M. 2020, PG. 1603–1604, PIN 0647.01–38–4503
JOHN MARK EVANS, D.B. 19408, PG. 1817, D.B. 18538, PG. 626, D.B. 8766, PG. 2387, TRACT R–1, B.M. 2023, PG. 1064, B.M. 2020, PG. 1603–1604, B.M. 2017, PG. 1469, PIN 0647.01–19–6094
JOHN MARK EVANS, D.B. 18538, PG. 631, D.B. 13735, PG. 1917, TRACT 1R–A, B.M. 2020, PG. 1603–1604, B.M. 2017, PG. 1469, B.M. 1993, PG. 581, PIN 0647.01–29–1618, REMAINING LANDS B, B.M. 2020, PG. 1236–1237
EXISTING CASS HOLT RD. (SR 1116) (VARIABLE WIDTH PUBLIC R/W)
CONNECTION TO EXISTING FEATURES TO BE COORDINATED WITH NCDOT
5' TYPE 'A' THOROUGHFARE BUFFER
OFFSITE ROAD IMPROVEMENT (UNDER SEPARATE COVER)
FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. NOT TO BE IMPLEMENTED WITH THIS PROJECT. SEE NOTE 1.
CENTERLINE TO BE COORDINATED WITH ADJACENT DEVELOPMENT. ALIGNMENT WILL REQUIRE NCDOT APPROVAL.
FUTURE 112' RIGHT–OF–WAY TO BE DEDICATED. NOT REQUIRED TO BE DEDICATED AS PART OF THIS PROJECT. SEE NOTE 2.
ALLEYS FACING CASS HOLT RD. TO BE SCREENED. SEE DETAIL ON SHEET L5.00.
ROW DEDICATION PROPOSED
GRASS PAVE FIRE APPARATUS TURNAROUND
ACTIVE RECREATION AREA
RETAINING WALL (DESIGN BY OTHERS)
EXISTING POND
25' POND BUFFER
25' CLEAR ZONE (TYP.)
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 479, D.B. 235, PG. 483
ZONING NCR-CD
ZONING NR-CD
ALLEY "1" (PVT)
ALLEY "2" (PVT)
ALLEY "3" (PVT)
ALLEY "4" (PVT)
ALLEY "5" (PVT)
ALLEY "6" (PVT)
25' SETBACK
CARMEN M GRAF, D.B. 17051, PG. 1963, B.M. 2019, PG. 520, PIN 0648–20–9691
EXISTING HONEYCUTT RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
BENTON W DEWAR, MARTHA DEWAR, D.B. 8838, PG. 899, B.M. 2001, PG. 207, PIN 0648–30–3507
TREE PRESERVATION/ REFORESTATION AREA
STORMWATER CONTROL MEASURE "A"
STORMWATER CONTROL MEASURE "B"
POND MAINTENANCE AND ACCESS EASEMENT (TYP.)
100 YR. FLOODPLAIN
FLOODWAY
EXISTING WETLAND
BUCKHORN CREEK
MAIL KIOSK
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
20' PRESERVATION (A–20) GREENBELT B.M. 2020, PG. 717–731
20' TOWN OF HOLLY SPRINGS PUBLIC UTILITY EASEMENT B.M. 2020, PG. 717–731
20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT B.M. 2022, PG. 1834–1842
MI HOMES OF RALEIGH, LLC D.B. 17240, PG. 2003, TRACT 2, D.B. 17240, PG. 1996, HONEYCUTT FARM, PHASES 3+5 OPEN SPACE 1, B.M. 2022, PG. 1834–1842, PIN 0647.01–49–0086
ERNEST DARWIN ROSEMAN, DEBORAH C. ROSEMAN, D.B. 16555, PG. 1673, LOT 4C, B.M. 1977, PG. 446, PIN 0647.01–47–3868
LUDIE LARUE POWELL, PHILIP MCSWAIN POWELL, D.B. 13921, PG. 2414, B.M. 1995, PG. 1579, PIN 0647.01–47–4527
LISA L. POWELL–TEMPLE, D.B. 13921, PG. 2417, B.M. 1995, PG. 1579, PIN 0647.01–37–7727

LOT DATA TABLE		
NEW LOT #	AREA (SF)	AREA (AC)
200	770	0.02
201	765	0.02
202	411	0.01
203	1978	0.05
204	1775	0.04
205	1684	0.04
206	692	0.02
207	692	0.02
208	770	0.02
209	770	0.02
210	770	0.02
211	1136	0.03
212	1136	0.03
213	1540	0.04
214	1540	0.04
215	1540	0.04
216	2389	0.05
217	1290	0.03
219	8217	0.19
220	6000	0.14
221	12984	0.30
222	83626	1.92
223	20956	0.48
224	882410	20.26
500	1810	0.04

SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

TYPICAL TOWNHOME LAYOUT
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
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CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN
2026.01.23 16:25:26-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

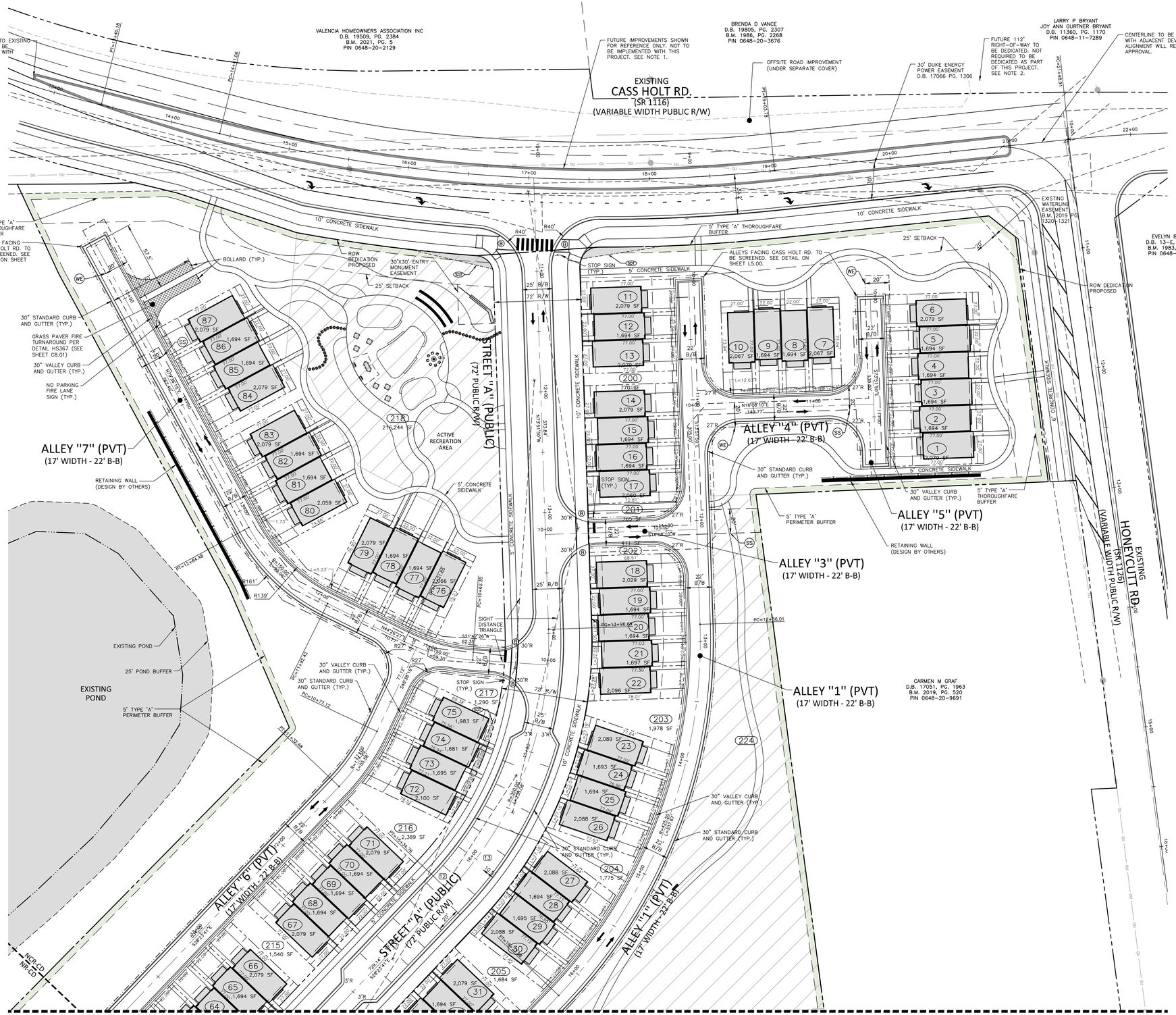
PROJECT NO.	MIH-23006
FILENAME	MIH23006-OAS1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OVERALL SITE PLAN

C2.00

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-OAS1.dwg, 1/23/2026 4:07:30 PM, Savana Bennett



SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

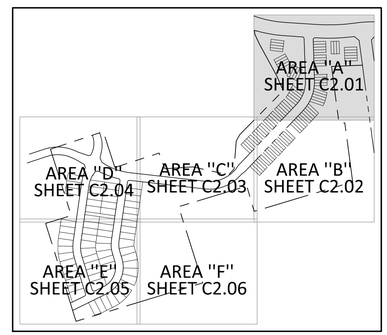
EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6'' ADDRESS NUMBERS ARE REQUIRED.

SIGHT DISTANCE TRIANGLE TABLE	
LEFT TURN	15' x 280'
RIGHT TURN	15' x 240'



SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:27-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

SITE PLAN - AREA "A"

C2.01

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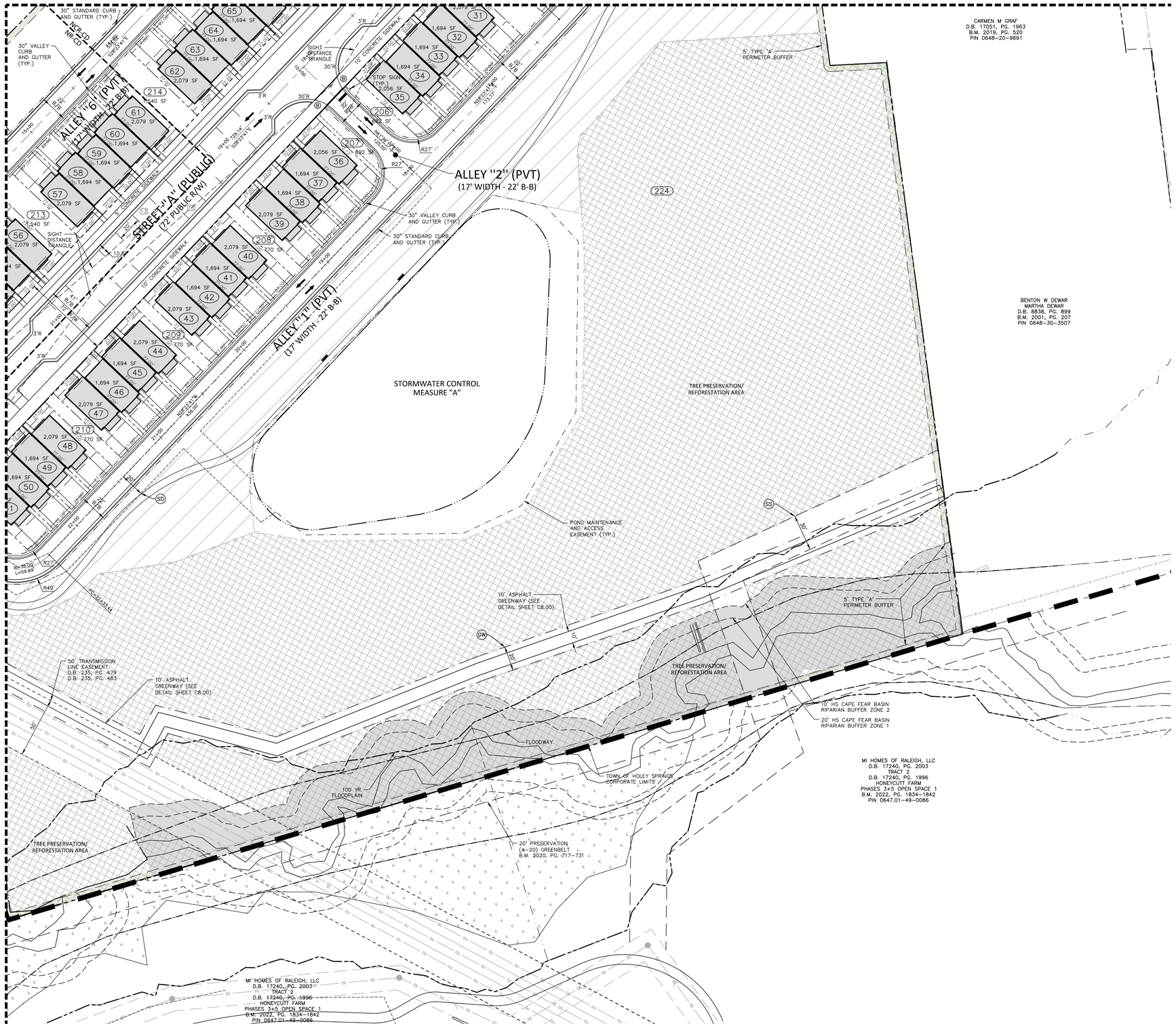

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

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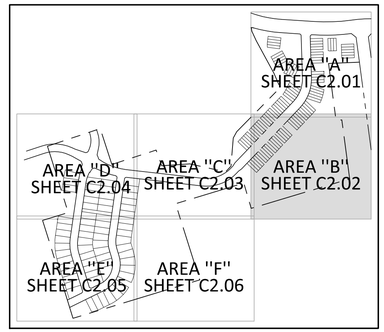

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MESSINA

2026.01.23 16:25:28-05'00'

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PLAN INFORMATION

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SHEET

SITE PLAN - AREA "B"

C2.02

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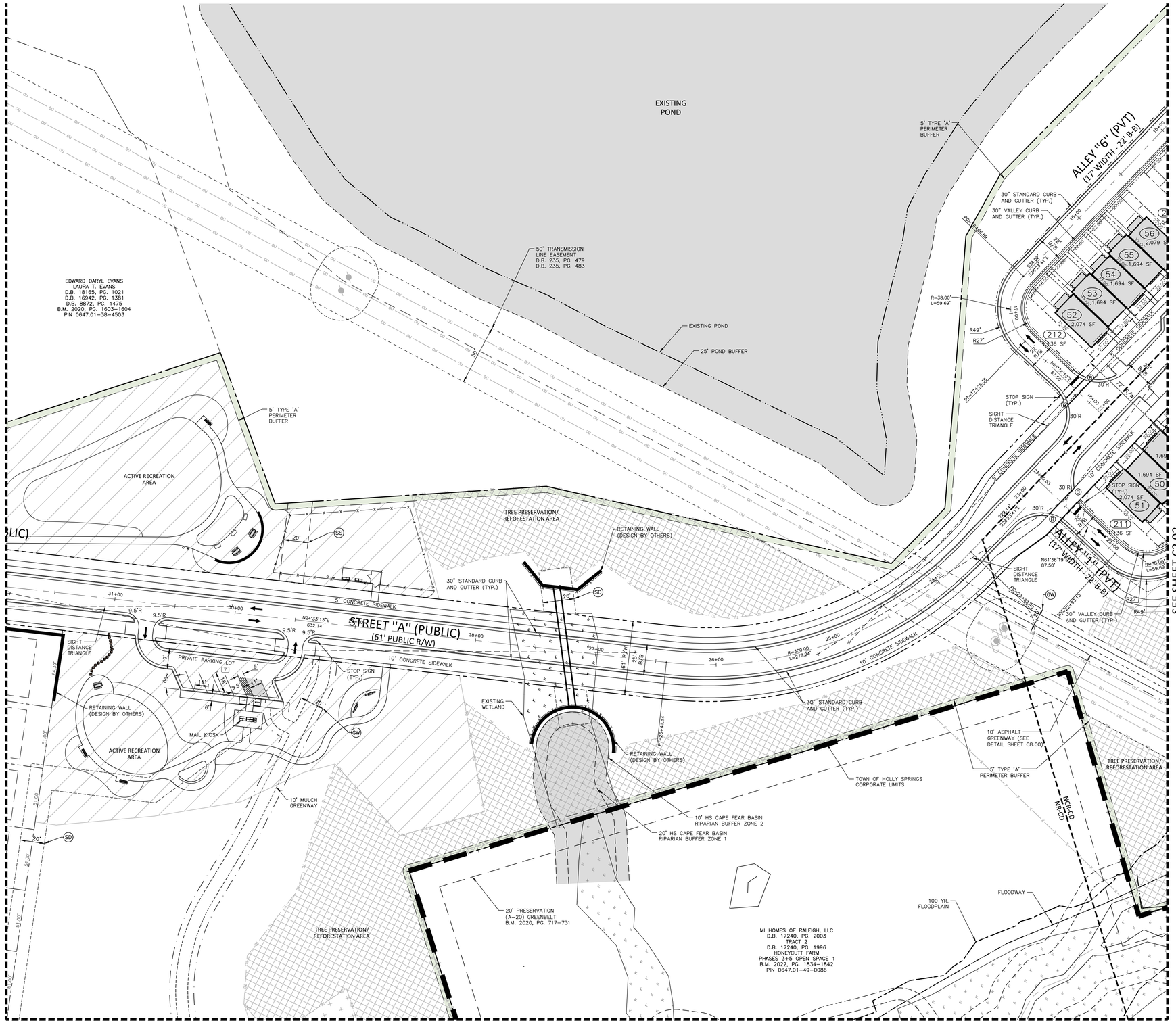

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC / VAN)
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (A, B, C)
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE (OS)
- TREE CONSERVATION (TC)
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

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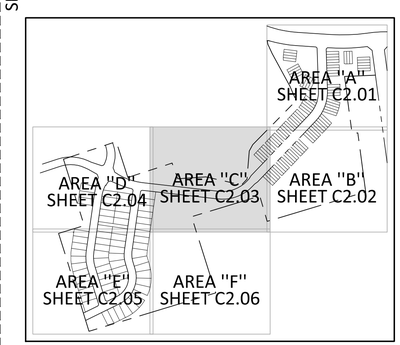

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PLAN INFORMATION

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SHEET

SITE PLAN - AREA "C"

C2.03

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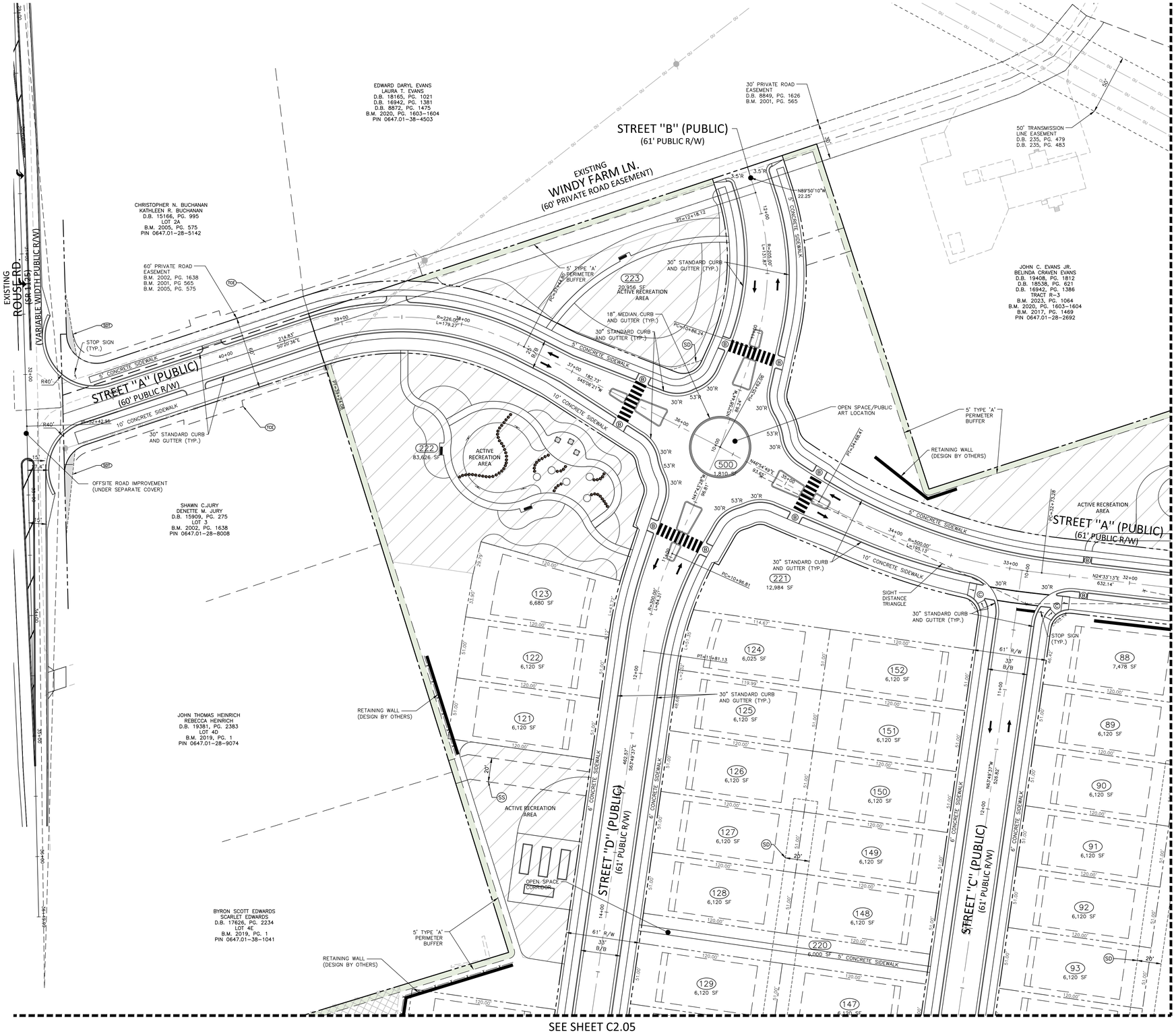

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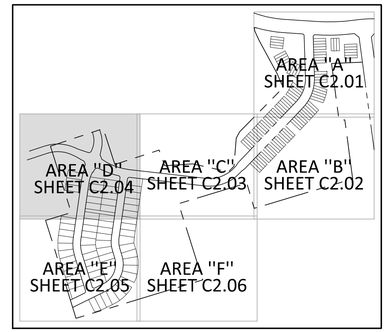

SHEET INDEX

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NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:31-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

SITE PLAN - AREA "D"

C2.04

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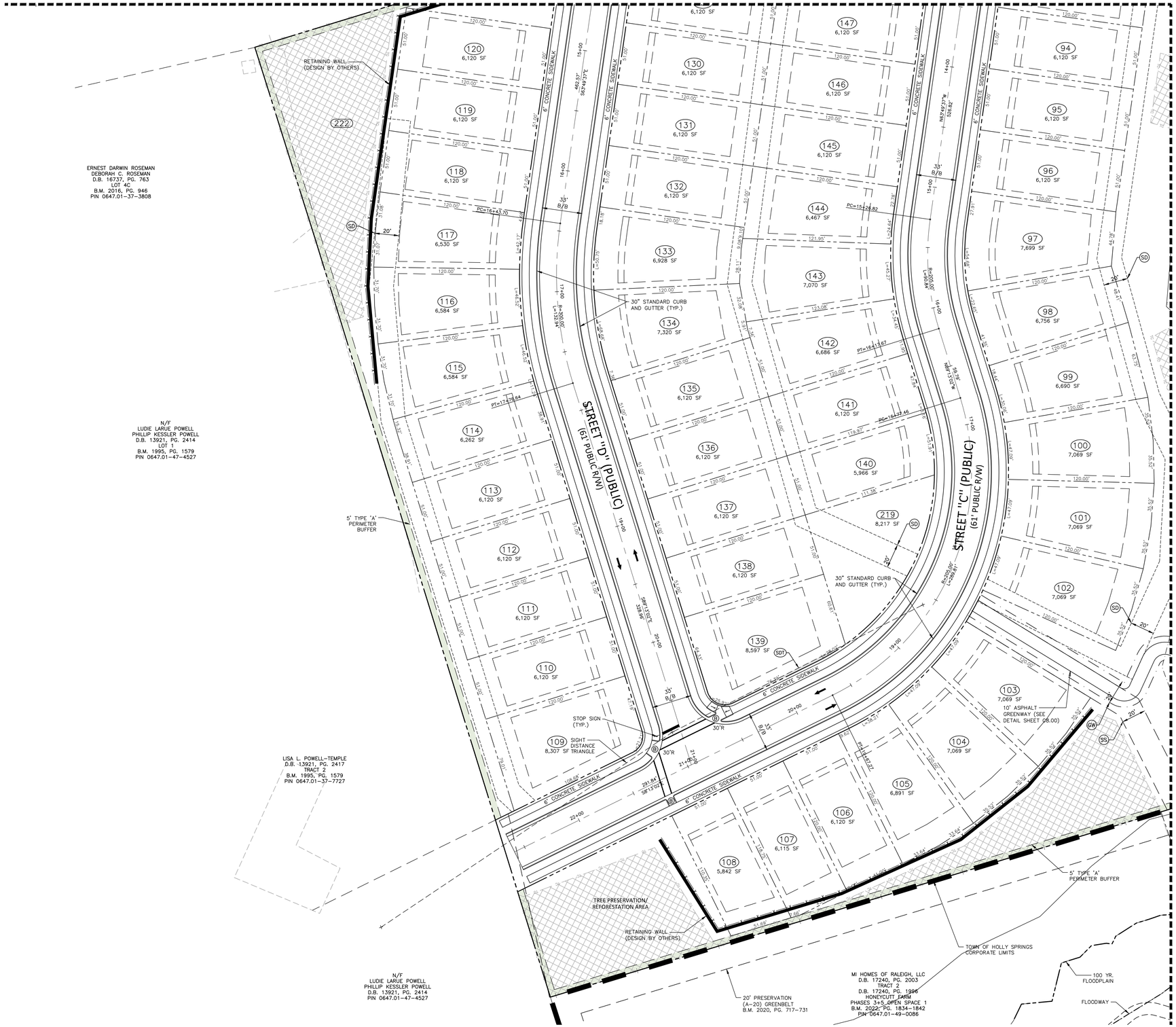

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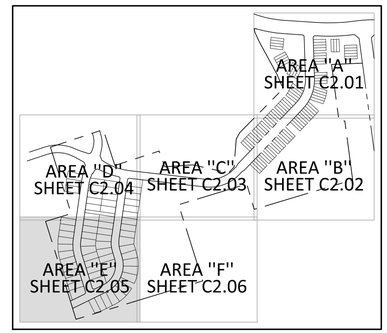

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PLAN INFORMATION

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SHEET

SITE PLAN - AREA "E"

C2.05

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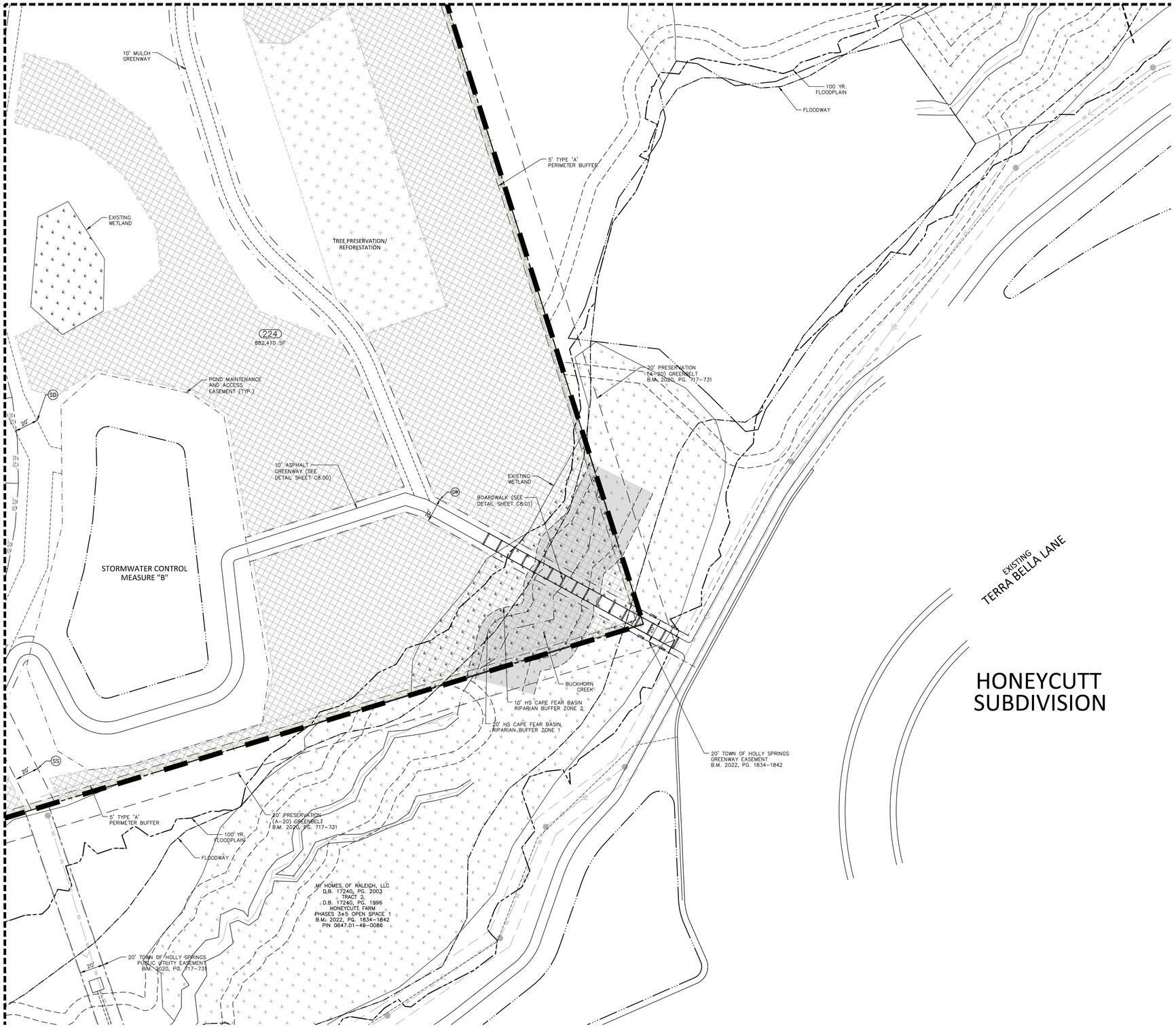

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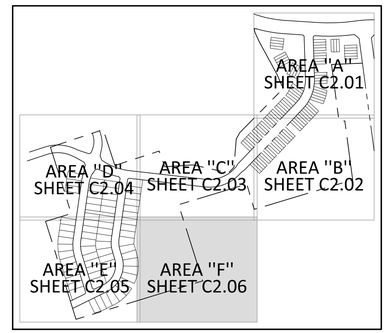

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SHEET

SITE PLAN - AREA "F"

C2.06

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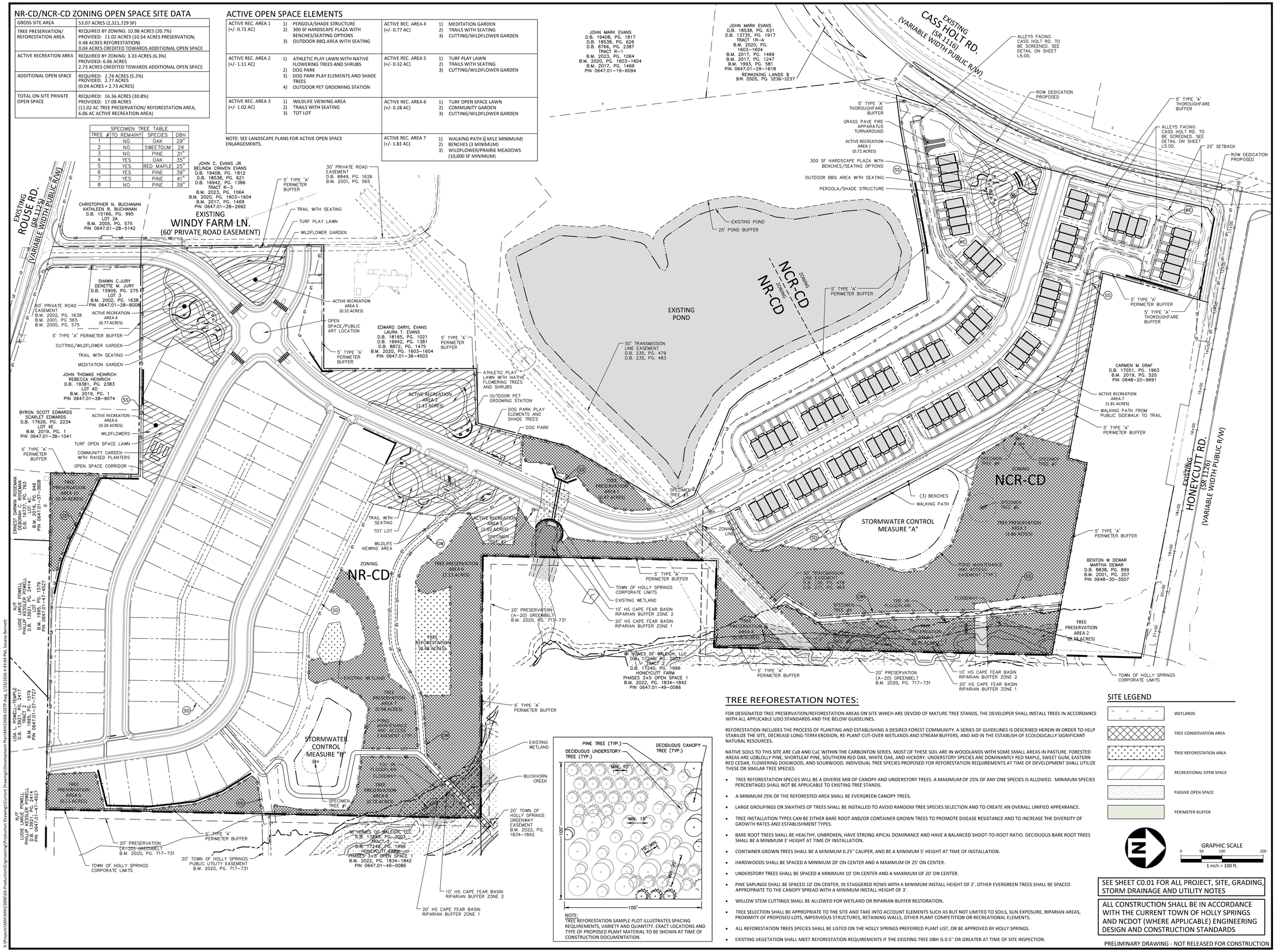
NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION/ REFORESTATION AREA	REQUIRED BY ZONING: 10.98 ACRES (20.7%) PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION) 0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ACTIVE RECREATION AREA	REQUIRED BY ZONING: 3.33 ACRES (6.3%) PROVIDED: 6.06 ACRES 2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ADDITIONAL OPEN SPACE	REQUIRED: 2.74 ACRES (5.2%) PROVIDED: 2.77 ACRES (0.04 ACRES + 2.73 ACRES)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 16.36 ACRES (30.8%) PROVIDED: 17.08 ACRES (11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA)

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.72 AC)	1) PERGOLA/SHADE STRUCTURE 2) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 3) OUTDOOR BBQ AREA WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.77 AC)	1) MEDITATION GARDEN 2) TRAILS WITH SEATING 3) CUTTING/WILDFLOWER GARDEN
ACTIVE REC. AREA 2 (+/- 1.11 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) DOG PARK 3) DOG PARK PLAY ELEMENTS AND SHADE TREES 4) OUTDOOR PET GROOMING STATION	ACTIVE REC. AREA 5 (+/- 0.32 AC)	1) TURF PLAY LAWN 2) TRAILS WITH SEATING 3) CUTTING/WILDFLOWER GARDEN
ACTIVE REC. AREA 3 (+/- 1.02 AC)	1) WILDLIFE VIEWING AREA 2) TRAILS WITH SEATING 3) TOT LOT	ACTIVE REC. AREA 6 (+/- 0.28 AC)	1) TURF OPEN SPACE LAWN 2) COMMUNITY GARDEN 3) CUTTING/WILDFLOWER GARDEN
NOTE: SEE LANDSCAPE PLANS FOR ACTIVE OPEN SPACE ENLARGEMENTS.		ACTIVE REC. AREA 7 (+/- 1.81 AC)	1) WALKING PATH (¼ MILE MINIMUM) 2) BENCHES (3 MINIMUM) 3) WILDFLOWER/PRAIRIE MEADOWS (10,000 SF MINIMUM)

SPECIMEN TREE TABLE			
TREE #	TO REMAIN?	SPECIES	DBH
1	NO	OAK	29"
2	NO	SWEETGUM	29
3	NO	PINE	31"
4	YES	OAK	35"
5	YES	RED MAPLE	25"
6	YES	PINE	39"
7	YES	PINE	41"
8	NO	PINE	39"



TREE REFORESTATION NOTES:

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REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
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- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5" OR GREATER AT TIME OF SITE INSPECTION.

NOTE:
TREE REFORESTATION SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

SITE LEGEND

- WETLANDS
- TREE CONSERVATION AREA
- TREE REFORESTATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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CLIENT

MI HOMES
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BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAM JR.
2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-OSTP
CHECKED BY	CMV
DRAWN BY	KW
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OPEN SPACE & TREE PRESERVATION PLAN
C2.10

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NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION/ REFORESTATION AREA	REQUIRED BY ZONING: 10.98 ACRES (20.7%) PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION) 0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ACTIVE RECREATION AREA	REQUIRED BY ZONING: 3.33 ACRES (6.3%) PROVIDED: 6.06 ACRES 2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE
ADDITIONAL OPEN SPACE	REQUIRED: 2.74 ACRES (5.2%) PROVIDED: 2.77 ACRES (0.04 ACRES + 2.73 ACRES)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 16.36 ACRES (30.8%) PROVIDED: 17.08 ACRES (11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA)

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.72 AC)	1) PERGOLA/SHADE STRUCTURE 2) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 3) OUTDOOR BBQ AREA WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.77 AC)	1) MEDITATION GARDEN 2) TRAILS WITH SEATING 3) CUTTING/WILDFLOWER GARDEN
ACTIVE REC. AREA 2 (+/- 1.11 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) DOG PARK 3) DOG PARK PLAY ELEMENTS AND SHADE TREES 4) OUTDOOR PET GROOMING STATION	ACTIVE REC. AREA 5 (+/- 0.32 AC)	1) TURF PLAY LAWN 2) TRAILS WITH SEATING 3) CUTTING/WILDFLOWER GARDEN
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NOTE: SEE LANDSCAPE PLANS FOR ACTIVE OPEN SPACE ENLARGEMENTS.

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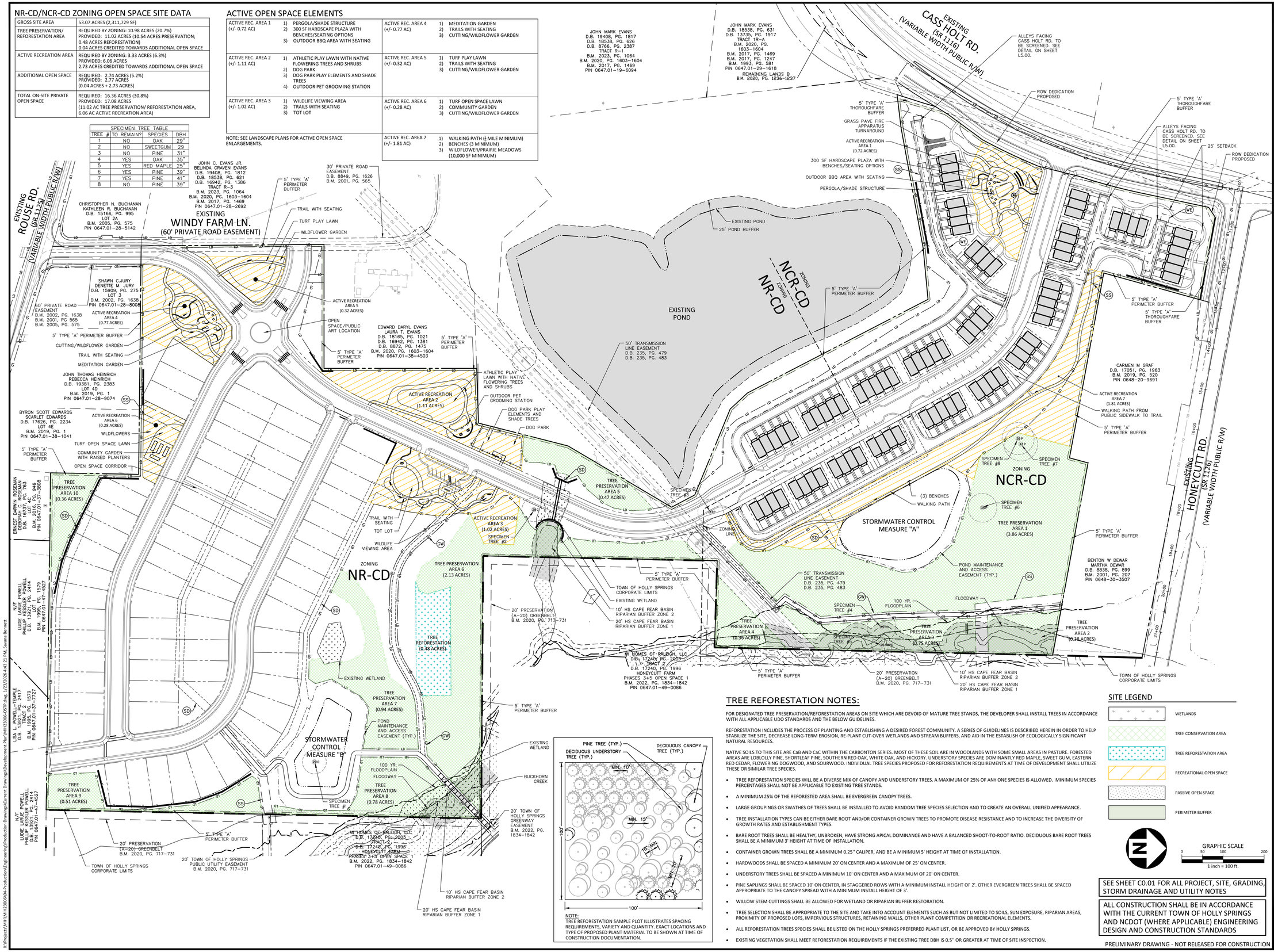

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- TREE REFORESTATION AREA
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- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
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BRITT SPIVEY
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M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 MICHAEL VAMVRAM, JR.
2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-OSTP
CHECKED BY	CMV
DRAWN BY	KW
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OPEN SPACE & TREE PRESERVATION PLAN - COLOR

C2.15

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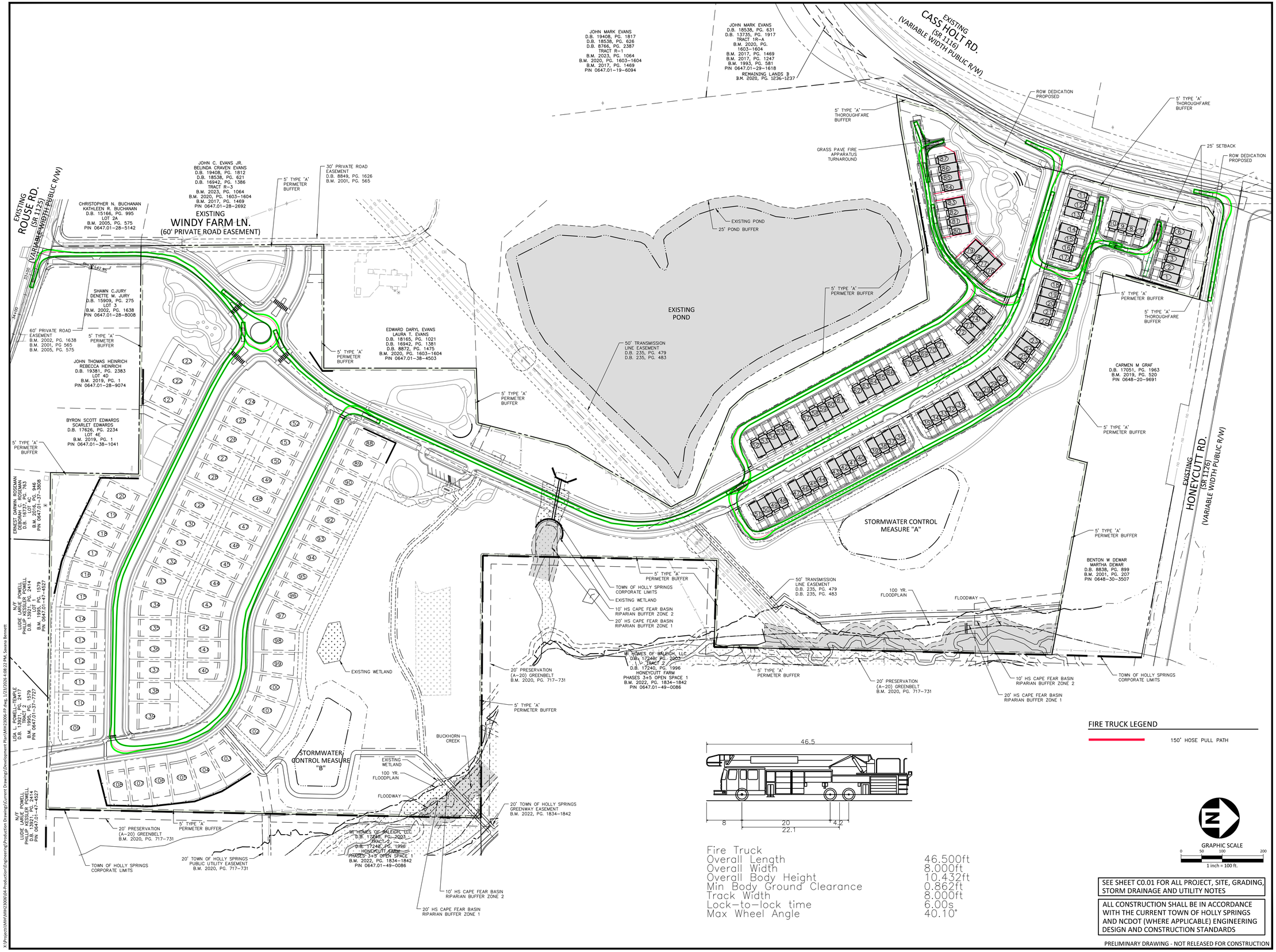

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BRITT SPIVEY
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M/I HOMES

EVANSTON
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6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN

2026.01.23 16:25:39-05'00'

REVISIONS

NO.	DATE
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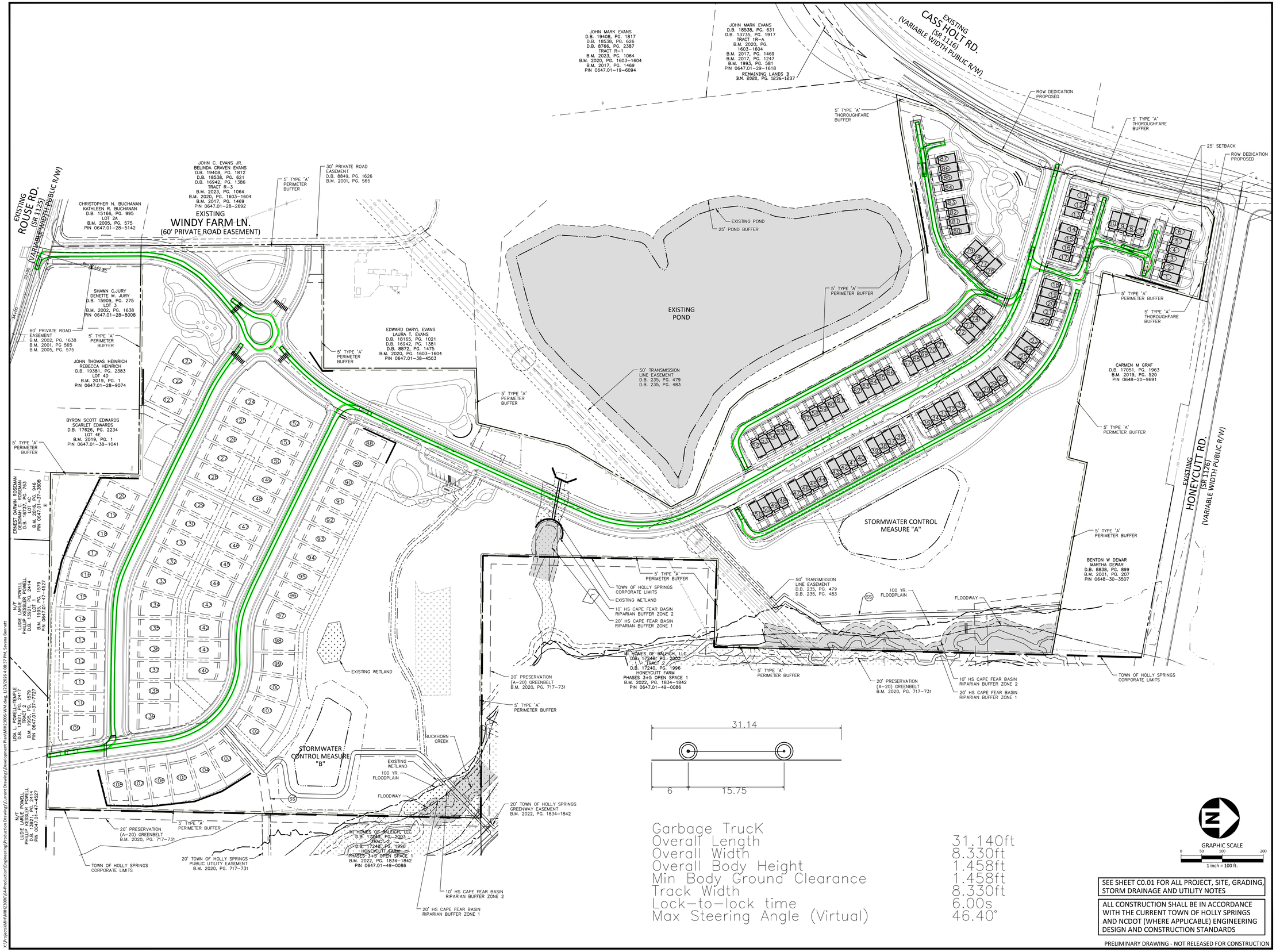
PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-FP
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

FIRE PROTECTION PLAN

C2.20



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RALEIGH, NORTH CAROLINA 27607
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MEDLIN MARTIN

2026.01.23 16:25:39-05'00'

REVISIONS

NO.	DATE
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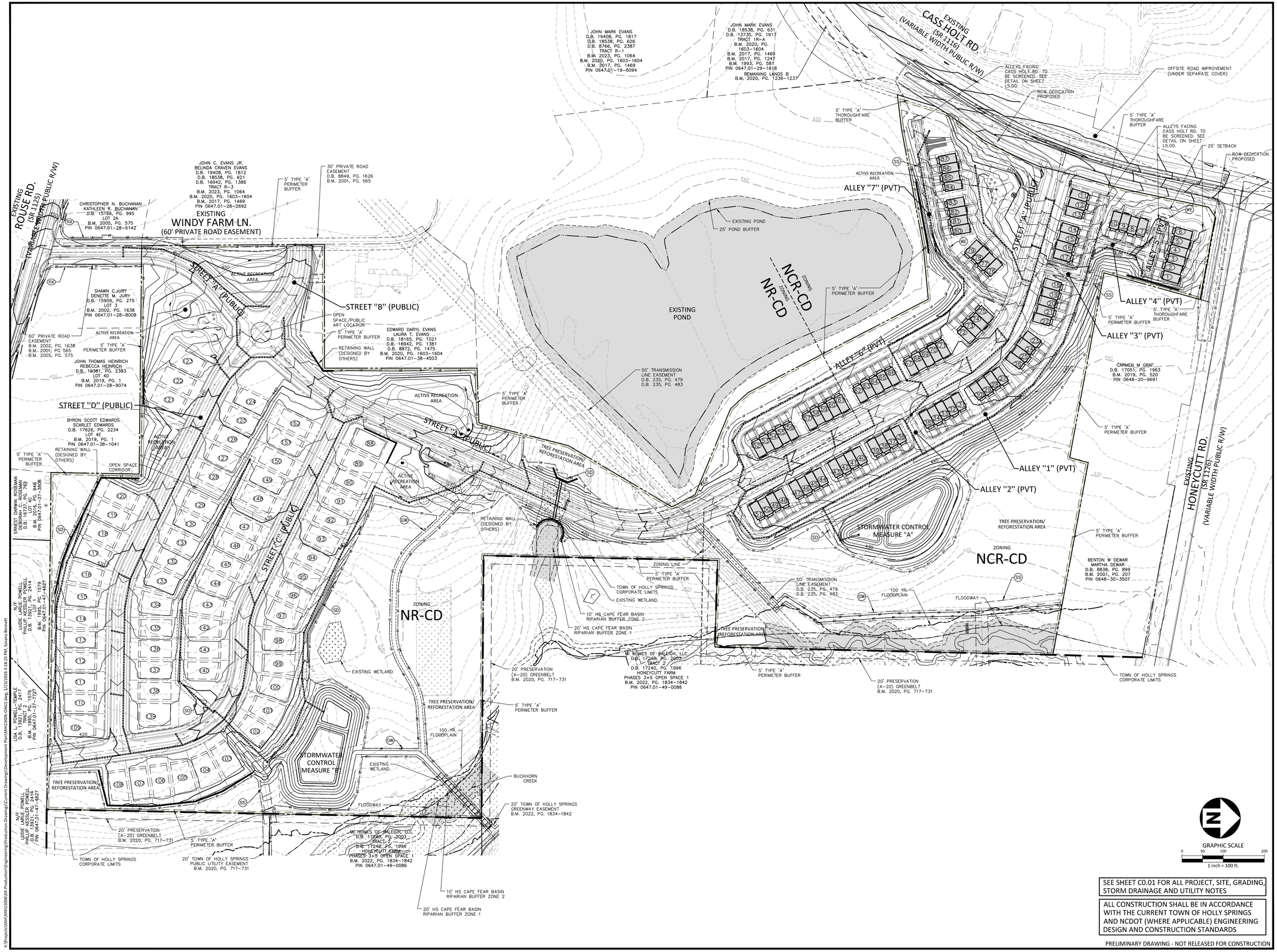
PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-WM
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

WASTE MANAGEMENT PLAN

C2.30



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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:40-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-OAG1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OVERALL GRADING PLAN

C3.00

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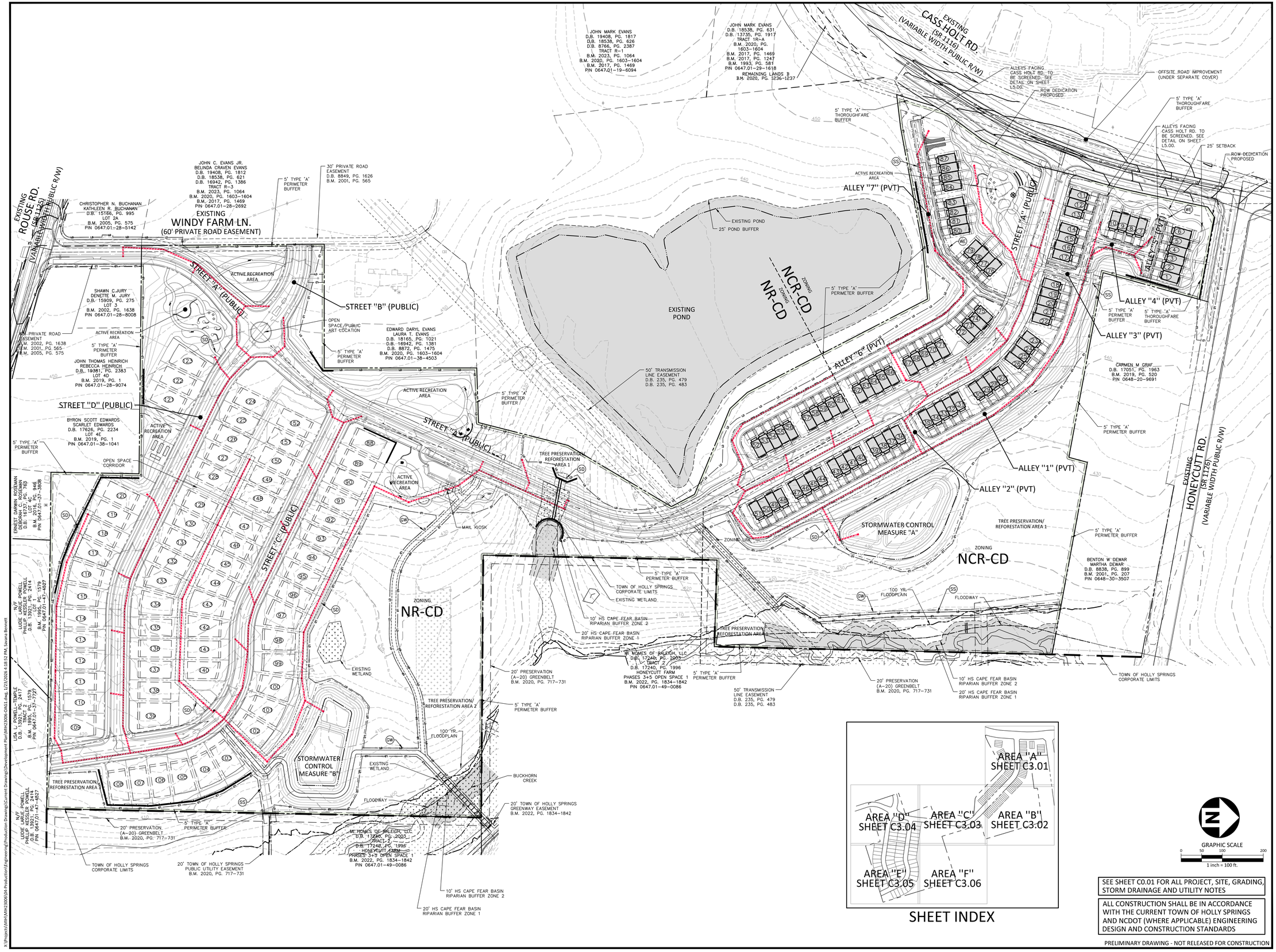

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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTI

2026.01.23 16:46:26-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-OAG1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OVERALL STORM DRAINAGE PLAN
C3.10

SHEET INDEX

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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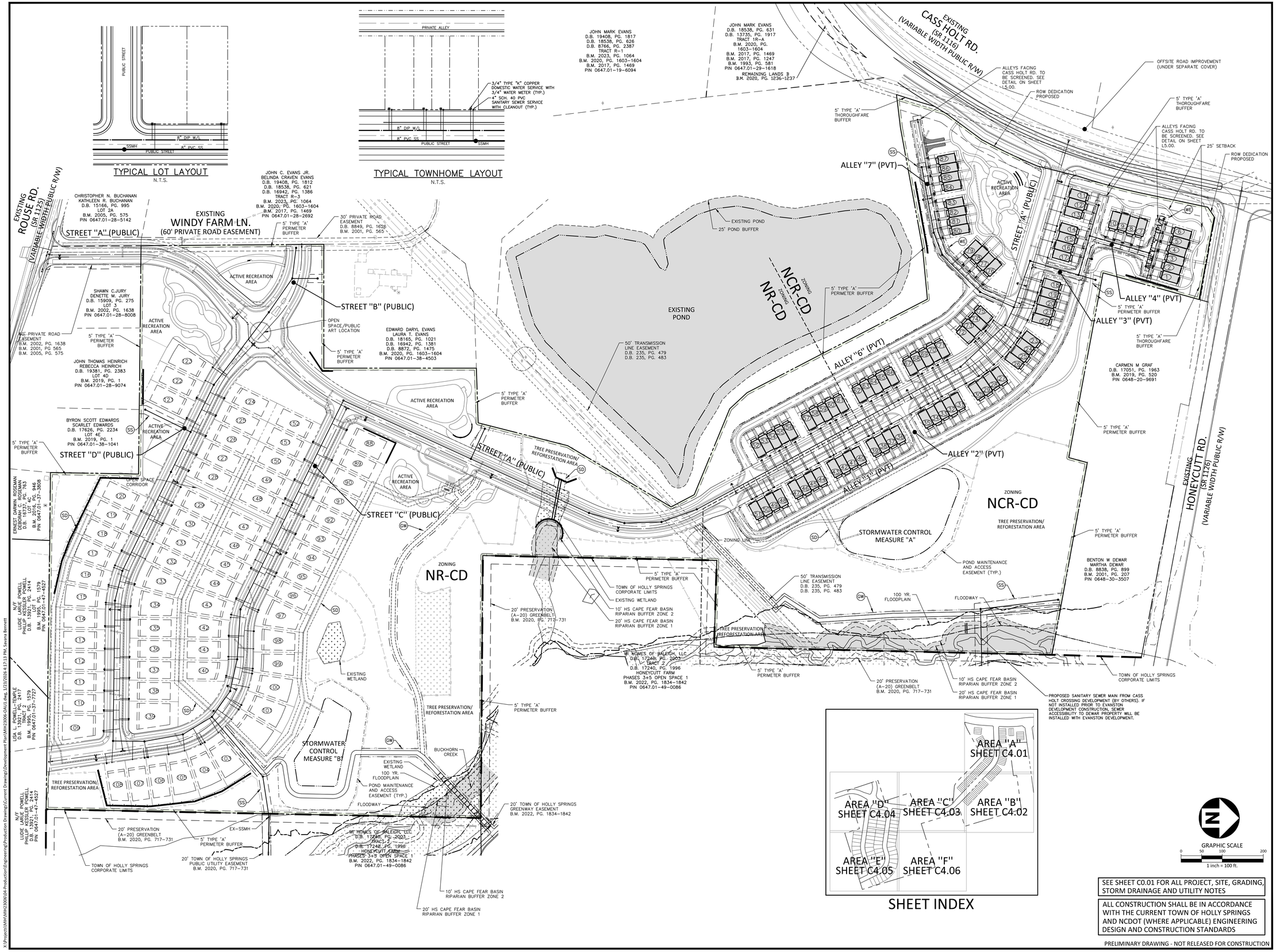

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTI

2026.01.23 16:25:45-05'00'

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PLAN INFORMATION

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SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OVERALL UTILITY PLAN

C4.00

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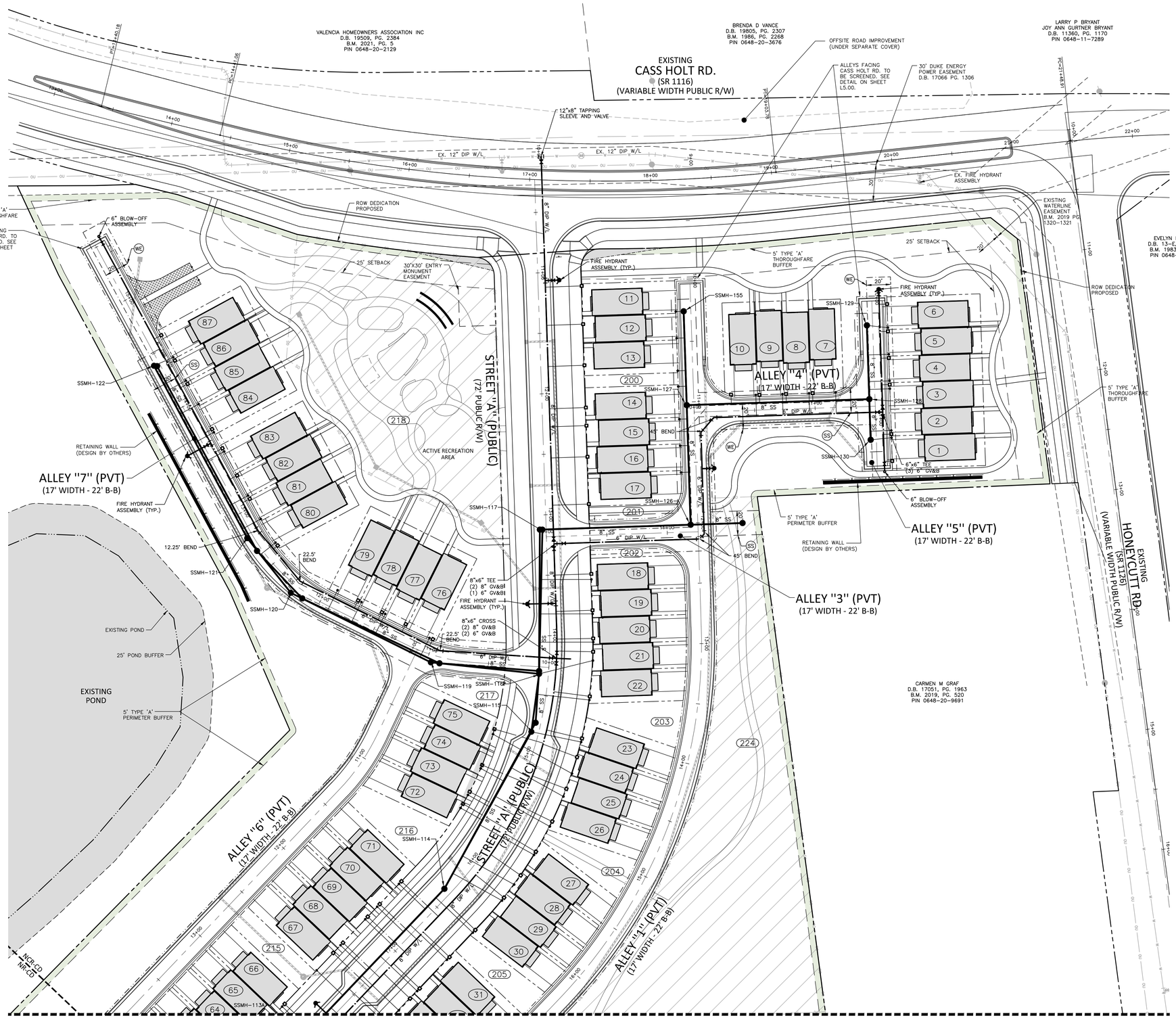
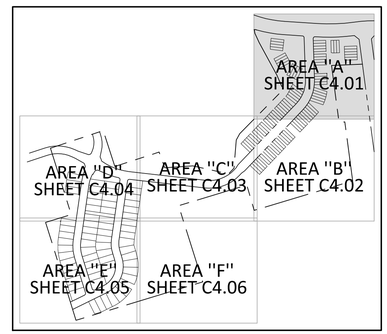


UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT



SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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www.mcadamsco.com

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MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MASTI

2026.01.23 16:25:46-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "A"

C4.01

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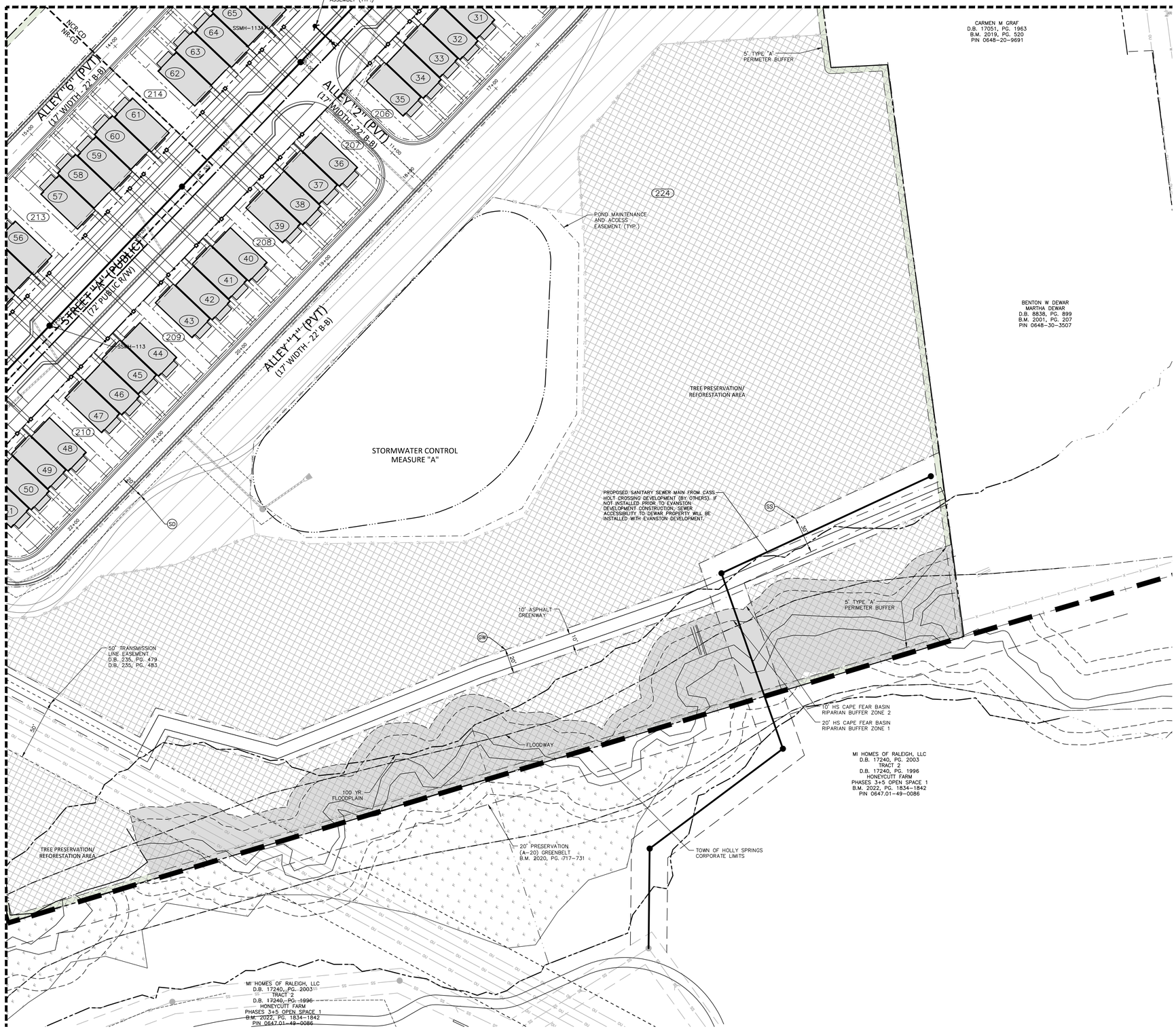
SEE SHEET C4.01



SEE SHEET C4.03

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
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EASEMENT LEGEND

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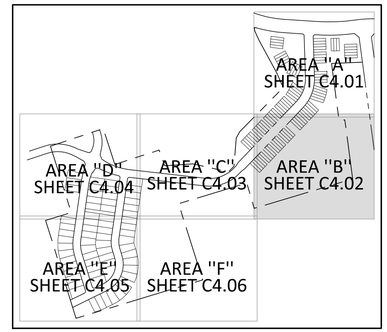
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT



SHEET INDEX

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EVANSTON
MAJOR SUBDIVISION PLAN
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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MESSER

2026.01.23 16:25:47-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "B"

C4.02

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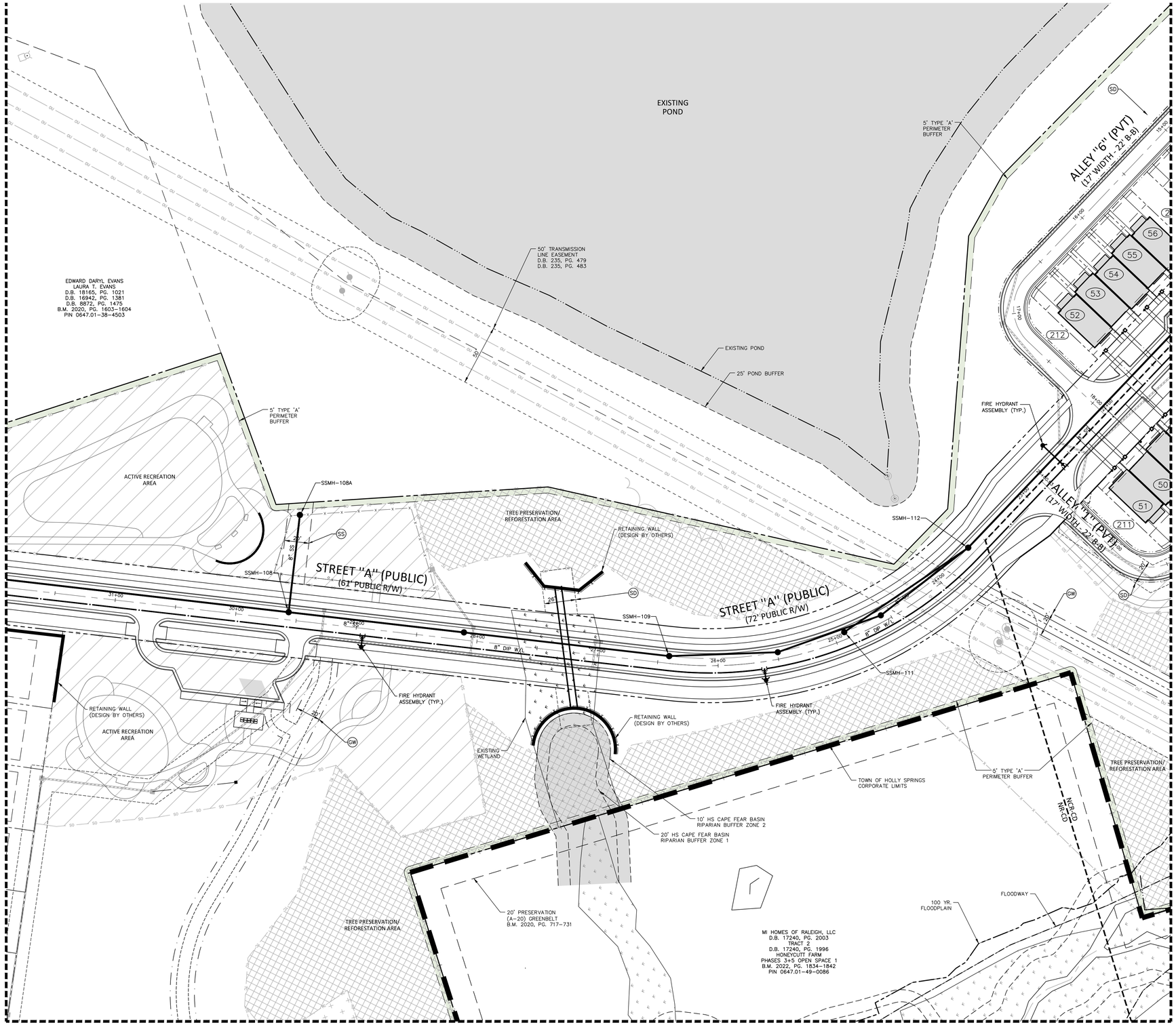

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
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EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
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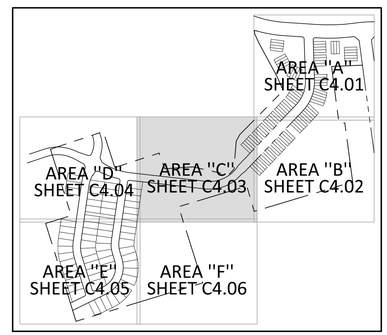
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT



SHEET INDEX

GRAPHIC SCALE
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M/I HOMES

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NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:47-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "C"

C4.03

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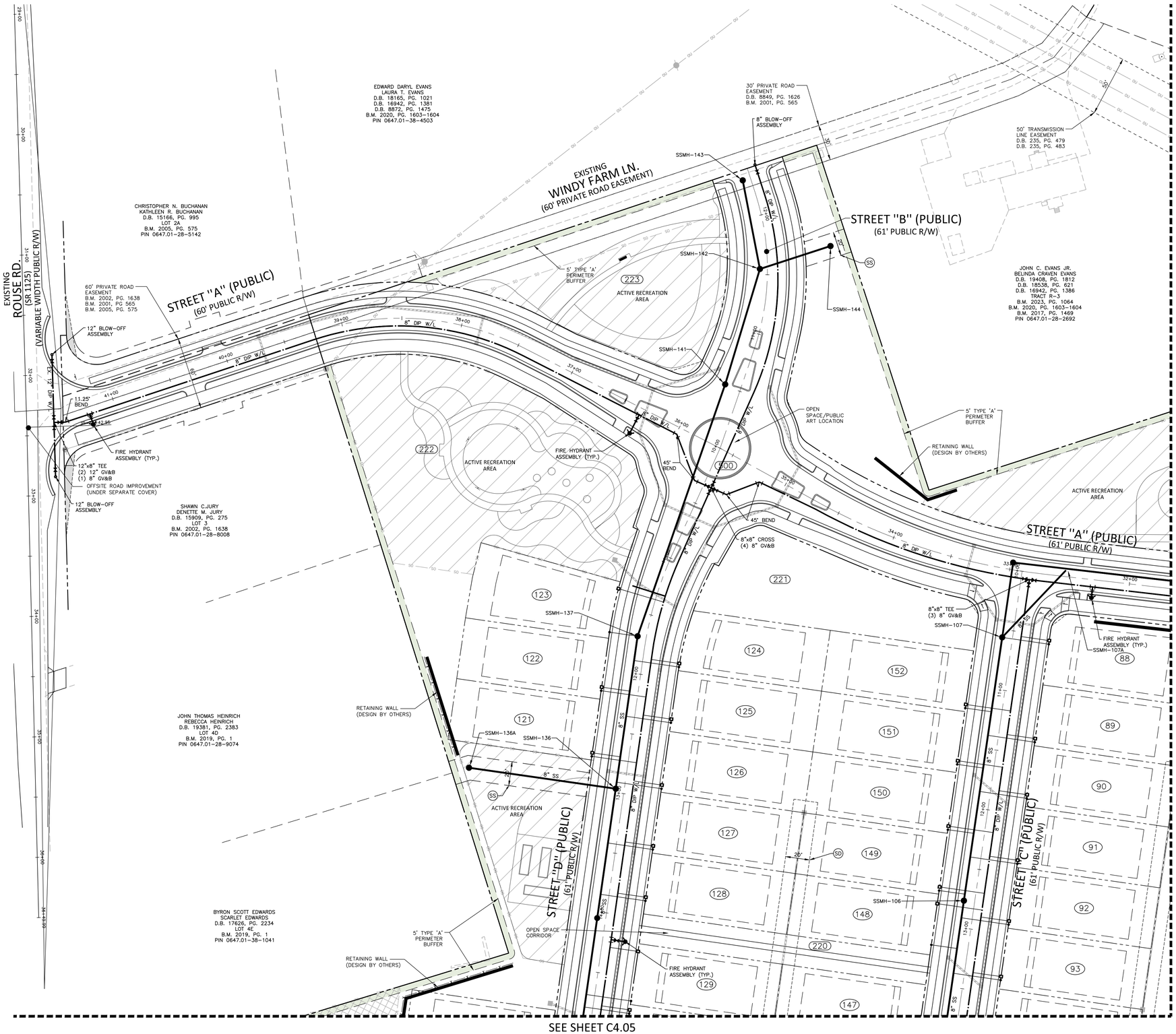

UTILITY LEGEND

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- FIRE DEPARTMENT CONNECTION (FDC)
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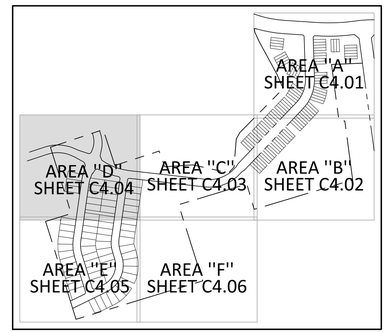

SHEET INDEX

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NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:48-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "D"

C4.04

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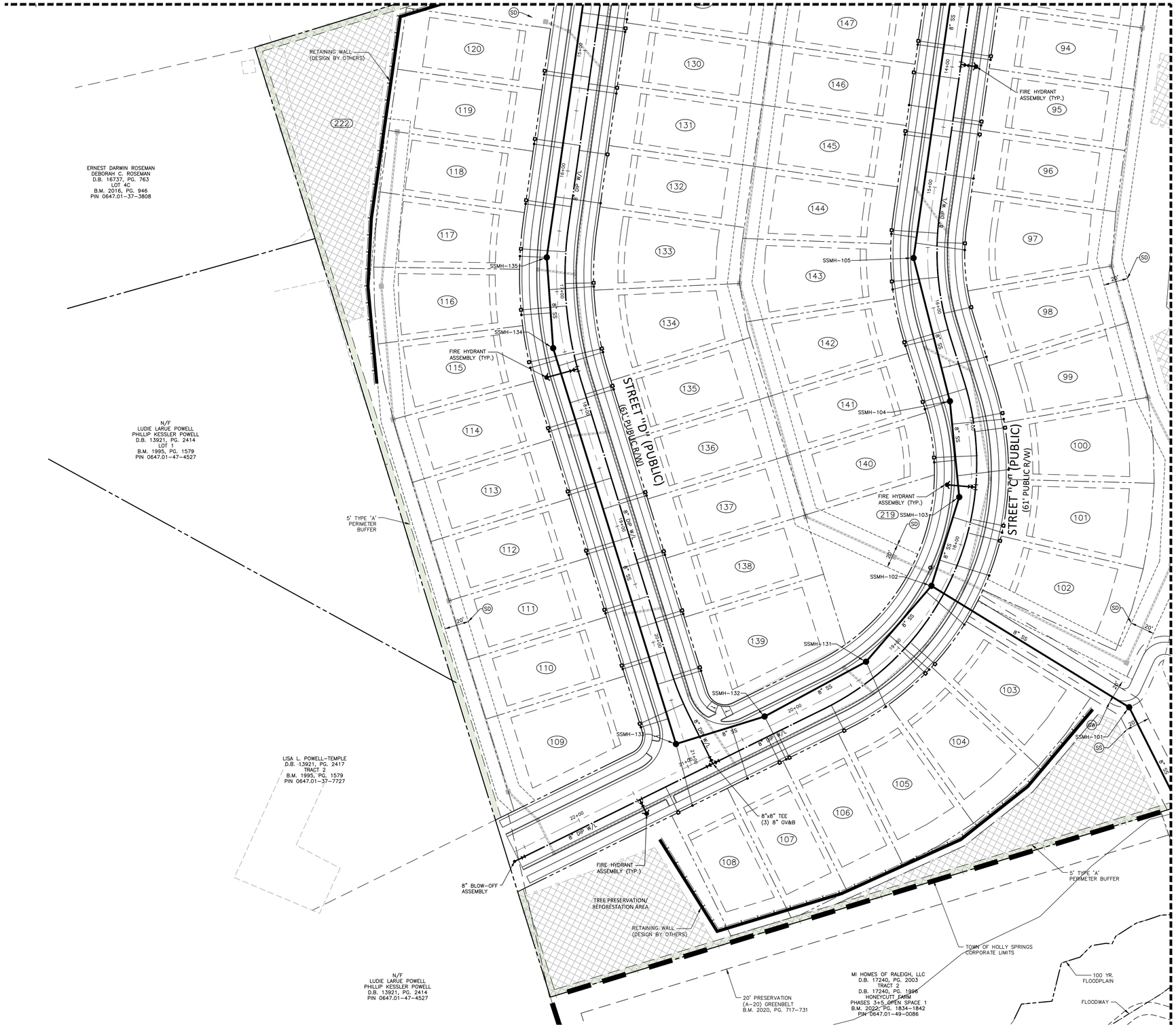
SEE SHEET C4.04



SEE SHEET C4.06

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
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- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
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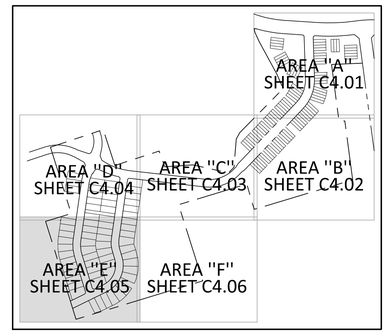

SHEET INDEX

GRAPHIC SCALE
0 20 40 80
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NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:49-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "E"

C4.05

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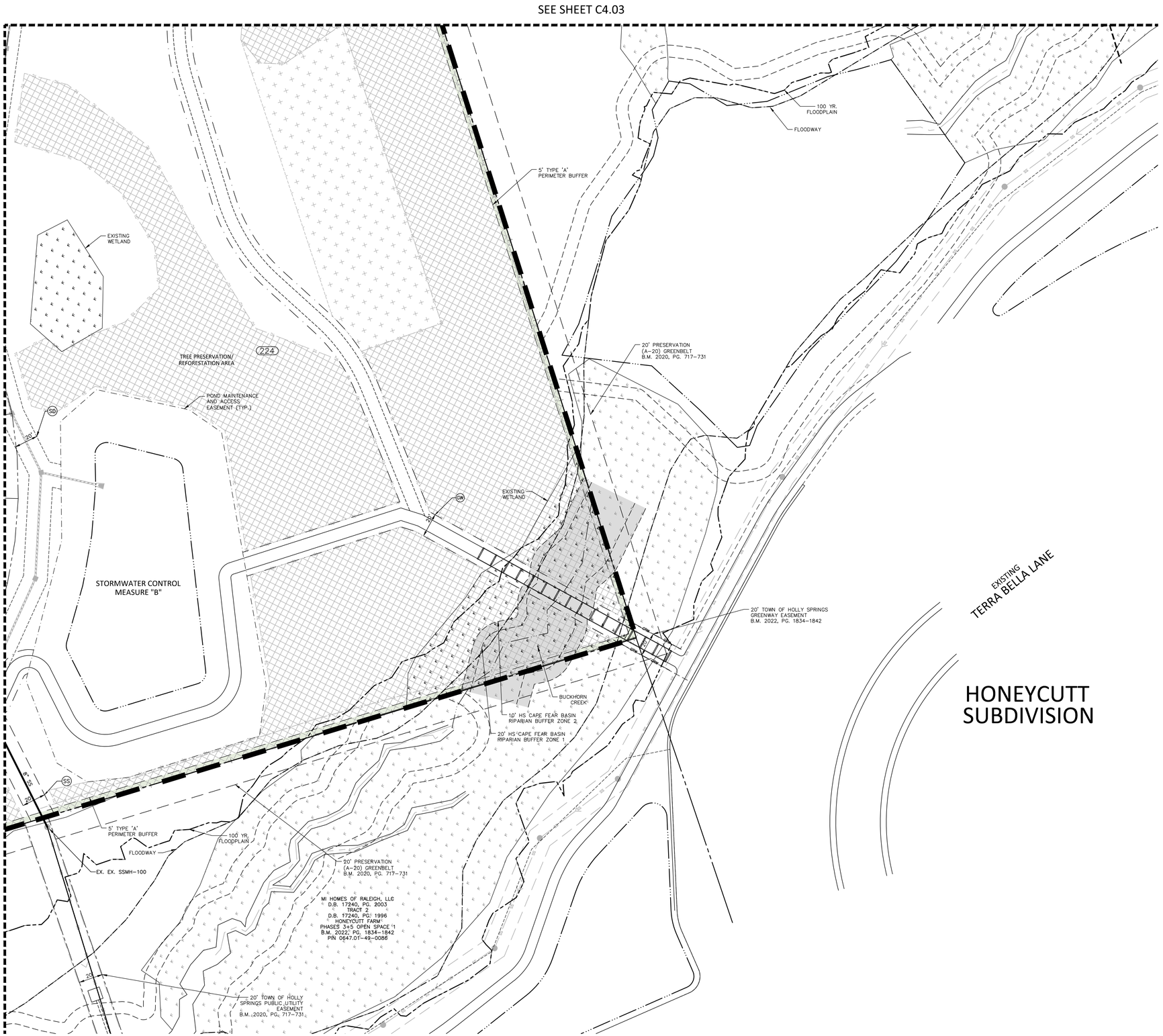

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
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EASEMENT LEGEND

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- RW RETAINING WALL MAINTENANCE EASEMENT
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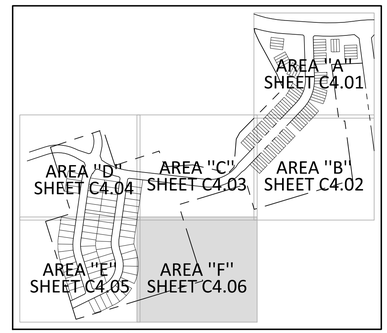
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- WE WATERLINE EASEMENT



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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:49-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-U1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

UTILITY PLAN - AREA "F"

C4.06

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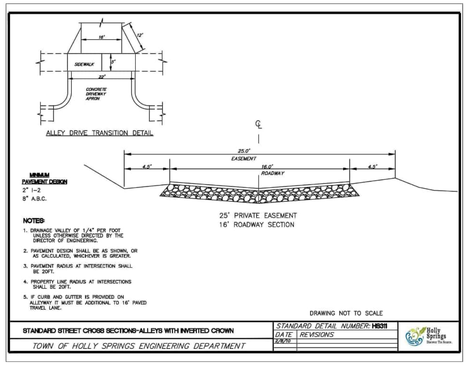

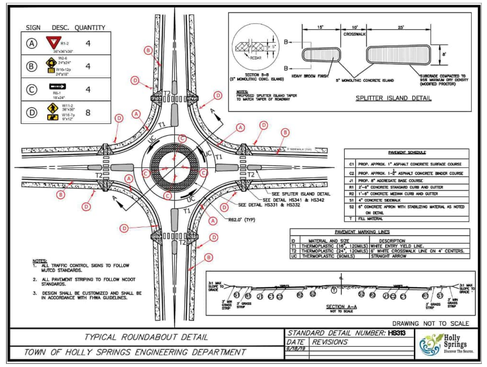

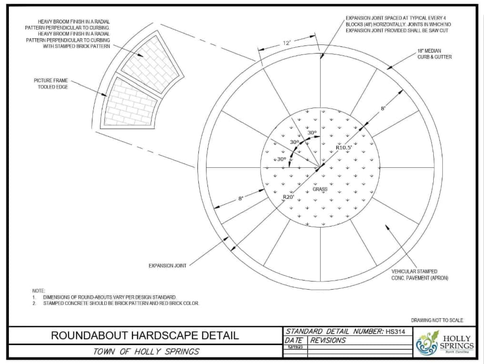

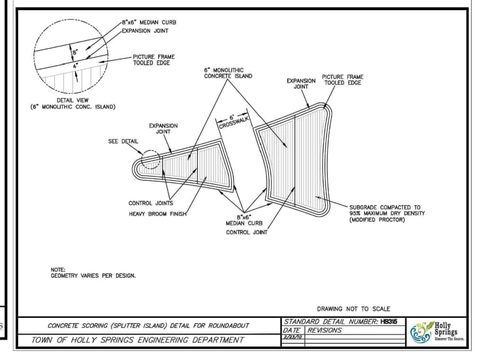

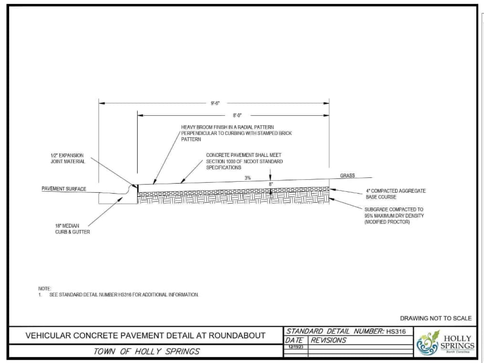

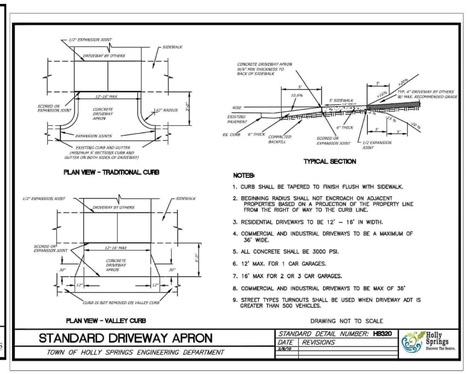

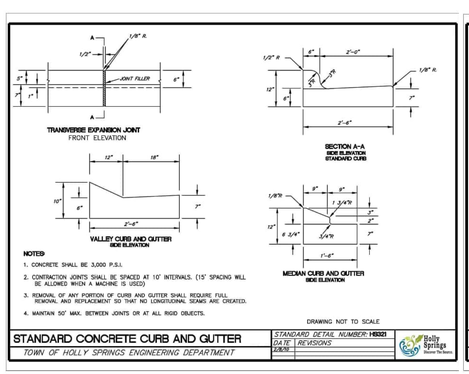

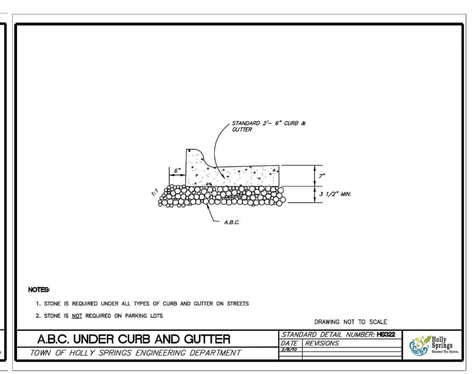

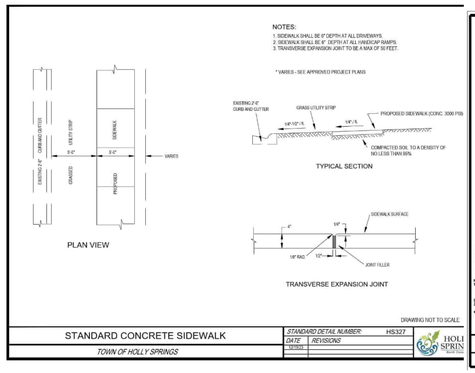

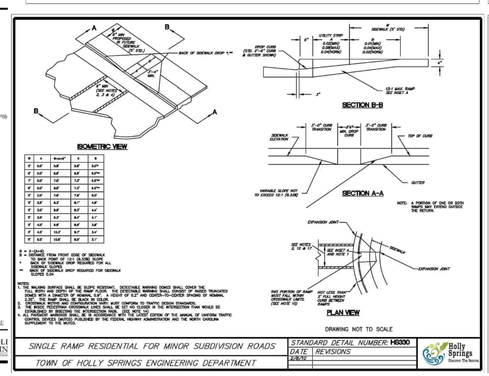

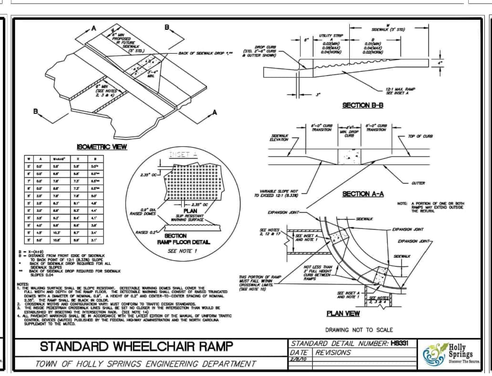

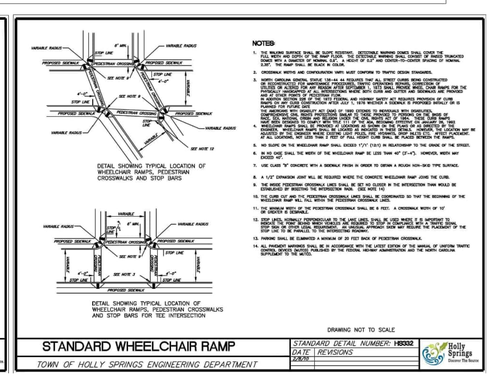

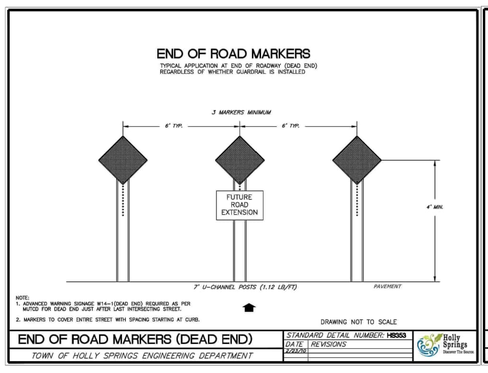

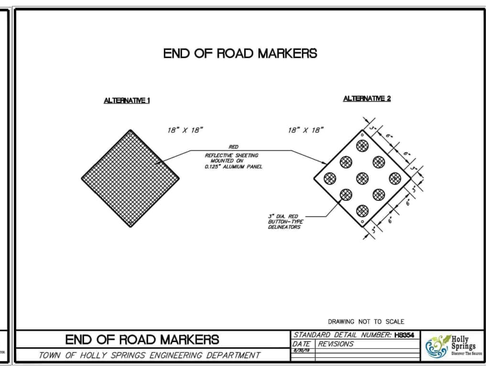

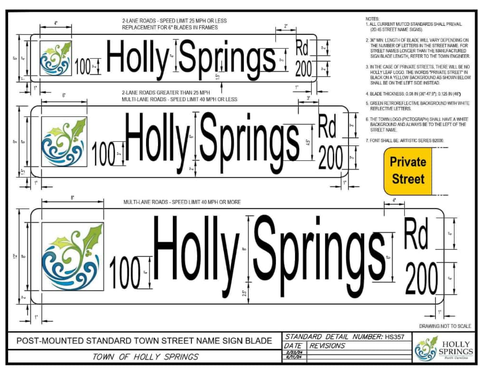

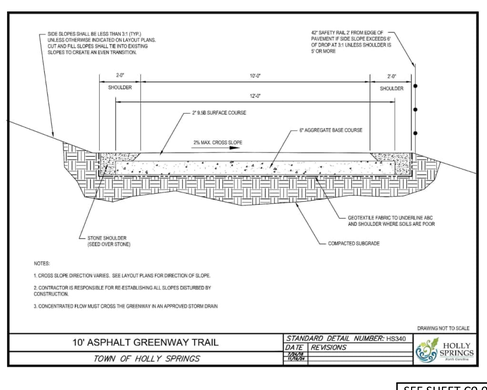

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:50-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

SHEET

SITE DETAILS

C8.00

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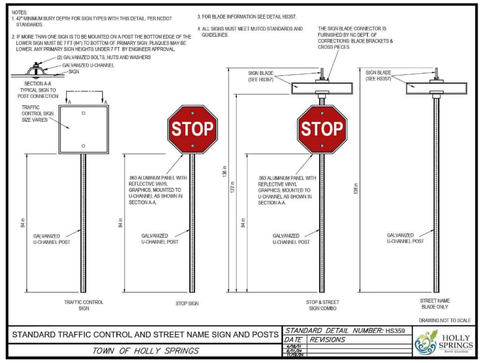
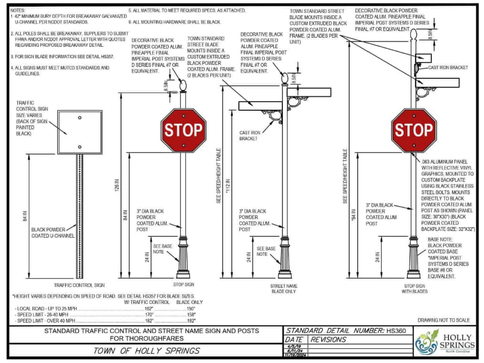
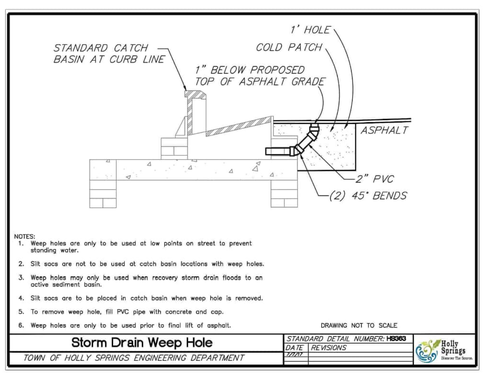


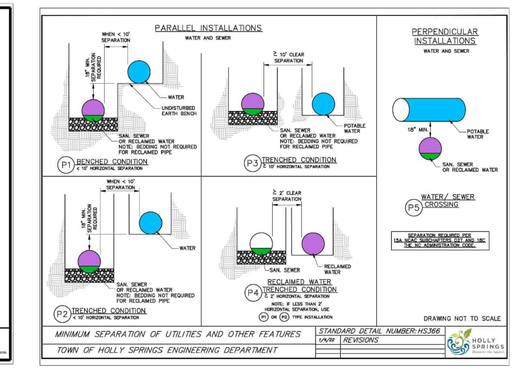
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS — STANDARD DETAIL NUMBER: HS359
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 3/5/20



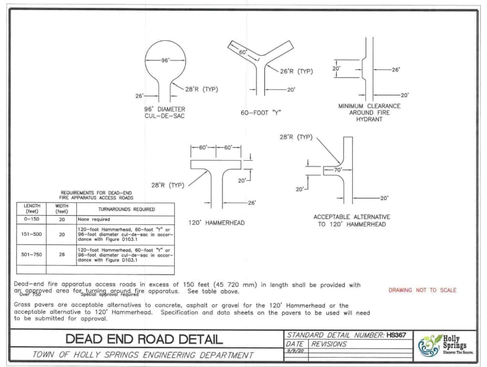
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES — STANDARD DETAIL NUMBER: HS360
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 3/5/20



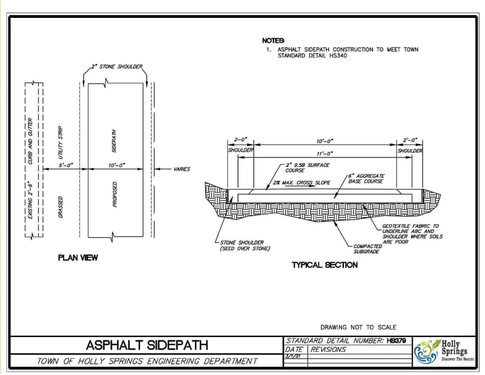
Storm Drain Weep Hole — STANDARD DETAIL NUMBER: HS363
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 10/07



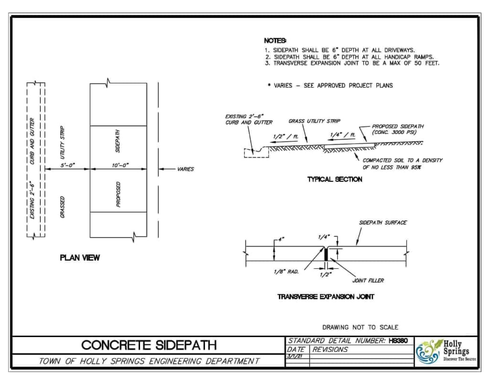
MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES — STANDARD DETAIL NUMBER: HS366
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 1/4/19



DEAD END ROAD DETAIL — STANDARD DETAIL NUMBER: HS367
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20



ASPHALT SIDEPATH — STANDARD DETAIL NUMBER: HS370
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20



CONCRETE SIDEPATH — STANDARD DETAIL NUMBER: HS380
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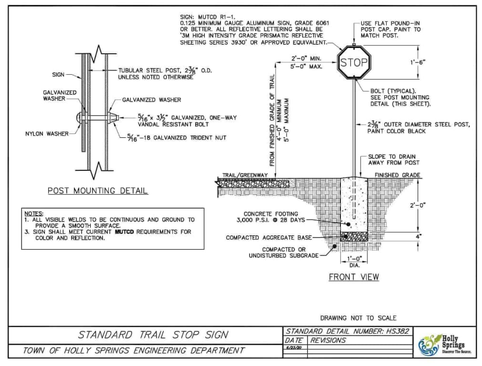
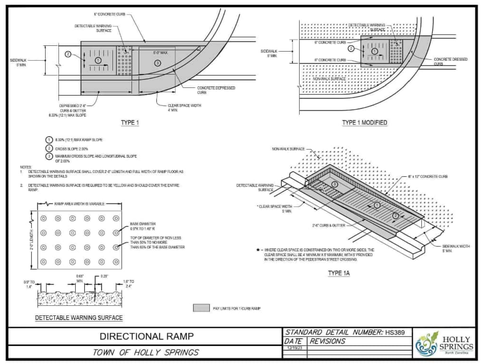


STANDARD TRAIL STOP SIGN — STANDARD DETAIL NUMBER: HS382
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 4/03/20



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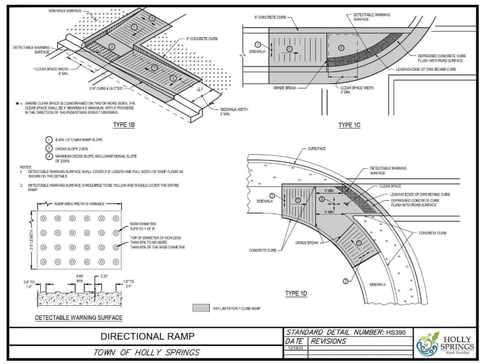
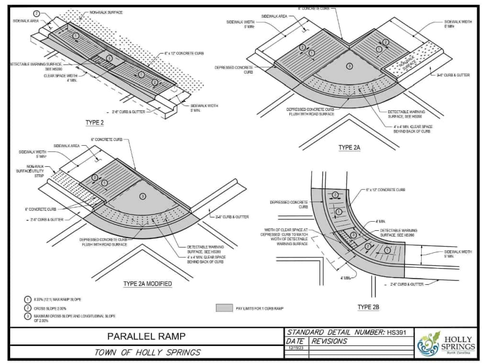
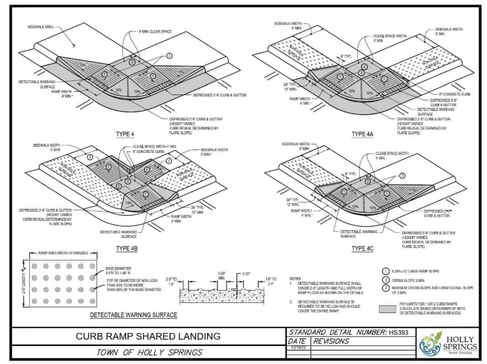
DATE | REVISIONS — 4/29/20



STANDARD DETAIL NUMBER: HS390
DATE | REVISIONS — 4/29/20



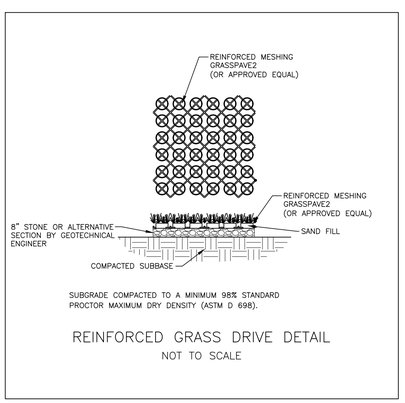
STANDARD DETAIL NUMBER: HS391
DATE | REVISIONS — 4/29/20



STANDARD DETAIL NUMBER: HS393
DATE | REVISIONS — 4/29/20

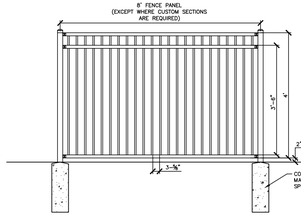
NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP-RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN ON THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT TO LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4' x 4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE OF CROSSWALK MARKING TO THE NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COURTESY SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4' x 4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 3' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 4' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CANNOT PROVIDE A 5'x5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THOUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIAN WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLATING OR OTHER NON-WALKING SURFACE, OR THE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE RAMP JOINS THE CURB RAMP AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
19. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.

CURB RAMP NOTES — STANDARD DETAIL NUMBER: HS396
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 4/29/20

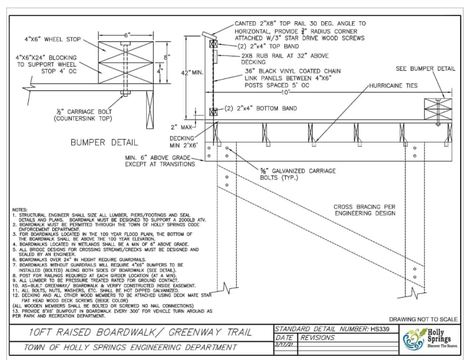


REINFORCED GRASS DRIVE DETAIL
NOT TO SCALE

NOTES:
1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL) – CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE CODES FOR COMMERCIAL STRENGTH ALUMINUM
POSTS: 2" x 2½" x 2½"
RAILS: 1½" x 1½" – NO EXPOSED SCREW SYSTEM
PICKETS: ¾" x ¾" W/ 3 5/8" SPACING
COLOR: BLACK FINISH, SHOP APPLIED POWDER COAT
4. FENCE MANUFACTURER TO BE APPROVED BY OWNER'S REP PRIOR TO INSTALLATION
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.



4' ALUMINUM FENCE
NTS



10FT RAISED BOARDWALK// GREENWAY TRAIL — STANDARD DETAIL NUMBER: HS339
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN R. MCADAMS

2026.01.23 16:25:50 -05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

SHEET

SITE DETAILS

C8.01

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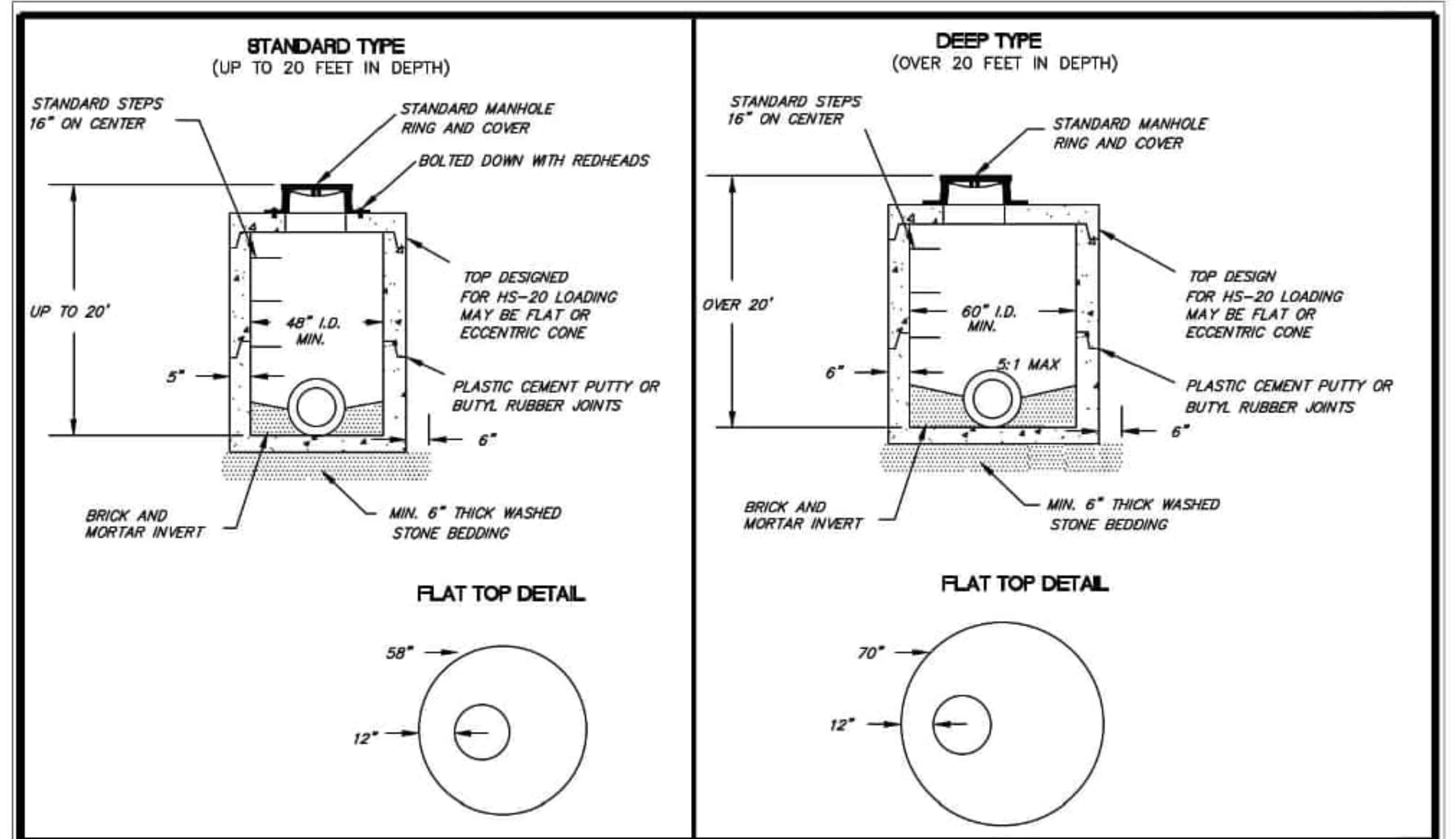
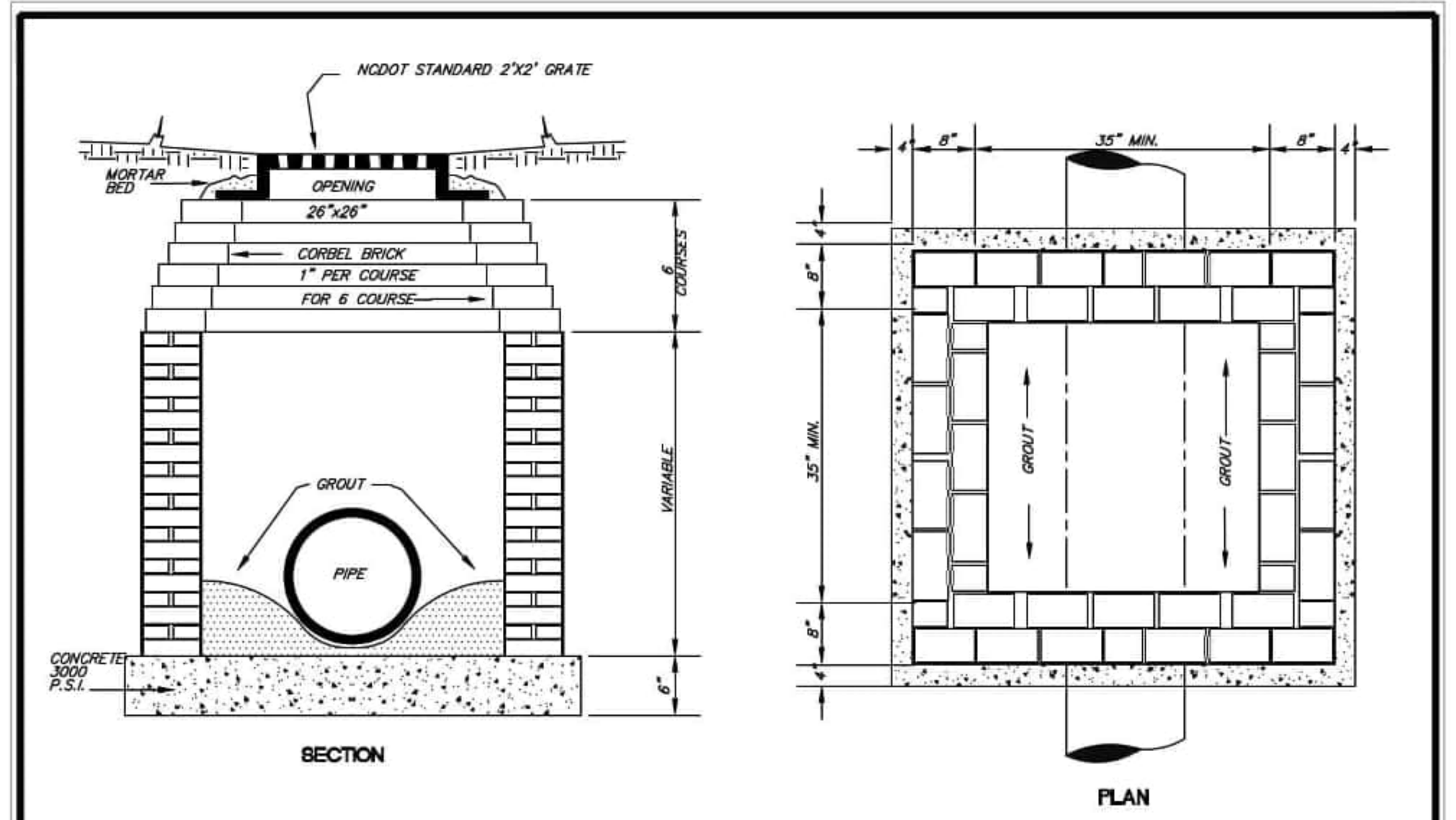


DRAWING NOT TO SCALE

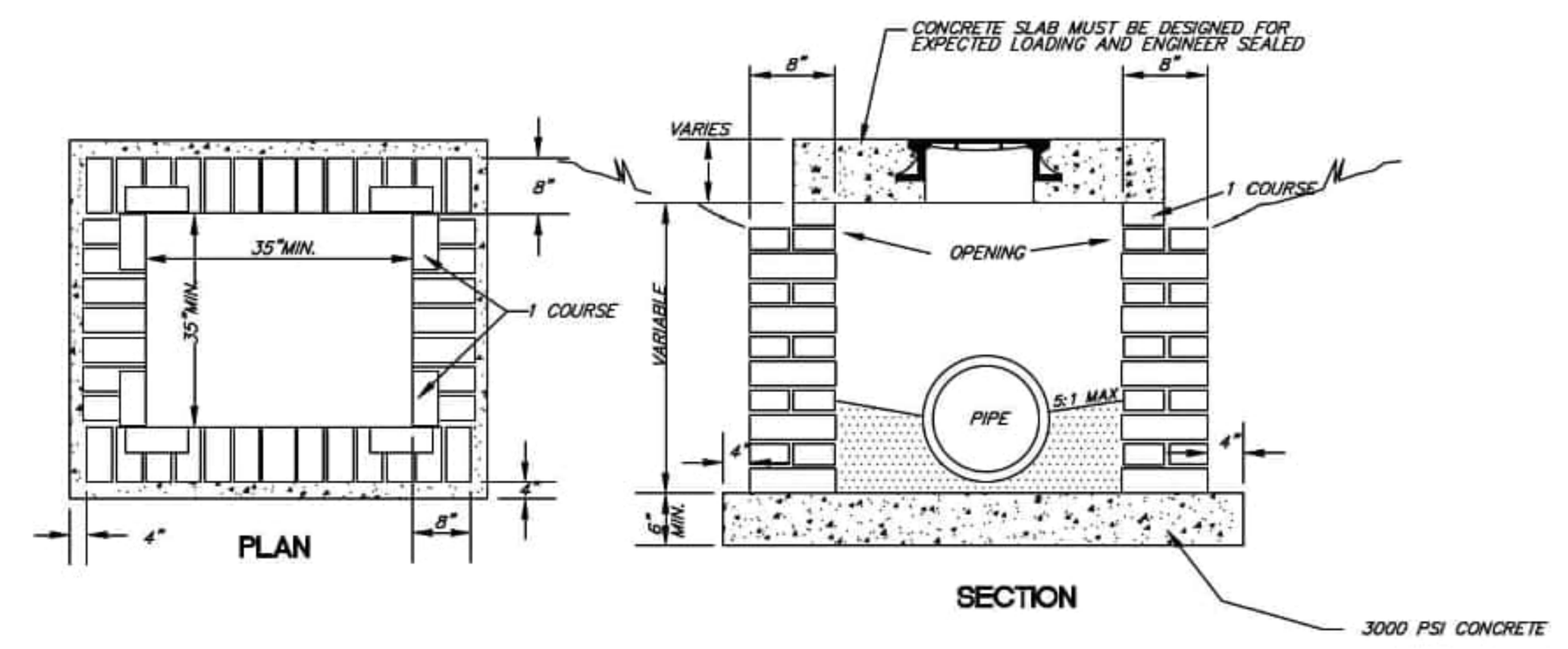
PRECAST CONCRETE MANHOLE STORM DRAINAGE JUNCTION BOX	STANDARD DETAIL NUMBER: HS801	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	

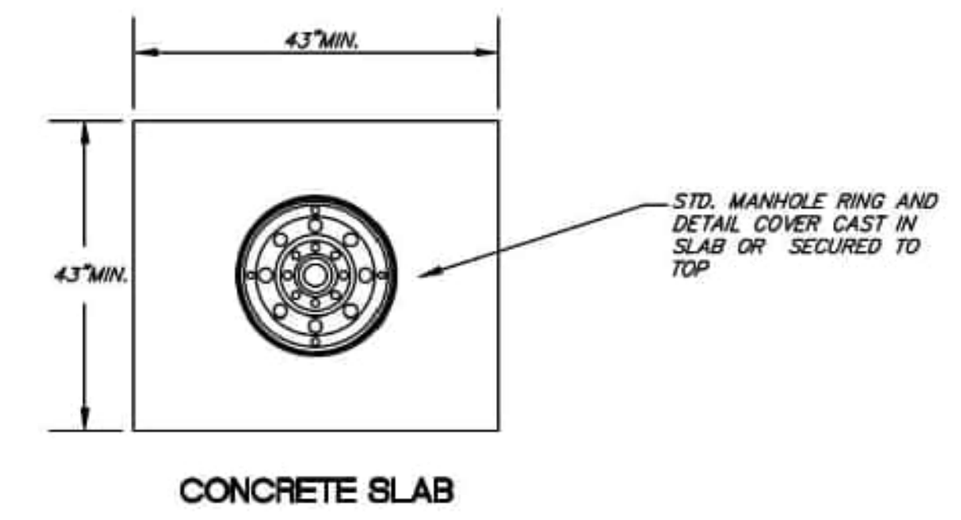


NOTES:
1. EITHER SOLID BRICK, SOLID BLOCK OR PRECAST CONCRETE MAY BE USED.
2. FOR 24" R.C.P. AND LARGER USE PIPE DIA. PLUS 12" FOR MINIMUM INSIDE DIMENSION.
3. GRATED INLETS SHALL NOT BE USED WITHIN TRAVEL AREAS WITHOUT APPROVAL OF DIRECTOR OF ENGINEERING.
4. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME	STANDARD DETAIL NUMBER: HS802	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	

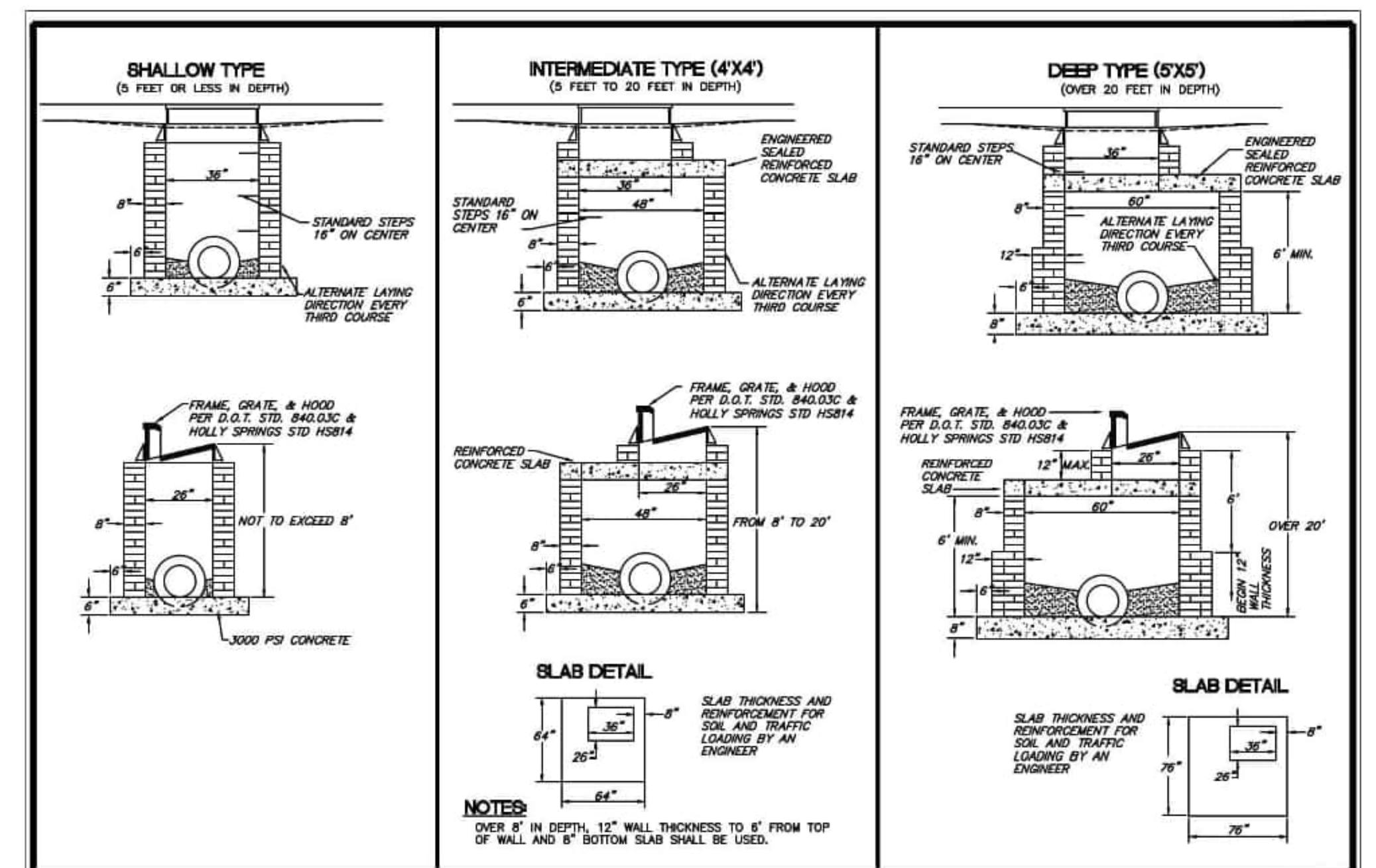




NOTES:
1. EITHER SOLID BRICK , SOLID BLOCK, OR PRECAST CONCRETE MAY BE USED.
2. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.
3. USE MIN. 3000 P.S.I. CONC. MIX.
4. INSIDE DIMENSION FOR 24" PIPE AND GREATER USE PIPE DIA. PLUS 12".

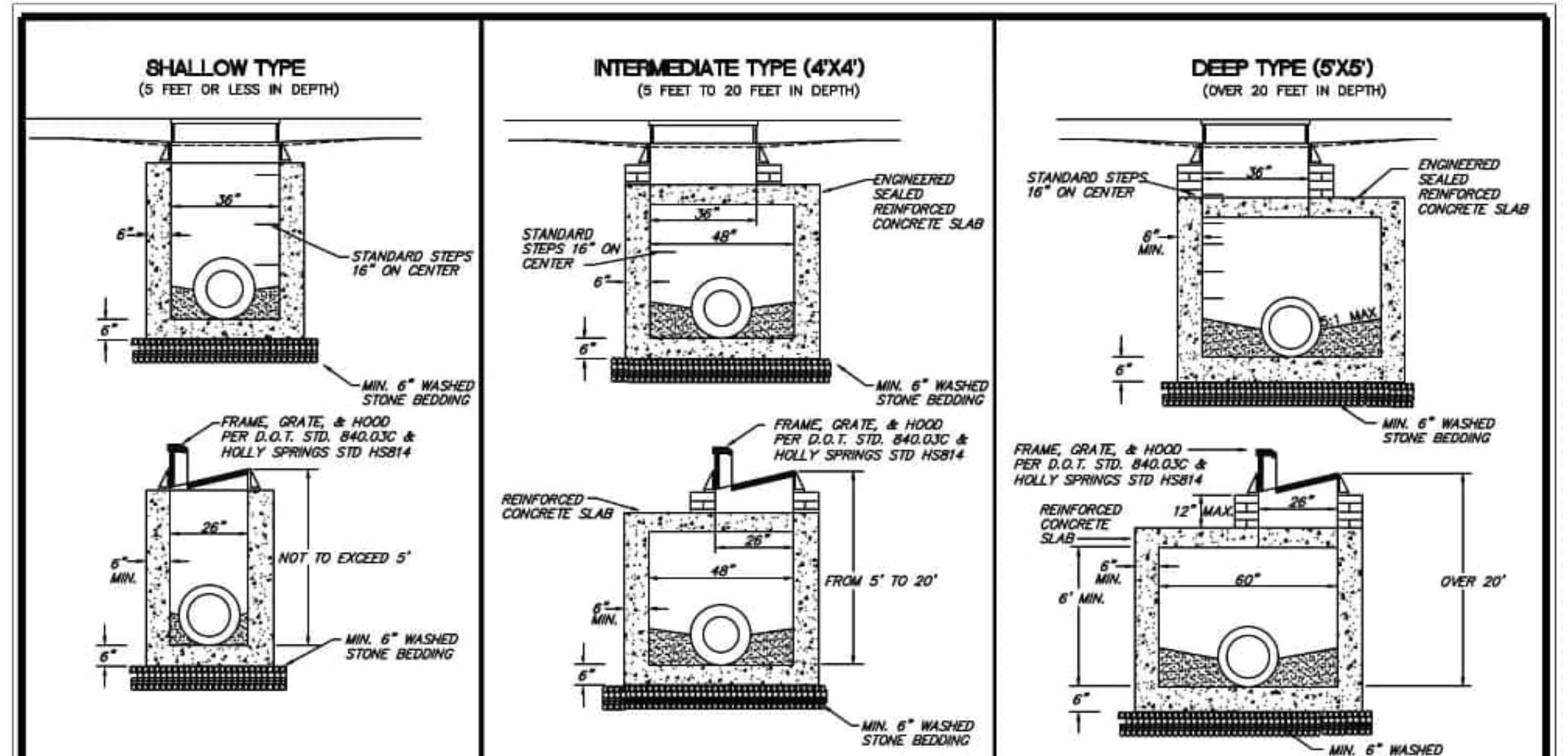
DRAWING NOT TO SCALE

STANDARD YARD INLET WITH CONCRETE SLAB	STANDARD DETAIL NUMBER: HS803	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	

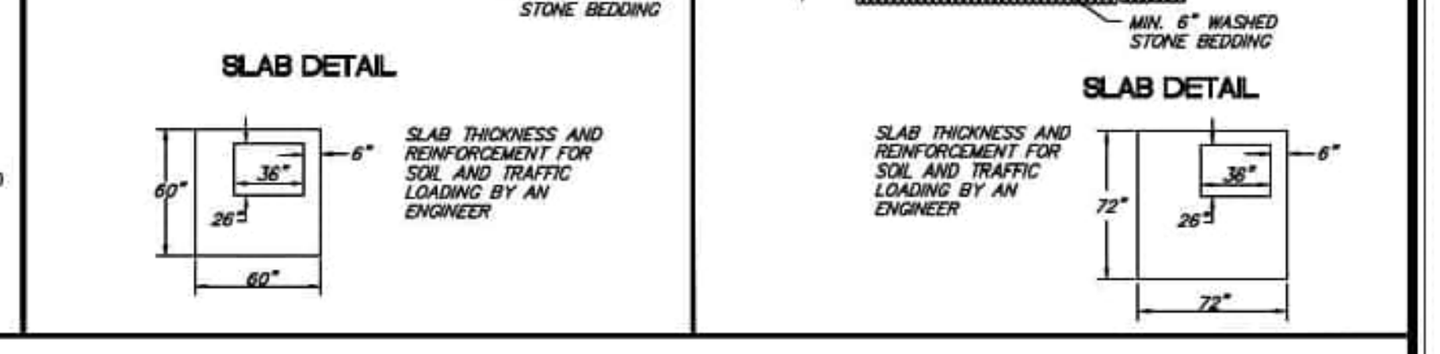


DRAWING NOT TO SCALE

CONCRETE BLOCK OR BRICK CATCH BASIN	STANDARD DETAIL NUMBER: HS804	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	

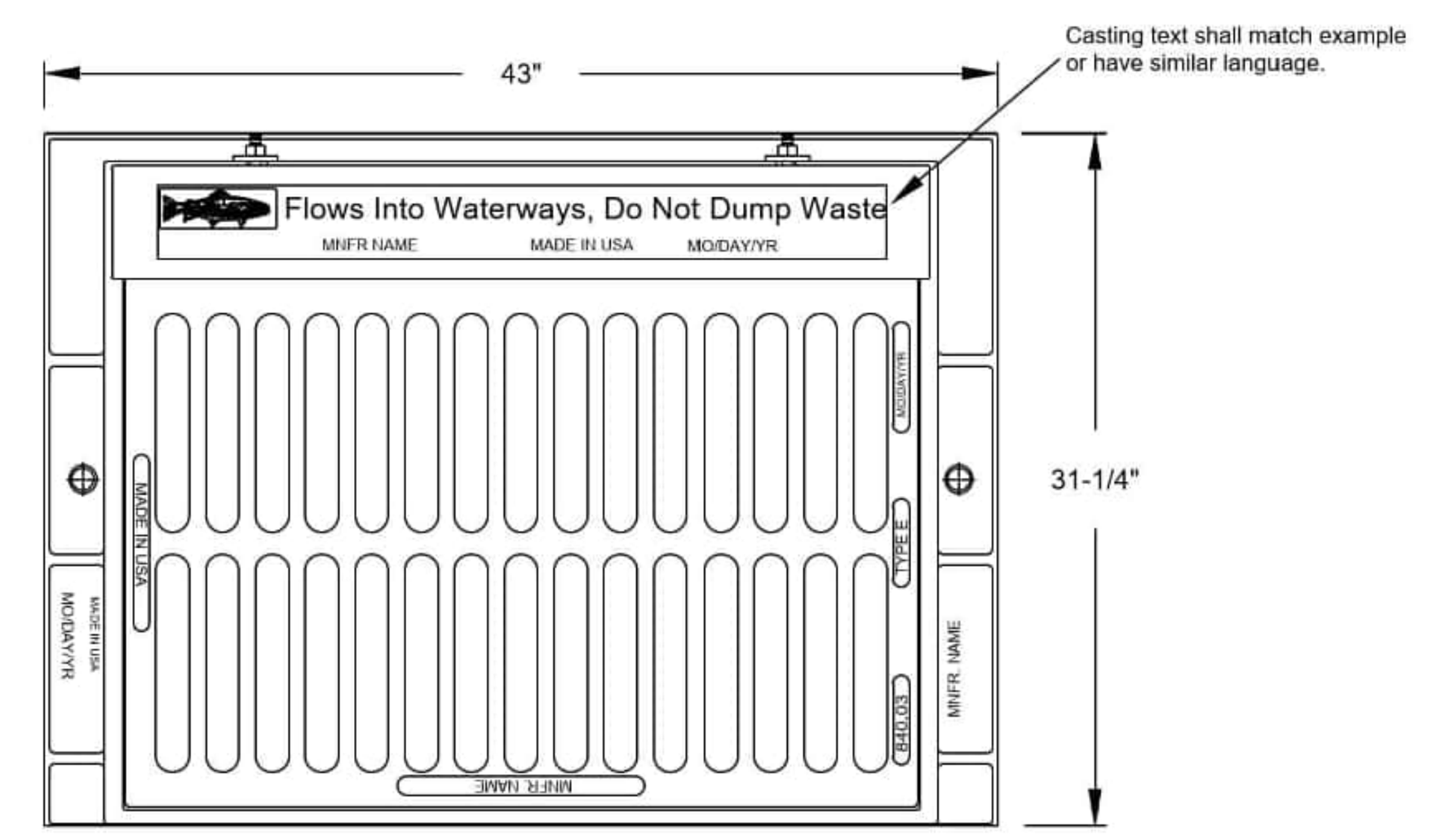


NOTES:
1. CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. NO WAFFLE BOXES ALLOWED.



DRAWING NOT TO SCALE

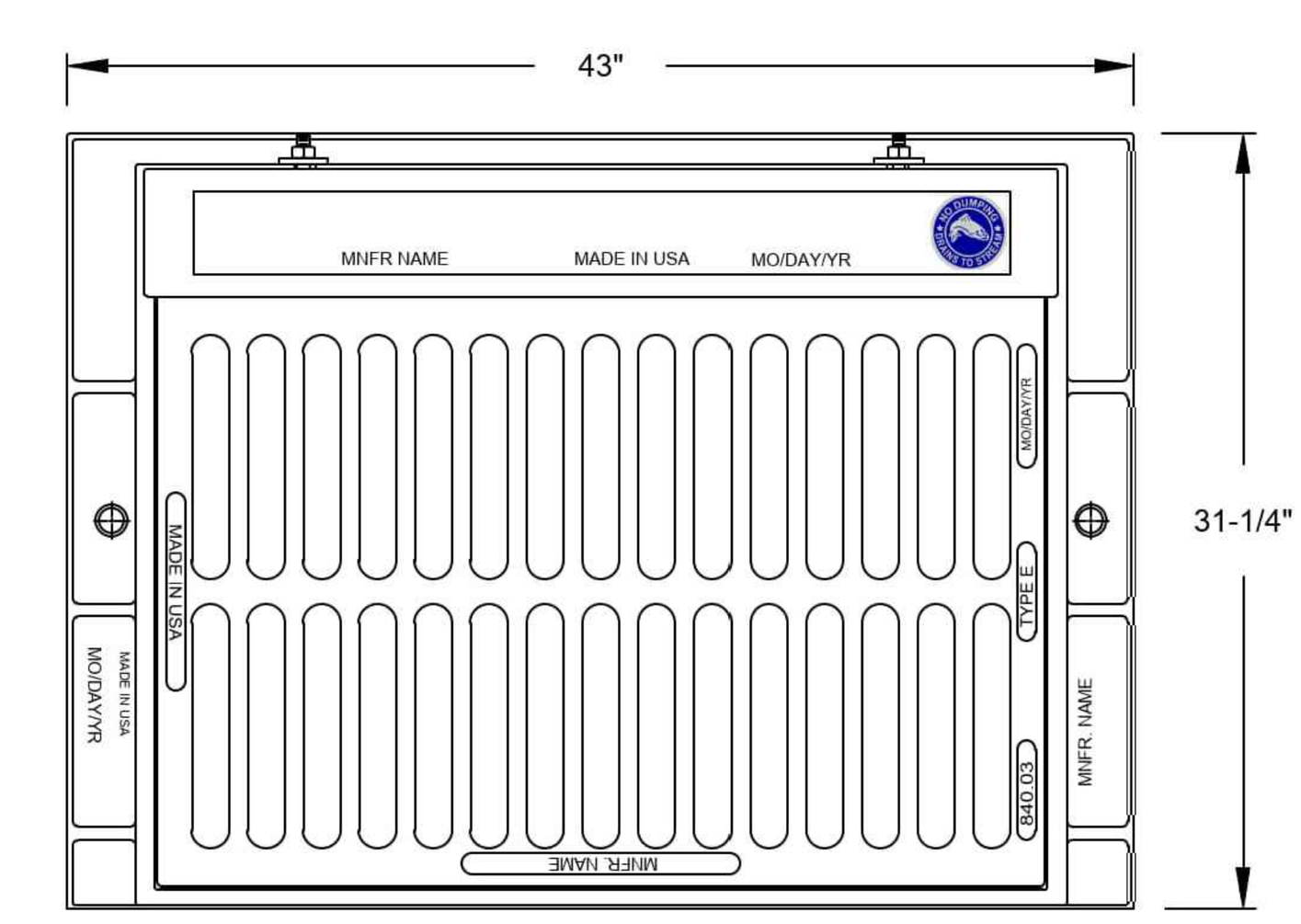
PRECAST CONCRETE CATCH BASINS	STANDARD DETAIL NUMBER: HS805	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

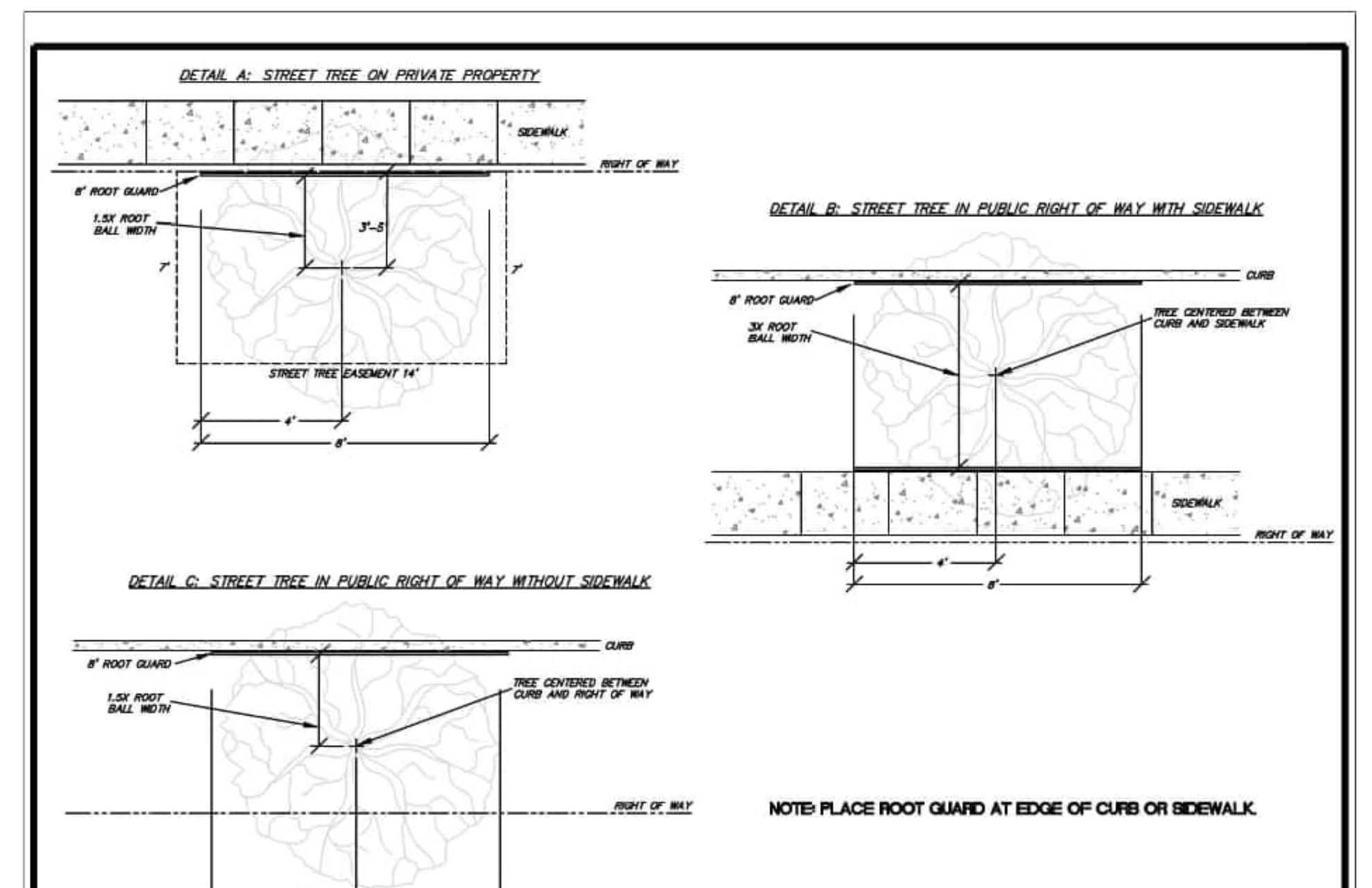
STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: HS814	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD PLACEMENT OF STORM DRAIN MARKER	STANDARD DETAIL NUMBER: HS815	Holly Springs
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/24/09 REVISIONS	



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION	STANDARD DETAIL NUMBER: HS816	HOLLY SPRINGS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 7/27/18 REVISIONS	

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

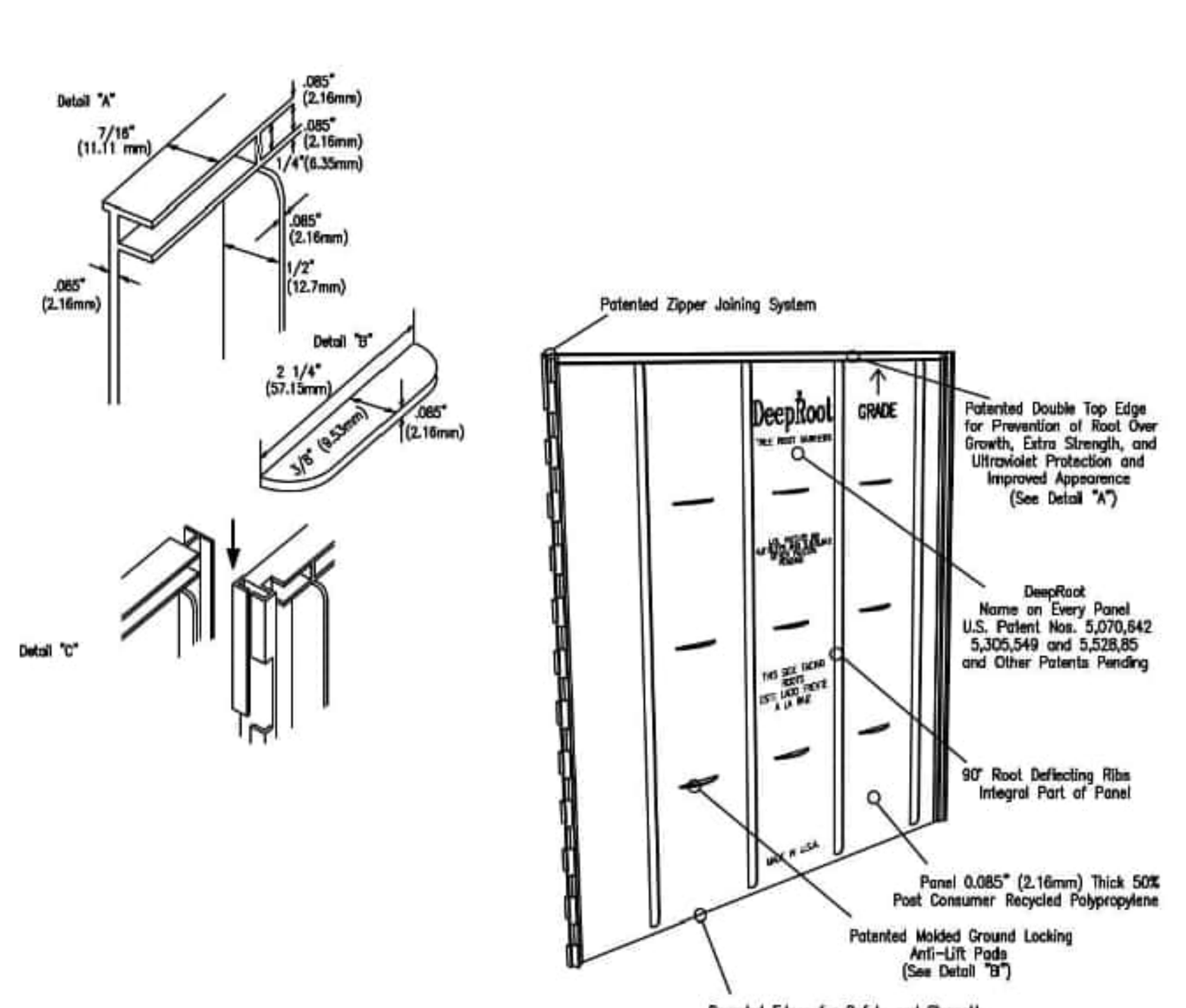
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft–lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD	STANDARD DETAIL NUMBER: HS817	HOLLY SPRINGS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS	

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540



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REVISIONS

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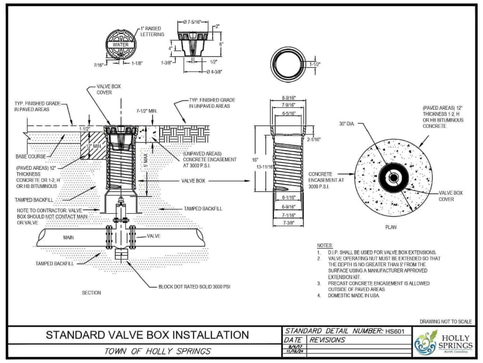
PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

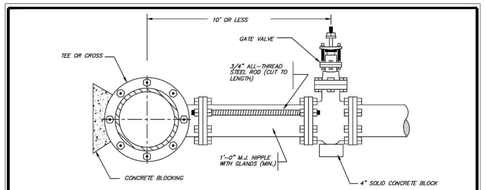
SHEET

STORM DRAINAGE DETAILS

C8.02



STANDARD VALVE BOX INSTALLATION — STANDARD DETAIL NUMBER: HS601
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 7/26/06

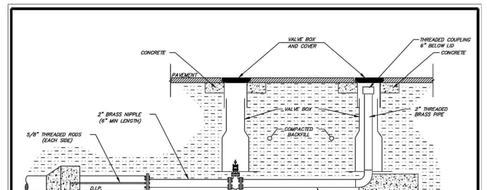


ROD REQUIREMENTS	
BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

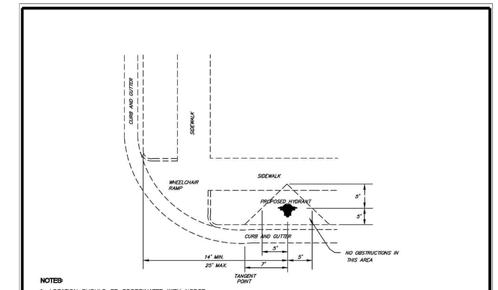
STANDARD VALVE RODDING — STANDARD DETAIL NUMBER: HS603
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06



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

DRAWING NOT TO SCALE

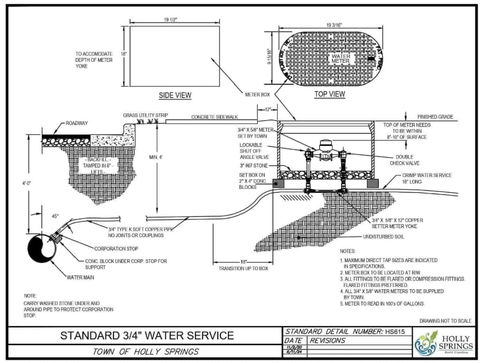
STANDARD 2" BLOW-OFF ASSEMBLY — STANDARD DETAIL NUMBER: HS606
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 8/26/19



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

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION — STANDARD DETAIL NUMBER: HS613
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06

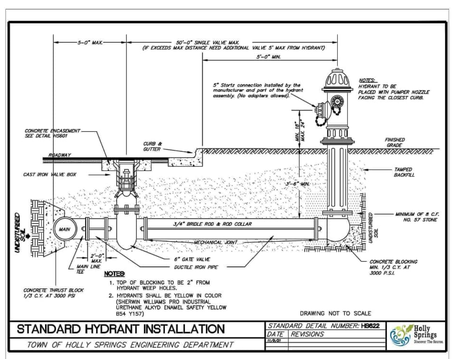


NOTE: CARRY WASHED STONE UNDER AND AROUND PIPE TO PROTECT CORPORATION STOP

NOTES:
1. MAXIMUM DIRECT TAP SIZES ARE INDICATED IN SPECIFICATIONS.
2. METER BOX TO BE LOCATED AT R/W.
3. ALL FITTINGS TO BE FLARED OR COMPRESSION FITTINGS FLARED FITTINGS PREFERRED.
4. ALL 5/8" X 3/4" WATER METERS TO BE SUPPLIED BY TOWN.
5. METER TO READ IN 100's OF GALLONS.

DRAWING NOT TO SCALE

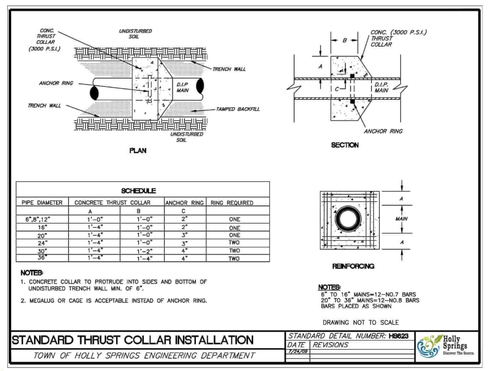
STANDARD 3/4" WATER SERVICE — STANDARD DETAIL NUMBER: HS615
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 7/26/06



NOTES:
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
2. HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS P80 INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW B54 Y107)

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION — STANDARD DETAIL NUMBER: HS622
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06



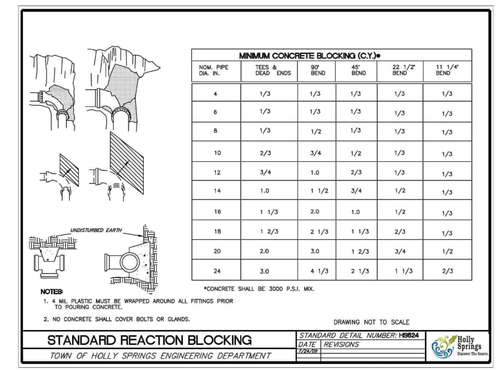
SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	3"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:
1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

NOTES:
8" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION — STANDARD DETAIL NUMBER: HS620
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06



MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

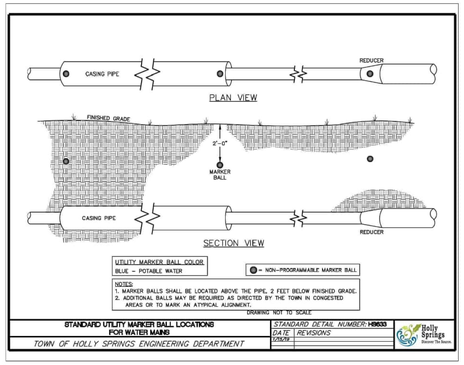
*CONCRETE SHALL BE 3000 P.S.I. MIX.

UNDISTURBED EARTH

NOTES:
1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

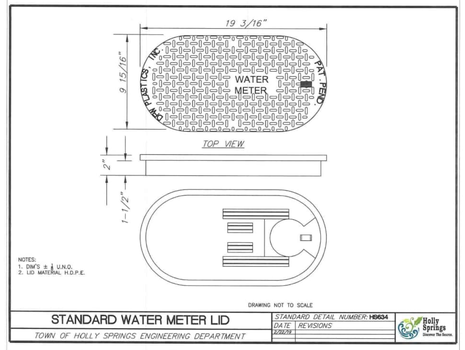
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING — STANDARD DETAIL NUMBER: HS624
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06



DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS — STANDARD DETAIL NUMBER: HS633
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06



DRAWING NOT TO SCALE

STANDARD WATER METER LID — STANDARD DETAIL NUMBER: HS634
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 8/26/19

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

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REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

SHEET

WATER DETAILS

C8.03

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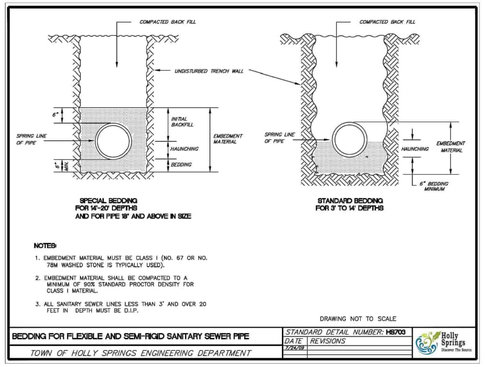
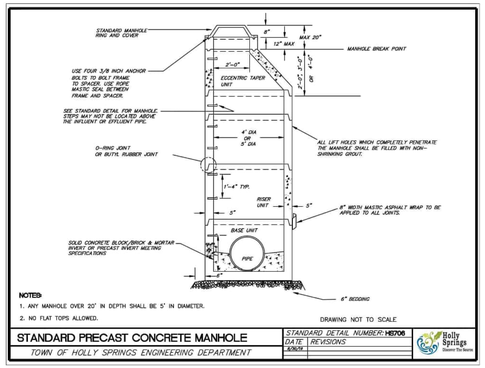


NOTES:
1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

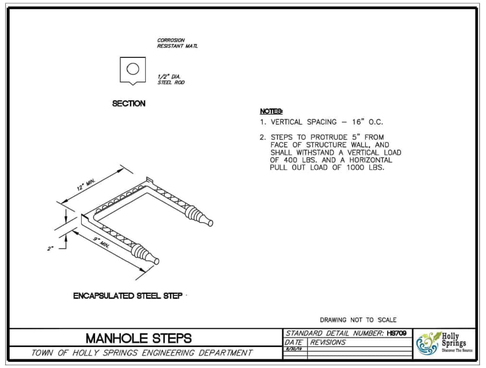
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE — STANDARD DETAIL NUMBER: **H5703**
DATE | REVISIONS: 7/26/16
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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

DRAWING NOT TO SCALE

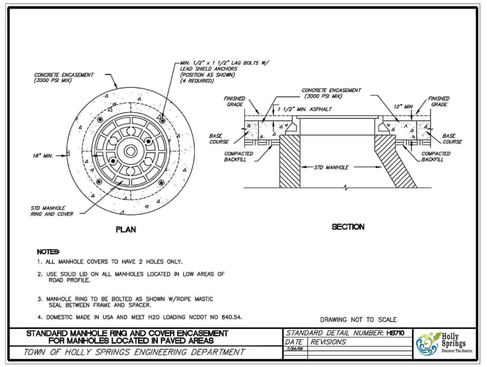
STANDARD PRECAST CONCRETE MANHOLE — STANDARD DETAIL NUMBER: **H5706**
DATE | REVISIONS: 3/26/19
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:
1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

DRAWING NOT TO SCALE

MANHOLE STEPS — STANDARD DETAIL NUMBER: **H5709**
DATE | REVISIONS: 3/26/19
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO B40.54.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS — STANDARD DETAIL NUMBER: **H5710**
DATE | REVISIONS: 3/26/19
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT — STANDARD DETAIL NUMBER: **H5711**
DATE | REVISIONS: 7/26/16
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

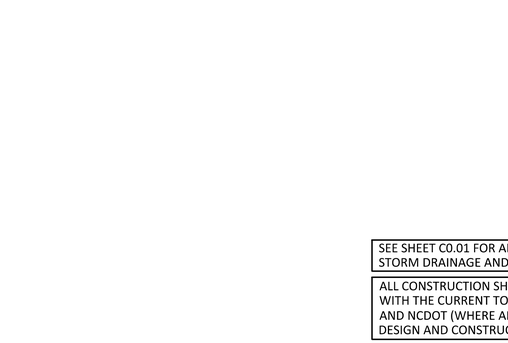
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE — STANDARD DETAIL NUMBER: **H5715**
DATE | REVISIONS: 3/26/19, 7/26/16
TOWN OF HOLLY SPRINGS

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

DRAWING NOT TO SCALE

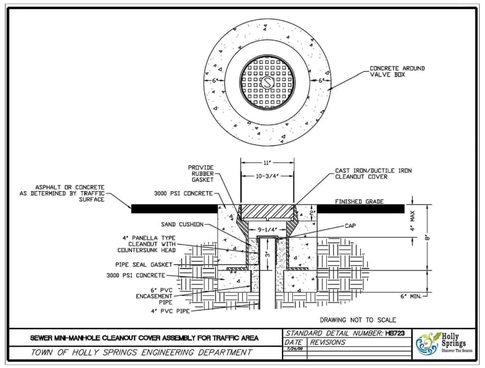
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES — STANDARD DETAIL NUMBER: **H5716**
DATE | REVISIONS: 3/26/19
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTE:
1. MANHOLE TO BE APPROVED BY TOHS DIRECTOR OF ENGINEERING, FOR OUTFALL USE ONLY.
2. ONE BOLT COVER AND FRAME REMOVAL DESIGN.
3. LOAD RATING TO BE NON-TRAFFIC OUTFALL USE ONLY.
4. MATERIAL:
   COVER – GRAY IRON ASTM A48 CL35B
   FRAME – GRAY IRON ASTM A48 CL35B

DRAWING NOT TO SCALE

MANHOLE COVER & FRAME FOR OUTFALLS — STANDARD DETAIL NUMBER: H5722
DATE | REVISIONS: 7/26/16
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

SEWER MIN-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA — STANDARD DETAIL NUMBER: **H5723**
DATE | REVISIONS: 7/26/16
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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The John R. McAdams Company, Inc.
621 Hillsborough Street
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Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:52-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D1
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

SHEET

SANITARY SEWER DETAILS

C8.04

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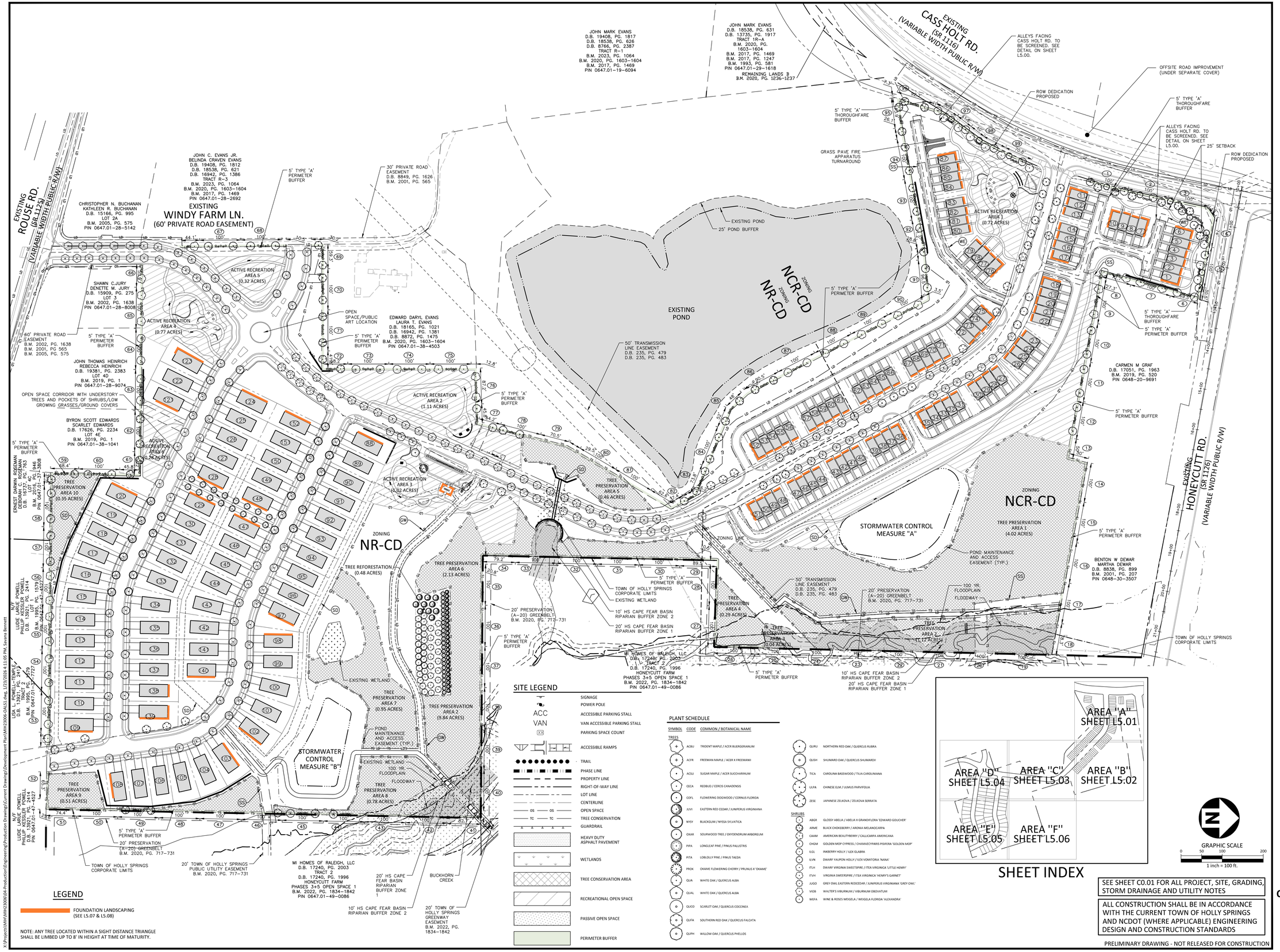

SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	ACBU	TRIDENT MAPLE / ACER BUERGERIANUM
	ACFR	FREEMAN MAPLE / ACER X FREEMANII
	ACSU	SUGAR MAPLE / ACER SUCCHARINUM
	CECA	REDBUD / CERCIS CANADENSIS
	COFL	FLOWERING DOGWOOD / CORNUS FLORIDA
	JUVI	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
	NYSY	BLACKGUM / NYSSA SYLVATICA
	OXAR	SOURWOOD TREE / OXYDENDRUM ARBOREUM
	PIPA	LONGLEAF PINE / PINUS PALUSTRIS
	PITA	LOBLOLLY PINE / PINUS TAEDA
	PROK	OKAME FLOWERING CHERRY / PRUNUS X 'OKAME'
	QUA	WHITE OAK / QUERCUS ALBA
	QUAL	WHITE OAK / QUERCUS ALBA
	QUCO	SCARLET OAK / QUERCUS COCCINEA
	QUFA	SOUTHERN RED OAK / QUERCUS FALCATA
	QUPH	WILLOW OAK / QUERCUS PHELLOS
	QURU	NORTHERN RED OAK / QUERCUS RUBRA
	QUSH	SHUMARD OAK / QUERCUS SHUMARDII
	TICA	CAROLINA BASSWOOD / TILIA CAROLINIANA
	ULPA	CHINESE ELM / ULMUS PARVIFOLIA
	ZESE	JAPANESE ZELKOVA / ZELKOVA SERRATA
SHRUBS		
	ABGR	GLOSSY ABELIA / ABELIA X GRANDIFLORA 'EDWARD GOUCHER'
	ARME	BLACK CHOKEBERRY / ARONIA MELANOCARPA
	CAAM	AMERICAN BEAUTYBERRY / CALLICARPA AMERICANA
	CHGM	GOLDEN MOP CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOP'
	ILGL	INKBERRY HOLLY / ILEX GLABRA
	ILVN	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA'
	ITLH	DWARF VIRGINIA SWEETSPIRE / ITEA VIRGINICA 'LITTLE HENRY'
	ITVH	VIRGINIA SWEETSPIRE / ITEA VIRGINICA 'HENRY'S GARNET'
	JUGO	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'
	VIOB	WALTER'S VIBURNUM / VIBURNUM OBOVATUM
	WIFA	WINE & ROSES WEIGELA / WEIGELA FLORIDA 'ALEXANDRA'

SHEET INDEX

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 2088 MICHAEL VAMPRAN
2026.01.23

REVISIONS

NO.	DATE
1	
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PLAN INFORMATION

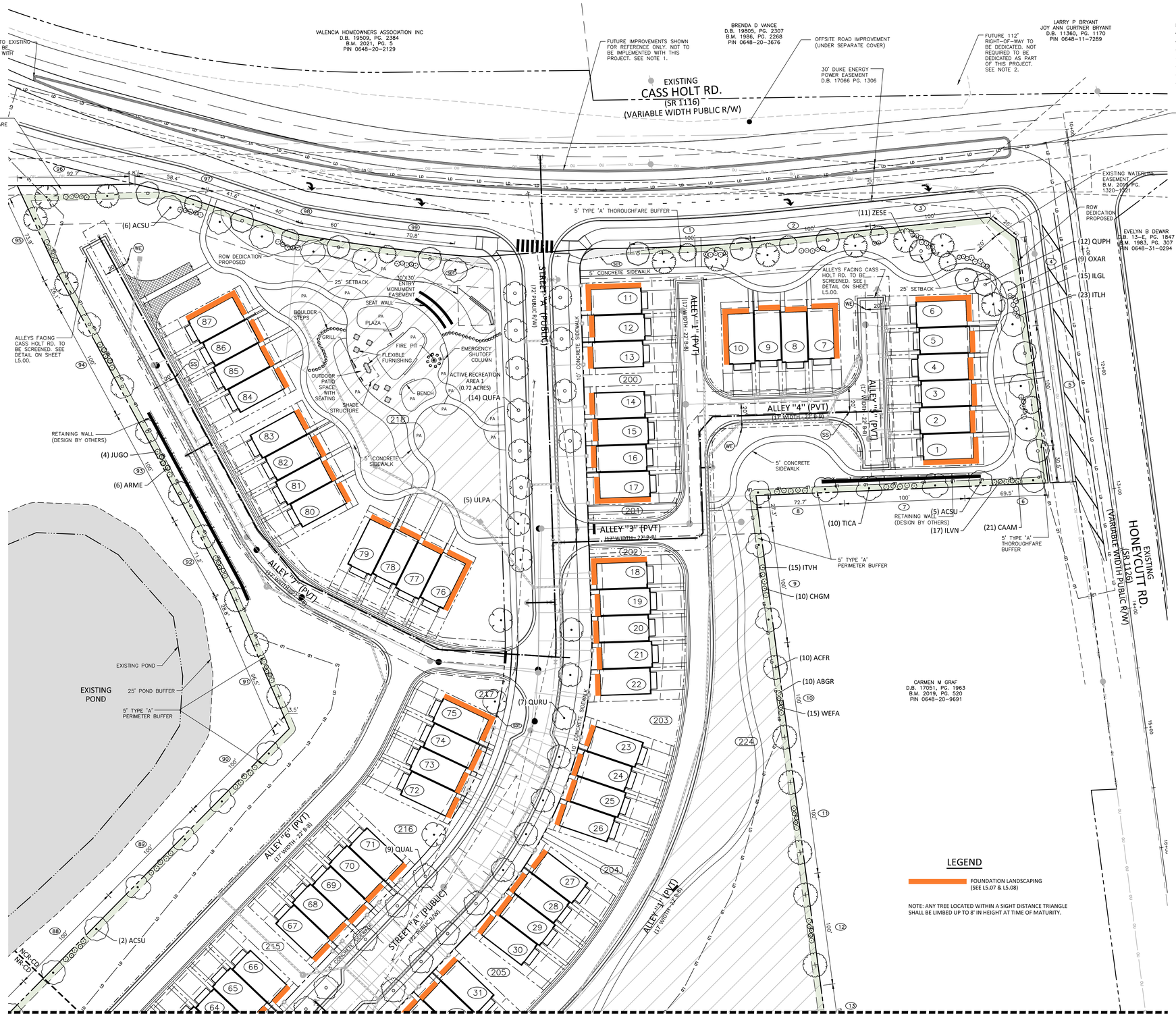
PROJECT NO.	MIH-23006
FILENAME	MIH23006-OALS1
CHECKED BY	CMV
DRAWN BY	KW
SCALE	1" = 100'
DATE	01. 23. 2026

SHEET

OVERALL LANDSCAPE PLAN

L5.00

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-OALS1.dwg, 1/23/2026 4:11:05 PM, Sravita Bennett

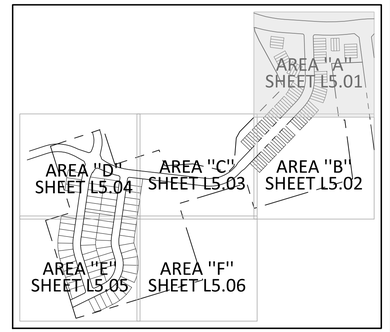


SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- PA — PLANTING AREA
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

PLANT SCHEDULE AREA A

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	ACFR	ACER X FREEMANII FREEMAN MAPLE
•	ACSU	ACER SUCCHARINUM SUGAR MAPLE
•	OXAR	OXYDENDRUM ARBOREUM SOURWOOD TREE
○	QUAL	QUERCUS ALBA WHITE OAK
○	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
○	QUPH	QUERCUS PHELLOS WILLOW OAK
•	QURU	QUERCUS RUBRA NORTHERN RED OAK
•	TICA	TILIA CAROLINIANA CAROLINA BASSWOOD
•	ULPA	ULMUS PARVIFOLIA CHINESE ELM
•	ZESE	ZELKOVA SERRATA JAPANESE ZELKOVA
SHRUBS		
⬡	ABGR	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA
⬡	ARME	ARONIA MELANOCARPA BLACK CHOKEBERRY
⬡	CAAM	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
⬡	CHGM	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP CYPRESS
⬡	ILGL	ILEX GLABRA INKBERRY HOLLY
⬡	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
⬡	ITLH	ITEA VIRGINICA 'LITTLE HENRY' DWARF VIRGINIA SWEETSPIRE
⬡	ITVH	ITEA VIRGINICA 'HENRY'S GARNET' VIRGINIA SWEERSPIRE
⬡	JUGO	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
⬡	WEFA	WEIGELA FLORIDA 'ALEXANDRA' WINE & ROSES WEIGELA



SHEET INDEX

LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.

EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAN 2018

2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	CMV
DRAWN BY	SMO
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

LANDSCAPE PLAN - AREA "A"

L5.01

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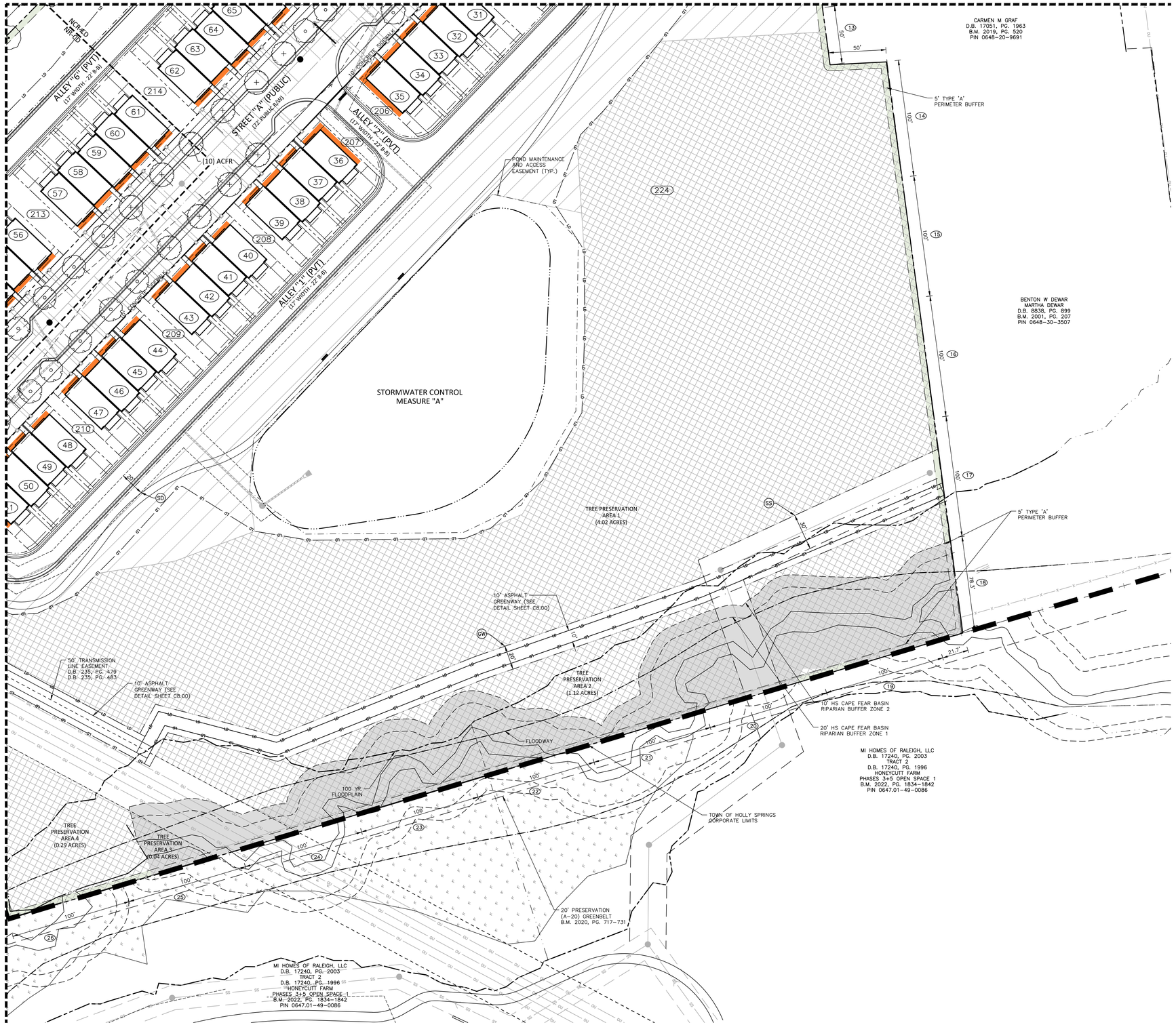
SEE SHEET L5.01

SEE SHEET L5.03



SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
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- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

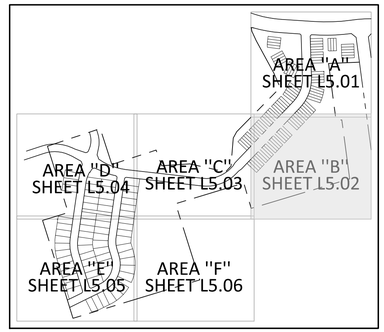
PLANT SCHEDULE AREA B

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACFR	ACER X FREEMANII FREEMAN MAPLE
	ACSU	ACER SUCCHARINUM SUGAR MAPLE
	QUAL	QUERCUS ALBA WHITE OAK
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK

LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.



SHEET INDEX

EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2487 C. MICHAEL VAMPRAH, PLA
2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	CMV
DRAWN BY	SMO
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

LANDSCAPE PLAN - AREA "B"

L5.02

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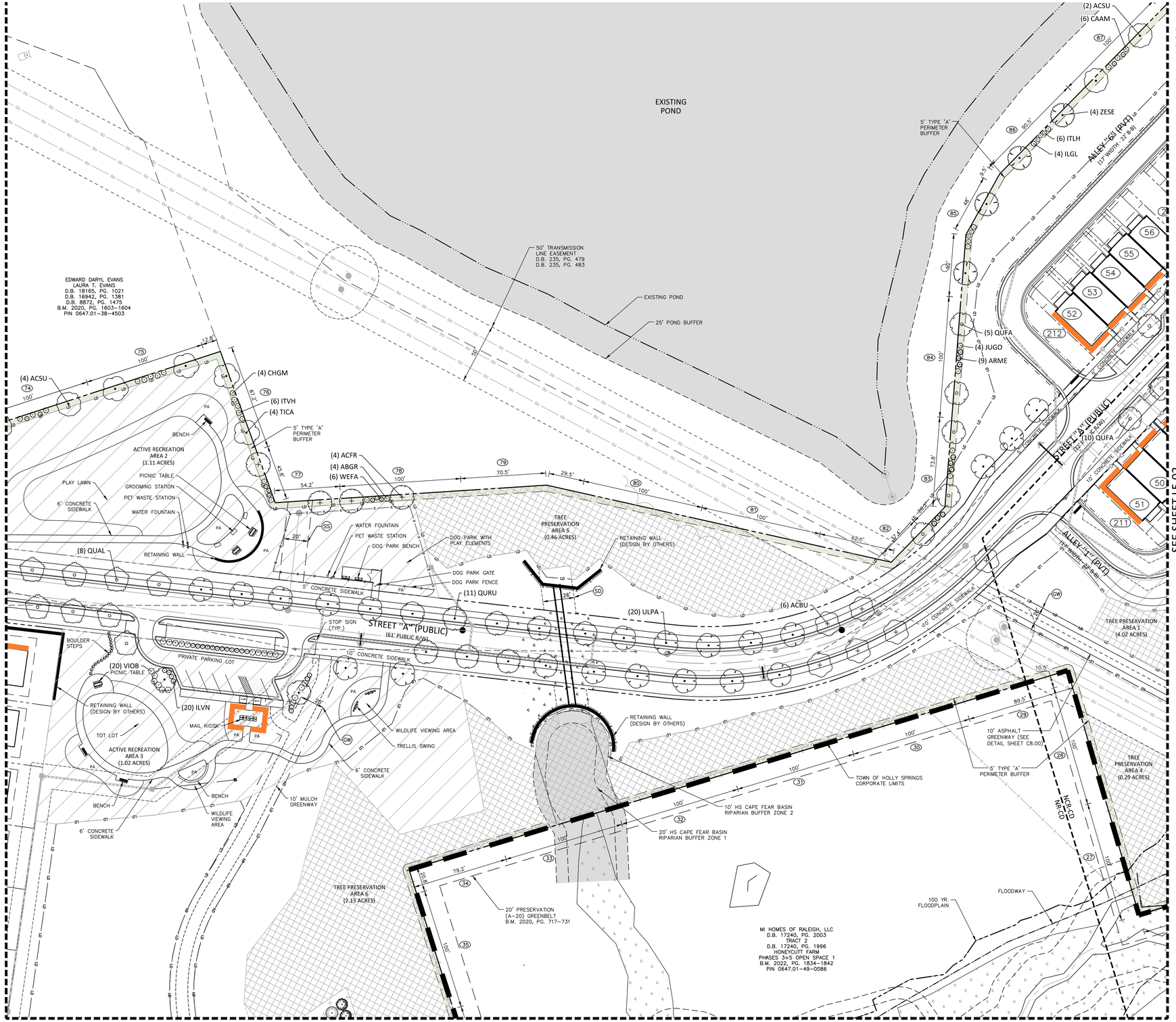

SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
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- (XX) — PARKING SPACE COUNT
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- GUARDRAIL
- PA — PLANTING AREA
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

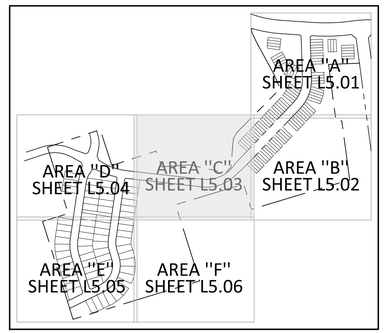
PLANT SCHEDULE AREA C

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
+	ACBU	TRIDENT MAPLE / ACER BUERGERIANUM
+	ACFR	FREEMAN MAPLE / ACER X FREEMANII
•	ACSU	SUGAR MAPLE / ACER SUCCHARINUM
•	PIPA	LONGLEAF PINE / PINUS PALUSTRIS
•	PITA	LOBLOLLY PINE / PINUS TAEDA
o	QUAL	WHITE OAK / QUERCUS ALBA
o	QUFA	SOUTHERN RED OAK / QUERCUS FALCATA
•	QURU	NORTHERN RED OAK / QUERCUS RUBRA
•	TICA	CAROLINA BASSWOOD / TILIA CAROLINIANA
•	ULPA	CHINESE ELM / ULMUS PARVIFOLIA
•	ZESE	JAPANESE ZELKOVA / ZELKOVA SERRATA
SHRUBS		
•	ABGR	GLOSSY ABELIA / ABELIA X GRANDIFLORA 'EDWARD GOUCHER'
•	ARME	BLACK CHOKEBERRY / ARONIA MELANOCARPA
•	CAAM	AMERICAN BEAUTYBERRY / CALLICARPA AMERICANA
•	CHGM	GOLDEN MOP CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOP'
•	ILGL	INKBERRY HOLLY / ILEX GLABRA
•	ILVN	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA'
•	ITLH	DWARF VIRGINIA SWEETSPIRE / ITEA VIRGINICA 'LITTLE HENRY'
•	ITVH	VIRGINIA SWEERSPIRE / ITEA VIRGINICA 'HENRY'S GARNET'
•	JUGO	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'
•	VIOB	WALTER'S VIBURNUM / VIBURNUM OBOVATUM
•	WEFA	WINE & ROSES WEIGELA / WEIGELA FLORIDA 'ALEXANDRA'

LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.



SHEET INDEX

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- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 C. MICHAEL VAMPRAN JR.
2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	CMV
DRAWN BY	SMO
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

LANDSCAPE PLAN - AREA "C"

L5.03

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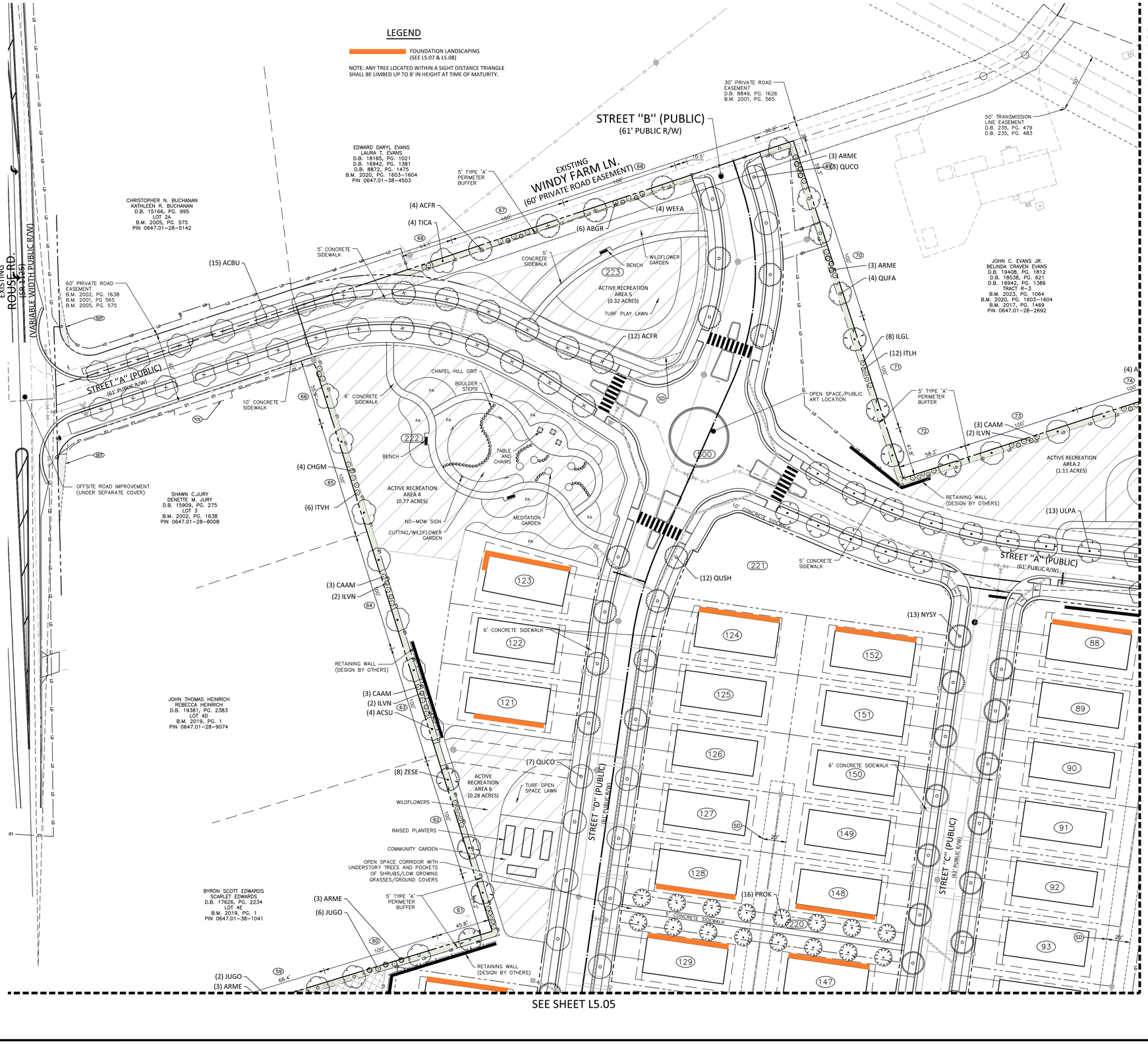
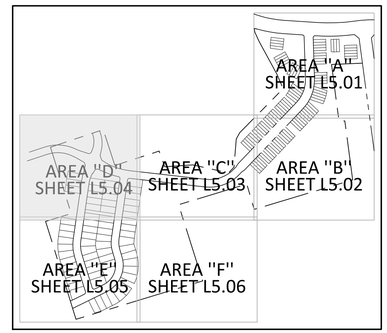


SITE LEGEND

SIGNAGE	HEAVY DUTY ASPHALT PAVEMENT
POWER POLE	WETLANDS
ACCESSIBLE PARKING STALL	TREE CONSERVATION AREA
VAN ACCESSIBLE PARKING STALL	RECREATIONAL OPEN SPACE
PARKING SPACE COUNT	PASSIVE OPEN SPACE
TRAIL	PERIMETER BUFFER
PHASE LINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
LOT LINE	
CENTERLINE	
OPEN SPACE	
TREE CONSERVATION	
GUARDRAIL	
PLANTING AREA	

PLANT SCHEDULE AREA D

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACBU	ACER BUERGERIANUM TRIDENT MAPLE
	ACFR	ACER X FREEMANII FREEMAN MAPLE
	ACSU	ACER SUCCHARINUM SUGAR MAPLE
	NYSY	NYSSA SYLVATICA BLACKGUM
	PROK	PRUNUS X 'OKAME' OKAME FLOWERING CHERRY
	QUAL	QUERCUS ALBA WHITE OAK
	QUCO	QUERCUS COCCINEA SCARLET OAK
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	TICA	TILIA CAROLINIANA CAROLINA BASSWOOD
	ULPA	ULMUS PARVIFOLIA CHINESE ELM
	ZESE	ZELKOVA SERRATA JAPANESE ZELKOVA
SHRUBS		
	ABGR	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA
	ARME	ARONIA MELANOCARPA BLACK CHOKEBERRY
	CAAM	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CHGM	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP CYPRESS
	ILGL	ILEX GLABRA INKBERRY HOLLY
	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	ITLH	ITEA VIRGINICA 'LITTLE HENRY' DWARF VIRGINIA SWEETSPIRE
	ITVH	ITEA VIRGINICA 'HENRY'S GARNET' VIRGINIA SWEERSPIRE
	JUGO	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
	WEFA	WEIGELA FLORIDA 'ALEXANDRA' WINE & ROSES WEIGELA



SHEET INDEX

EASEMENT LEGEND

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RW	RETAINING WALL MAINTENANCE EASEMENT
SS	SANITARY SEWER EASEMENT
SCM	SCM ACCESS & MAINTENANCE EASEMENT
SDT	SIGHT DISTANCE TRIANGLE EASEMENT
SD	STORM DRAINAGE EASEMENT
UE	UTILITY EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
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1 inch = 40 ft.

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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA C. MICHAEL VANPRAAG 2088 01/23

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	CMV
DRAWN BY	SMO
SCALE	1" = 40'
DATE	01. 23. 2026

SHEET

LANDSCAPE PLAN - AREA "D"

L5.04

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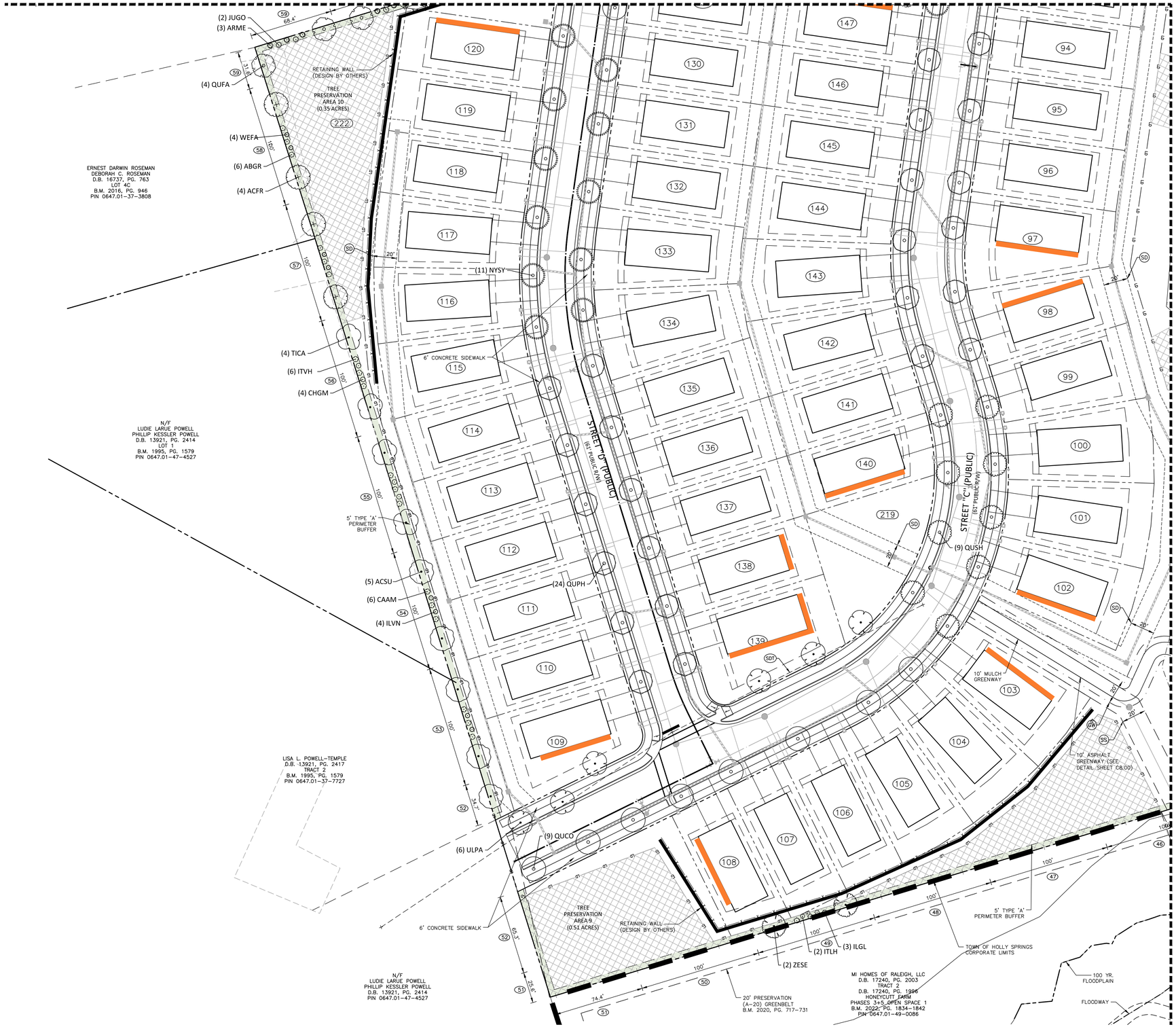


SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

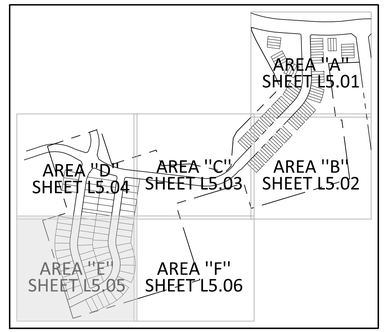
PLANT SCHEDULE AREA E

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACFR	ACER X FREEMANII FREEMAN MAPLE
	ACSU	ACER SUCCHARINUM SUGAR MAPLE
	NYSY	NYSSA SYLVATICA BLACKGUM
	QUCO	QUERCUS COCCINEA SCARLET OAK
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
	QUPH	QUERCUS PHELLOS WILLOW OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	TICA	TILIA CAROLINIANA CAROLINA BASSWOOD
	ULPA	ULMUS PARVIFOLIA CHINESE ELM
	ZESE	ZELKOVA SERRATA JAPANESE ZELKOVA
SHRUBS		
	ABGR	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA
	ARME	ARONIA MELANOCARPA BLACK CHOKEBERRY
	CAAM	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CHGM	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP CYPRESS
	ILGL	ILEX GLABRA INKBERRY HOLLY
	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	ITLH	ITEA VIRGINICA 'LITTLE HENRY' DWARF VIRGINIA SWEETSPIRE
	ITVH	ITEA VIRGINICA 'HENRY'S GARNET' VIRGINIA SWEERSPIRE
	JUGO	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
	WEFA	WEIGELA FLORIDA 'ALEXANDRA' WINE & ROSES WEIGELA

LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.



SHEET INDEX

EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA LANDSCAPE ARCHITECT C-1880 C. MICHAEL VAMPRAM JR.
2026.01.23

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PLAN INFORMATION

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SHEET

LANDSCAPE PLAN - AREA "E"

L5.05

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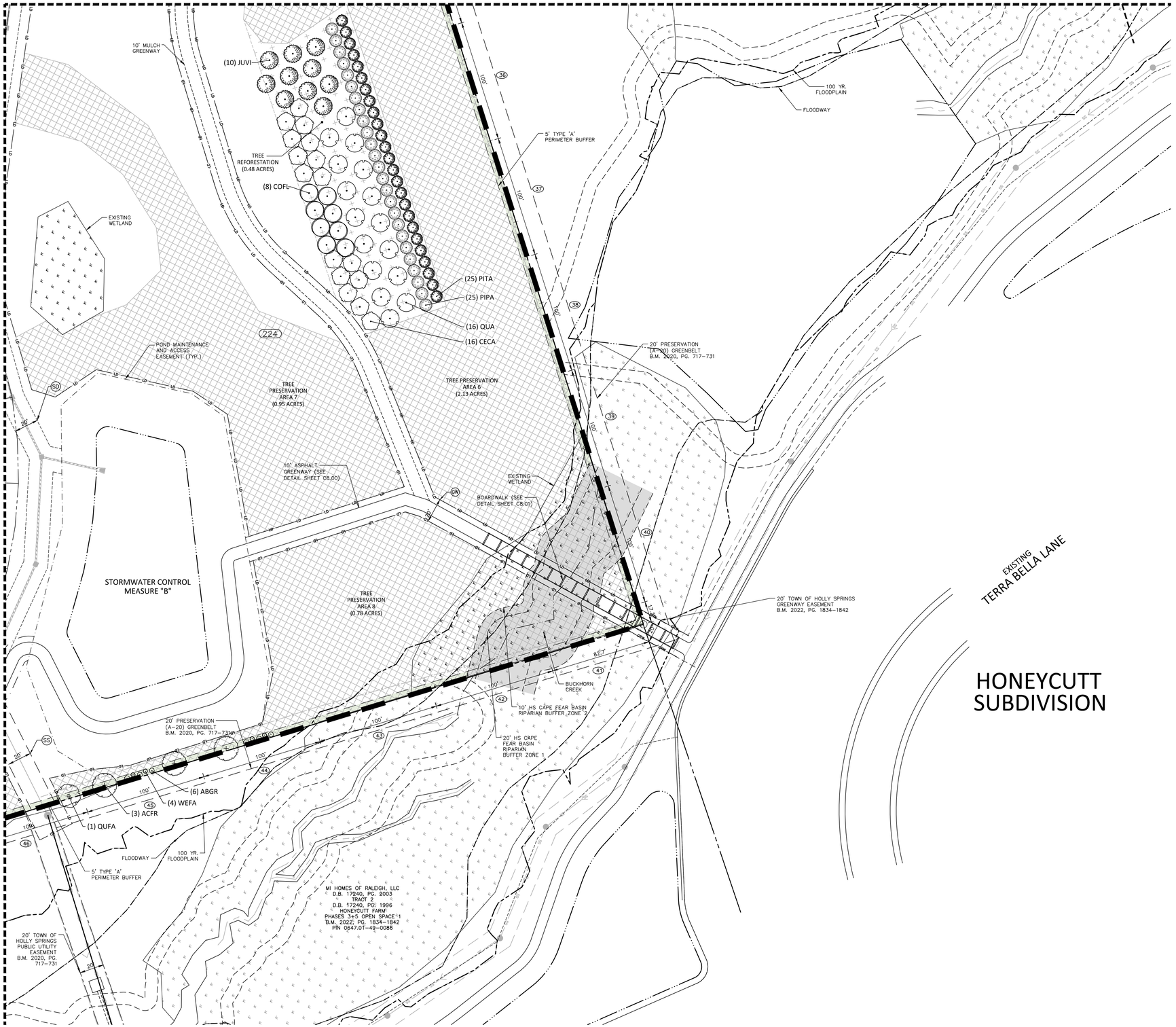
SEE SHEET L5.03

SEE SHEET L5.05



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PLANT SCHEDULE AREA F

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	COFL	CORNUS FLORIDA FLOWERING DOGWOOD
	JUVI	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	PIPA	PINUS PALUSTRIS LONGLEAF PINE
	PITA	PINUS TAEDA LOBLOLLY PINE
	QUA	QUERCUS ALBA WHITE OAK
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
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	ABGR	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA
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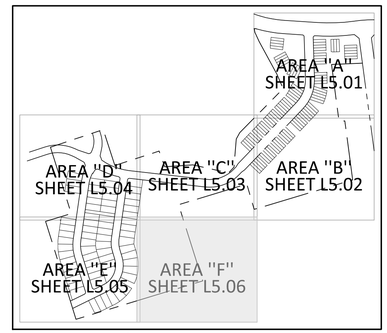

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GRAPHIC SCALE
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAN, JR. 2080 2026.01.23

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SHEET

LANDSCAPE PLAN - AREA "F"

L5.06

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LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

5' TYPE 'A' BUFFER 9,001 LF

STREET TREES DO NOT COUNT TOWARDS BUFFERING REQUIREMENTS

TREES
- REQUIRED: 180 (2/100 LF)
- PROVIDED 180

SHRUBS
- REQUIRED: 450 (5/100 LF)
- PROVIDED: 450

VEHICLE PARKING AREA LANDSCAPING

TREES
- REQUIRED: 1 TREE PER LANDSCAPE ISLAND
- PROVIDED: 2 CANOPY TREES

SHRUBS
- REQUIRED: 4 SHRUBS PER LANDSCAPE ISLAND
- PROVIDED: 40 SHRUBS

RESIDENTIAL FOUNDATION LANDSCAPING

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE. THE MINIMUM WIDTH OF AREA USED FOR FOUNDATION LANDSCAPING SHALL BE 5' IN WIDTH. CANOPY TREE OR UNDERSTORY TREE NOT REQUIRED FOR DETACHED AND ATTACHED DWELLINGS, INCLUDING TOWNHOUSE OR QUADRUPLEX.

BUILDING FAÇADES SHOWN ON L5.00 IN ORANGE SHALL PROVIDE THE BELOW FOUNDATION LANDSCAPING RATES PER FACADE. ALL OTHER FACADES SHALL PROVIDE 25% OF THE FACADE LENGTH AS FOUNDATION LANDSCAPING.

TOWNHOME REQUIRED: 1/ 5' LARGE SHRUB OR
1.5/ 5' MEDIUM SHRUB OR
OR 3/ 5' SMALL SHRUB

DETACHED DWELLING REQUIRED: 1 TREE / 5,000 SF
1.5/ 5' MEDIUM SHRUB

STREET TREES

PROJECT UTILIZES LESS THAN A 20' SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 30' OC, A MAXIMUM 45' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

PROJECT UTILIZES A 20' OR GREATER SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 50' OC, A MAXIMUM 65' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

DECIDUOUS STREET TREES ON THOROUGHFARES SHALL BE SPACED A MINIMUM 40' OC, A MAXIMUM 50' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

CASS HOLT ROAD: 669 617 LF
- REQUIRED: 16 MAX.; 12 MIN
- PROVIDED: 15 (2 SPECIES PROPOSED)
- DIVERSITY: 8 OF ONE SPECIES PROPOSED OR 53%

HONEYCUTT ROAD: 199 LF
- REQUIRED: 5 MAX.; 4 MIN
- PROVIDED: 5 (2 SPECIES PROPOSED)
- DIVERSITY: 3 OF ONE SPECIES PROPOSED OR 55%

STREET 'A': 5,836 LF
- REQUIRED: 194 MAX.; 130 MIN
- PROVIDED: 136 (6 SPECIES PROPOSED)
- DIVERSITY: 40 OF ONE SPECIES PROPOSED OR 29%

STREET 'B': 368 LF
- REQUIRED: 7 MAX.; 6 MIN
- PROVIDED: 7 (2 SPECIES PROPOSED)
- DIVERSITY: 25 OF ONE SPECIES PROPOSED OR 52%

STREET 'C': 2,270 LF
- REQUIRED: 47 MAX.; 35 MIN
- PROVIDED: 47 (5 SPECIES PROPOSED)
- DIVERSITY: 13 OF ONE SPECIES PROPOSED OR 27%

STREET 'D': 2,008 LF
- REQUIRED: 40 MAX.; 31 MIN
- PROVIDED: 39 (4 SPECIES PROPOSED)
- DIVERSITY: 12 OF ONE SPECIES PROPOSED OR 31%

EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.*

*UNLESS SPECIFIED BY THE TOWN OF HOLLY SPRINGS' COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.

ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

REFORESTATION CALCULATIONS

TREES PROPOSED:	100 TREES
MAXIMUM ALLOWABLE:	25 OF ONE SPECIES (25%)
PROPOSED:	25 OF ONE SPECIES
MINIMUM EVERGREEN TREES REQUIRED:	25 TREES
EVERGREEN TREES PROPOSED:	60 TREES

SPECIES DIVERSITY

DECIDUOUS SHADE TREES PROPOSED:	368
MAXIMUM ALLOWABLE:	92 OF ONE SPECIES (25%)
PROPOSED:	47 OF ONE SPECIES
SHRUBS PROPOSED:	349
MAXIMUM ALLOWABLE:	87 OF ONE SPECIES (25%)
PROPOSED:	51 OF ONE SPECIES

DETACHED RESIDENTIAL LOT AREA TREES

ONE TREE PER 5000 OF LOT AREA IS REQUIRED FOR EACH DETACHED RESIDENTIAL LOT.

DETACHED RESIDENTIAL LOT AREA 417,516 SF

TREES
- REQUIRED: 84 (1/5000 SF)
- PROVIDED: 84

HOLLY SPRINGS LANDSCAPE NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR:

1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

TABLE 5.6.1-A - REQUIRED PLANT SIZE

Landscape Material	Minimum Size
Overstory Deciduous Trees	2 1/2 inch diameter
Ornamental Deciduous Trees	1 1/2 in diameter
Overstory Evergreen Trees	6 feet
Small Evergreen Trees	4 feet
Large Shrubs	36 inches or #5 container
Medium Shrubs	24 inches or #3 container
Small Shrubs, Native Grasses, or Perennial Flowers	18 inches or #3 container

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
TREES						
	ACBU	21	ACER BUERGERIANUM / TRIDENT MAPLE	2.5'' MIN	8` MIN	
	ACFR	47	ACER X FREEMANII / FREEMAN MAPLE	2.5'' MIN	8` MIN	
	ACSU	28	ACER SUCCHARINUM / SUGAR MAPLE	2.5'' MIN	8` MIN	
	CECA	16	CERCIS CANADENSIS / REDBUD	-	5` MIN	MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE
	COFL	8	CORNUS FLORIDA / FLOWERING DOGWOOD	-	5` MIN	MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE
	JUVI	10	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	-	5` MIN	MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE
	NYSY	24	NYSSA SYLVATICA / BLACKGUM	2.5'' MIN	8` MIN	
	OXAR	9	OXYDENDRUM ARBOREUM / SOURWOOD TREE	2.5'' MIN	8` MIN	
	PIPA	25	PINUS PALUSTRIS / LONGLEAF PINE	-	2` MIN	REFORESTATION TREE
	PITA	25	PINUS TAEDA / LOBLOLLY PINE	-	2` MIN	REFORESTATION TREE
	PROK	16	PRUNUS X 'OKAME' / OKAME FLOWERING CHERRY	1.5'' MIN	8` MIN	
	QUA	16	QUERCUS ALBA / WHITE OAK	-	5` MIN	MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE
	QUAL	17	QUERCUS ALBA / WHITE OAK	2.5'' MIN	8` MIN	
	QUCO	19	QUERCUS COCCINEA / SCARLET OAK	2.5'' MIN	8` MIN	
	QUFA	38	QUERCUS FALCATA / SOUTHERN RED OAK	2.5'' MIN	8` MIN	
	QUPH	36	QUERCUS PHELLOS / WILLOW OAK	2.5'' MIN	8` MIN	
	QURU	18	QUERCUS RUBRA / NORTHERN RED OAK	2.5'' MIN	8` MIN	
	QUSH	21	QUERCUS SHUMARDII / SHUMARD OAK	2.5'' MIN	8` MIN	
	TICA	22	TILIA CAROLINIANA / CAROLINA BASSWOOD	2.5'' MIN	8` MIN	
	ULPA	44	ULMUS PARVIFOLIA / CHINESE ELM	2.5'' MIN	8` MIN	
	ZESE	25	ZELKOVA SERRATA / JAPANESE ZELKOVA	2.5'' MIN	8` MIN	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
	ABGR	32	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL	24'' MIN
	ARME	27	ARONIA MELANOCARPA / BLACK CHOKEBERRY	3 GAL	36'' MIN
	CAAM	42	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL	36'' MIN
	CHGM	22	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP CYPRESS	3 GAL	24'' MIN
	ILGL	30	ILEX GLABRA / INKBERRY HOLLY	3 GAL	24'' MIN
	ILVN	51	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	24'' MIN
	ITLH	43	ITEA VIRGINICA 'LITTLE HENRY' / DWARF VIRGINIA SWEETSPIRE	3 GAL	24'' MIN
	ITVH	33	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEERSPIRE	3 GAL	24'' MIN
	JUGO	16	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	3 GAL	10'' MIN
	VIOB	20	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	3 GAL	10'' MIN
	WEFA	33	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES WEIGELA	3 GAL	12'' MIN

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LANDSCAPE CALCULATIONS
L5.07

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GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. STREET TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED; WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
8. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
10. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
15. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
17. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
18. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
20. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
21. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
25. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
26. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

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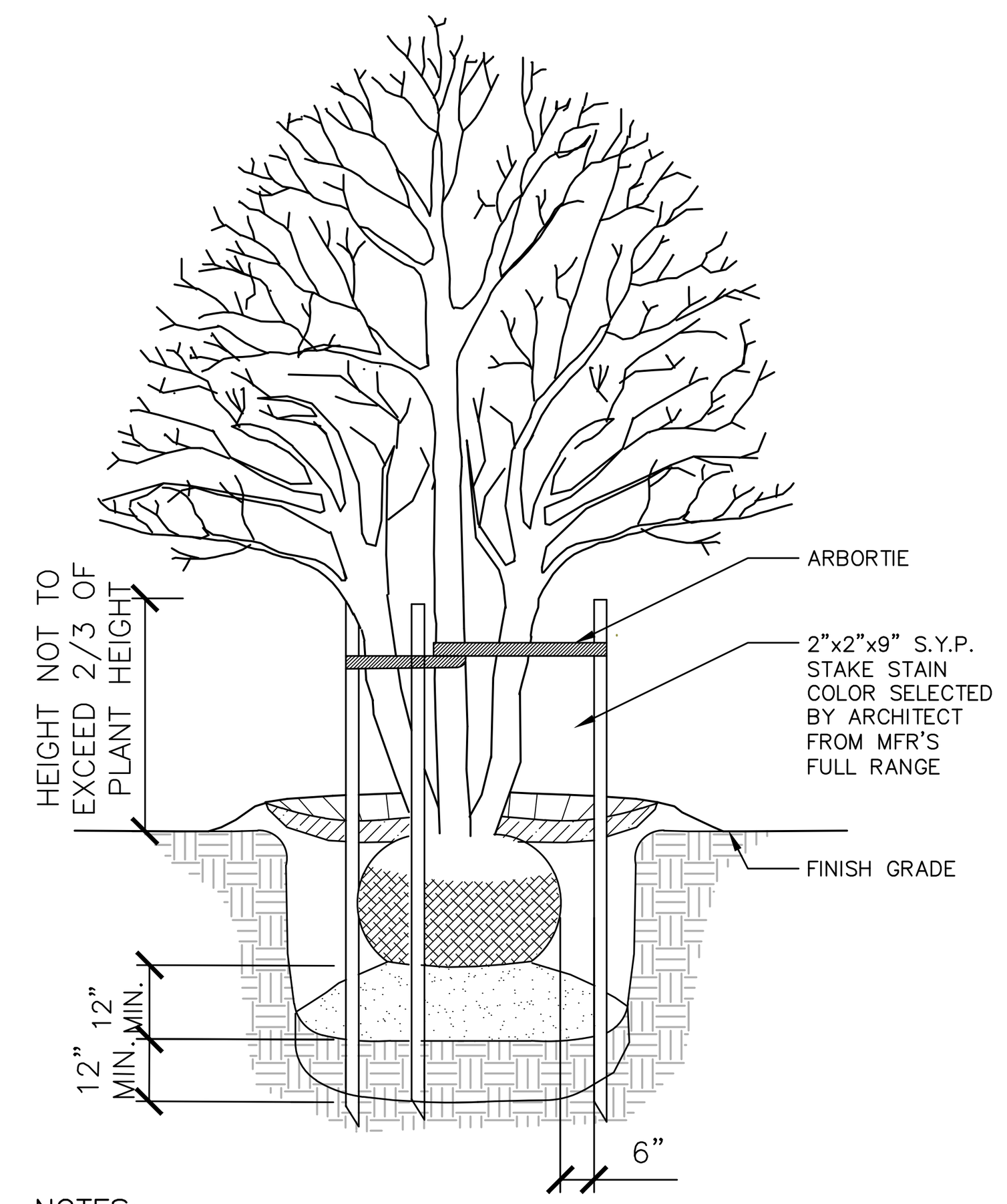
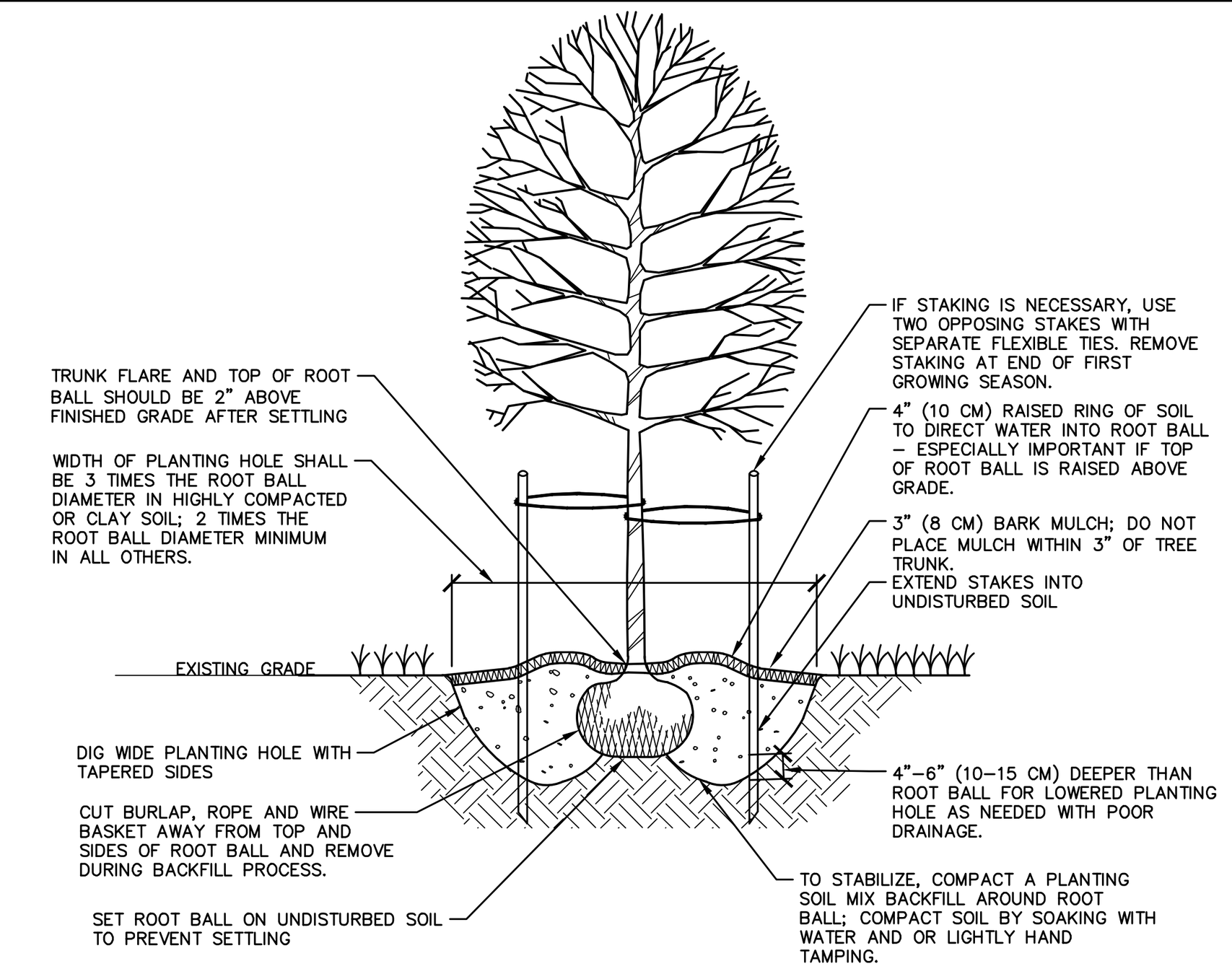


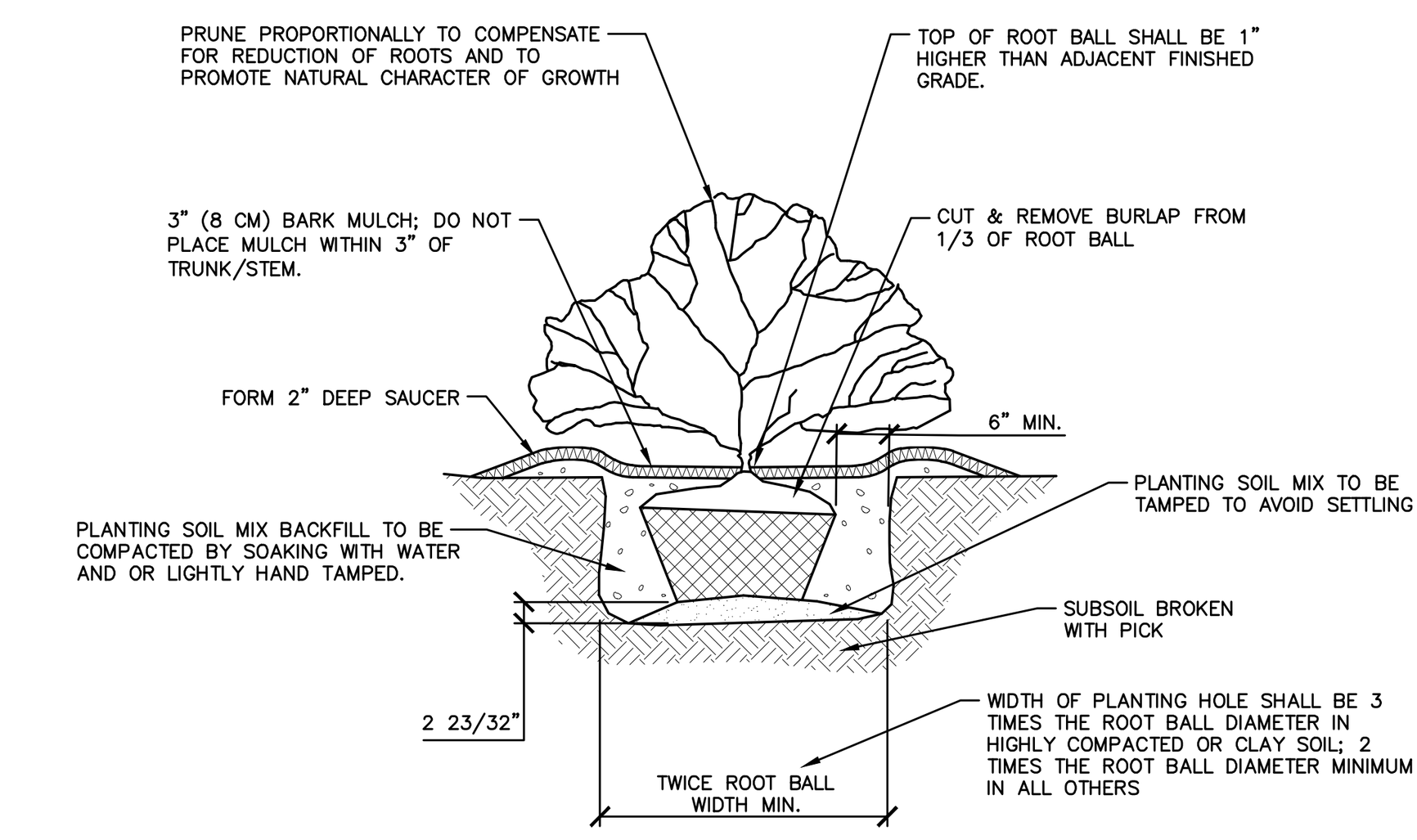
NOTES:
1. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
2. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
3. REMOVE TREE STAKING AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.

01 MULTI-TRUNK TREE INSTALLATION
SCALE: 3/8"=1'-0"



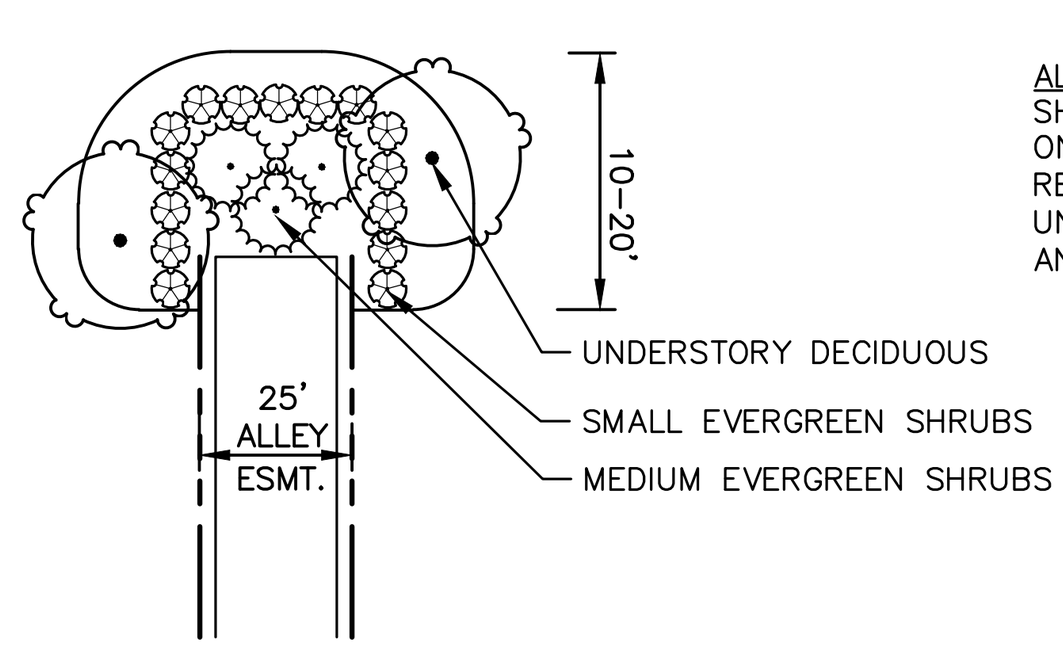
NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

02 TREE INSTALLATION
SCALE: 3/8"=1'-0"



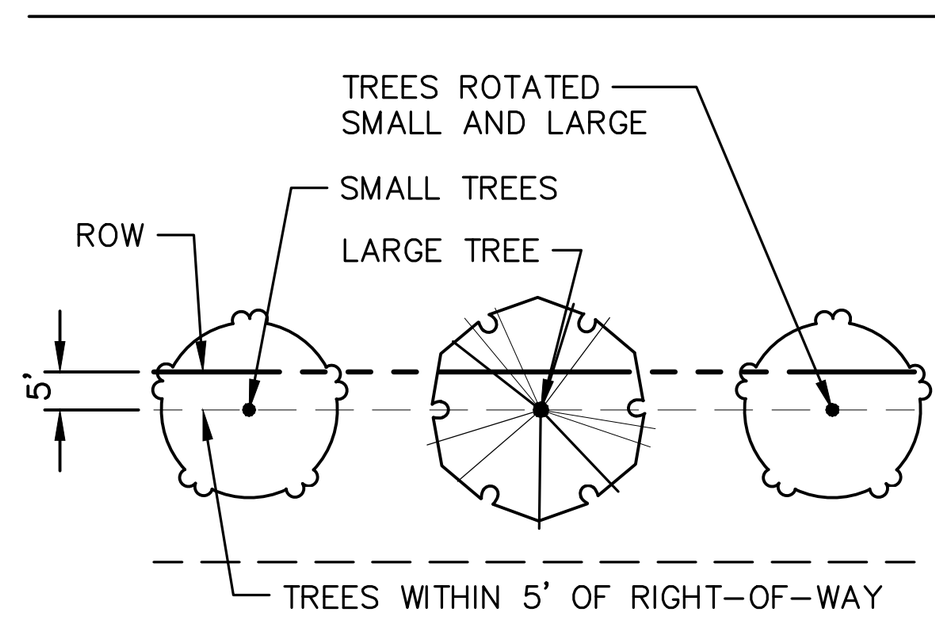
03 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"

ALLEY SCREENING DETAIL



ALLEY SCREENING
SHALL BE PROVIDED AT THE END OF ALLEYS THAT FRONT ONTO THE PUBLIC RIGHT OF WAY. DEVELOPER WILL BE REQUIRED TO PROVIDE A MINIMUM OF (2) DECIDUOUS UNDERSTORY TREES, 3–4 MEDIUM EVERGREEN SHRUBS AND A MINIMUM OF (10) SMALL EVERGREEN SHURBS.

THOROUGHFARE STREET TREE DETAIL



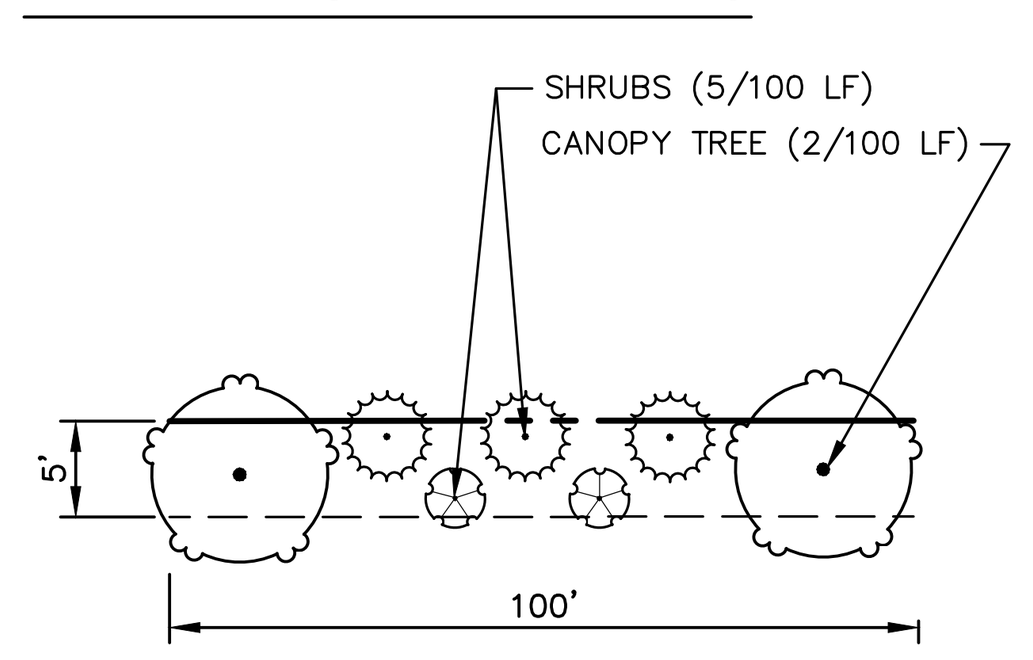
THOROUGHFARES
NOT TO SCALE

THOROUGHFARES
SHALL BE REQUIRED TO INSTALL DECIDUOUS TREES AS SPECIFIED BY THE APPROVED STREET TREE LIST OF UDO SECTION 5.3.4.E, OR AS FURTHER SPECIFIED IN THE COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN. WHERE EXISTING OVERHEAD UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE DECIDUOUS TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.

MIN. SIZE AT PLANTING: 2.5" CALIPER
MIN. SPACING: 40' FROM CENTER OF TRUNK
MAX. SPACING: 60' FROM CENTER OF TRUNK

LOCATION: TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT–OF–WAY LINE ON THE PRIVATE PROPERTY SIDE.

TYPE 'A' BUFFER DETAILS



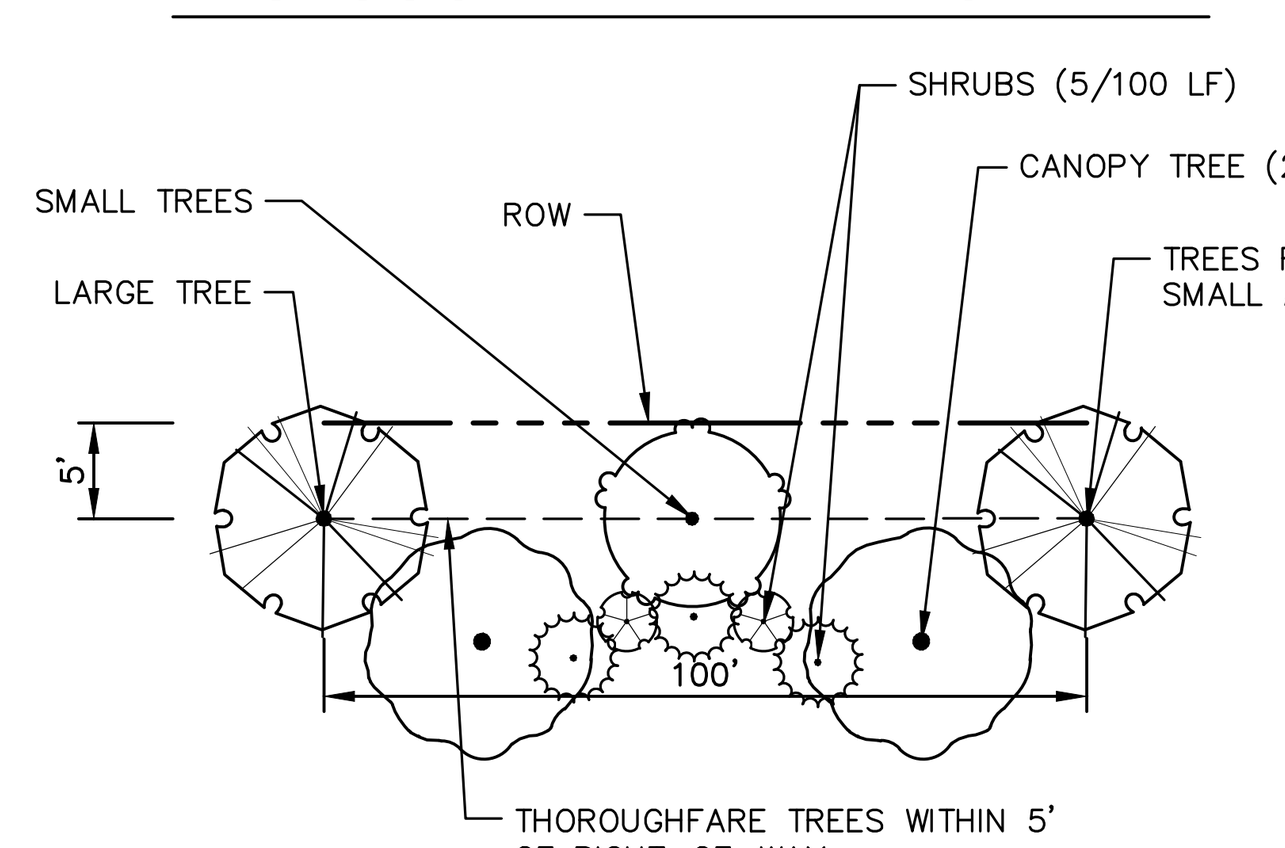
5' TYPE 'A' BUFFER
NOT TO SCALE

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0%
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0%
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5' (SEE PLANS)

NOTE:
EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

THOROUGHFARE PLANTING DETAIL



THOROUGHFARES & 5' TYPE 'A' BUFFER
NOT TO SCALE

SCREENING, FOUNDATION, AND BUFFER PLANTING DETAIL:

DECIDUOUS CANOPY TREE SPECIES
(INSTALLED AT 2.5" CAL, 10' HT. MIN.)
QUERCUS SHUMARDII - SHUMARD OAK
QUERCUS FALCATA - SOUTHERN RED OAK
ACER RUBRUM - RED MAPLE
QUERCUS ALBA - WHITE OAK
QUERCUS RUBRA - RED OAK
TILIA AMERICANA - BASSWOOD
QUERCUS STELLATA - POST OAK
QUERCUS KELLOGGII - BLACK OAK
BETULA NIGRA - RIVER BIRCH
LIRIODENDRON TULIPIFERA - TULIP POPLAR
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE

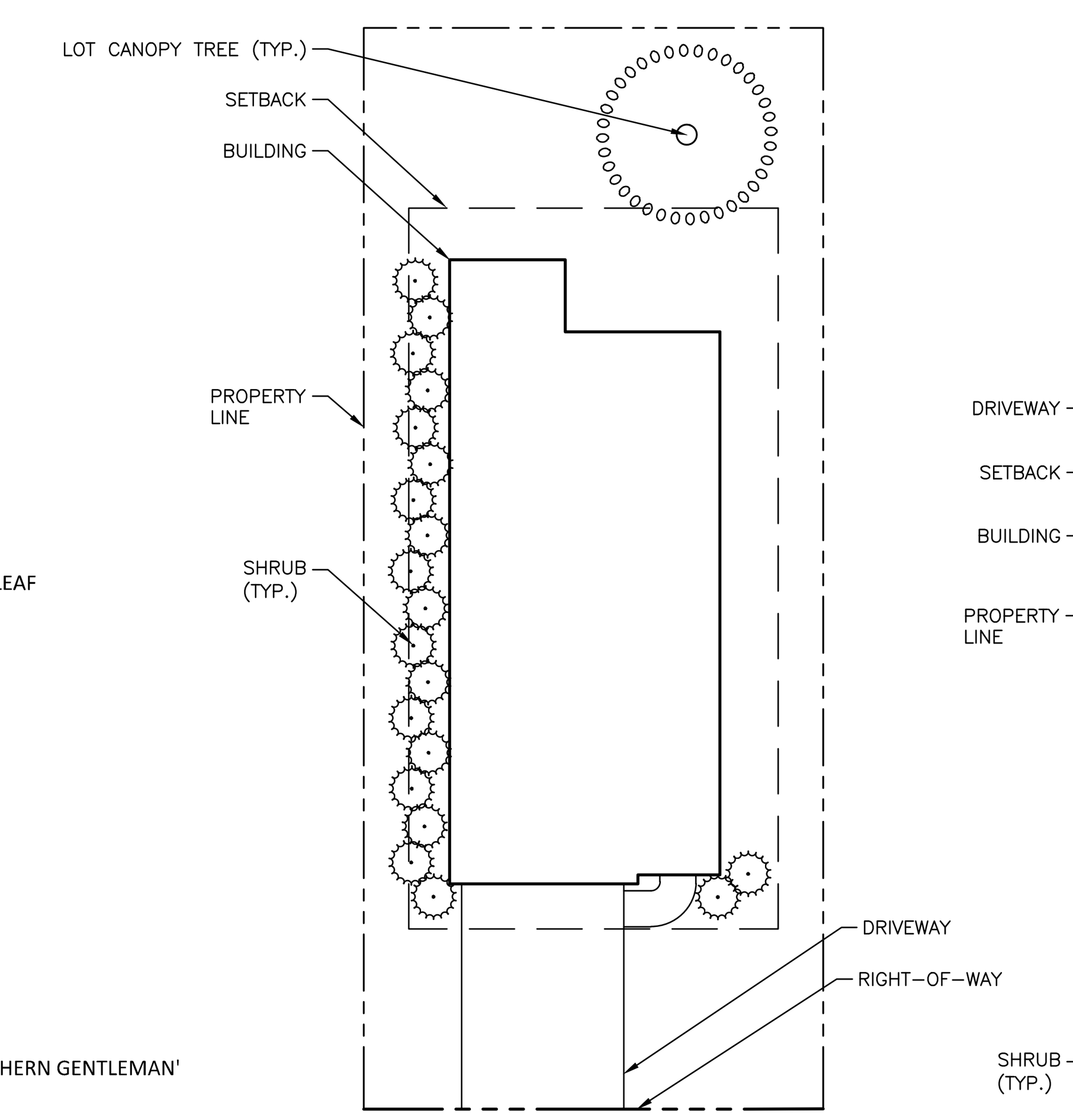
DECIDUOUS UNDERSTORY TREE SPECIES
(INSTALLED AT 1.5" CAL, 8' HT. MIN.)
PRUNUS SERRULATA KWANZAN - KWANZAN CHERRY
CORNUS FLORIDA - FLOWERING DOGWOOD
CHIONANTHUS VIRGINICUS - FRINGETREE
CERCIS CANADENSIS - EASTERN REDBUD
PRUNUS VIRGINIANA - CHOKECHERRY
HALESIA CAROLINA - CAROLINA SILVERBELL
MALUS PRUNIFOLIA - PLUM-LEAVED CRABAPPLE
AMELANCHIER ARBOREA - SERVICEBERRY
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
OSTRYA VIRGINIANA - HOP HORNBEAM
OXYDENDRUM ARBOREUM - SOURWOOD

SMALL SHRUB SPECIES
(INSTALLED AT 18" HT. MIN.)
ILEX VOMITORIA 'NANA' - DWARF YAUPON HOLLY
CHAMAECYPARIS PISIFERA 'GOLDEN MOP' - GOLDEN MOP THREADLEAF
ZANTHORHIZA SIMPLICISSIMA - YELLOWROOT
ABELIA GRANDIFLORA - GLOSSY ABELIA
PHYSOCARPUS OPULIFOLIUS - NINEBARK
VIBURNUM OBOVATUM - WALTER'S VIBURNUM
CEANOTHUS AMERICANUS - NEW JERSEY TEA
HYPERICUM PROLIFICUM - SHRUBBY ST. JOHN'S-WORT
RHUS GLABRA - GRO-LOW AROMATIC SUMAC
Distylium SPECIES

MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)
CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER
ITEA VIRGINICA - VIRGINICA SWEETSPIRE
ARONIA MELANOCARPA - BLACK CHOKEBERRY
VACCINIUM CYANOCOCCUS - BLUEBERRY
MYRICA CERIFERA - WAXMYRTLE
ILEX VERTICILLATA 'WINTER RED' - WINTERBERRY 'WINTER RED'
ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' - WINTERBERRY 'SOUTHERN GENTLEMAN'
FOTHERGILLA GARDENII - FOTHERGILLA

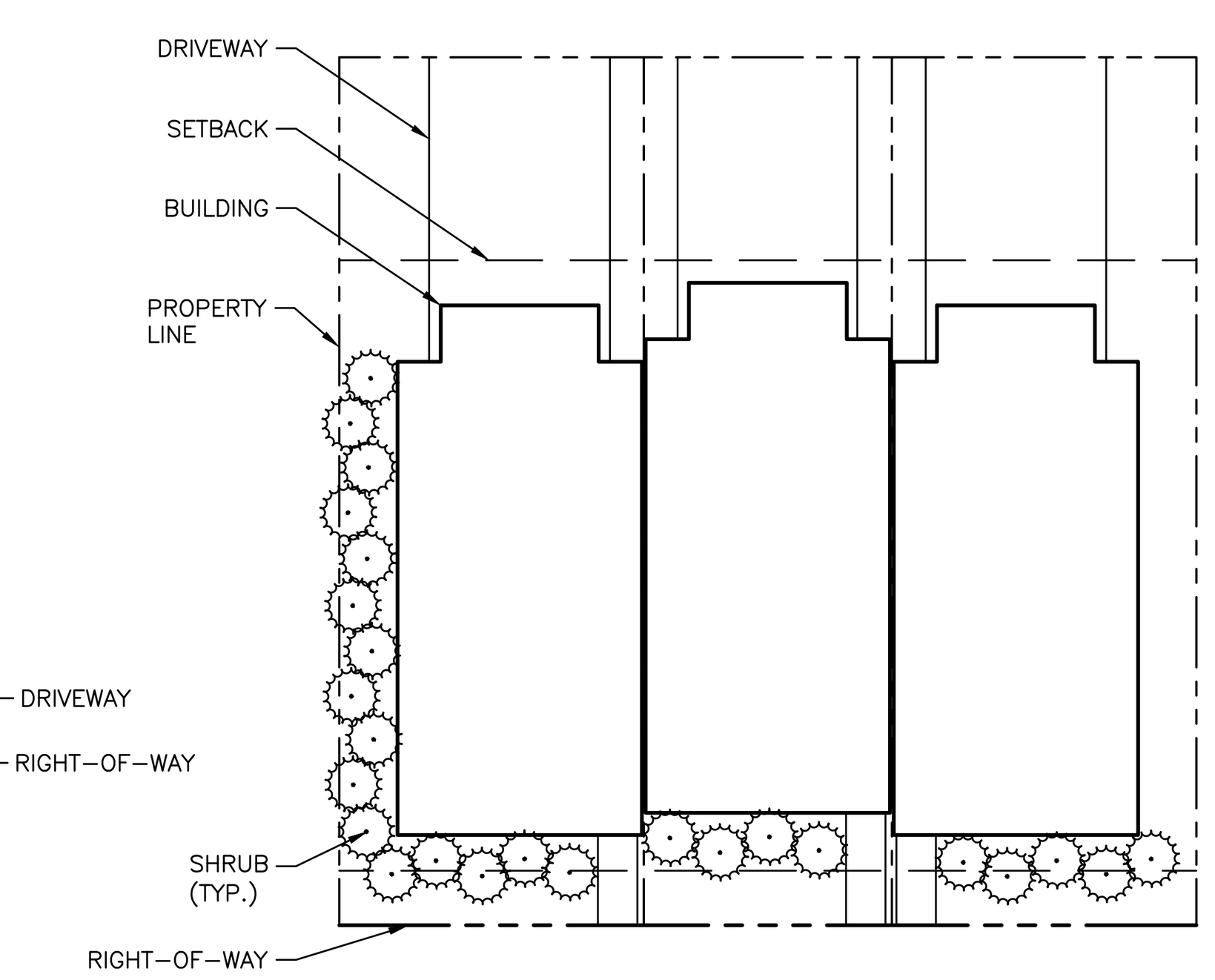
LARGE SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM
OSMANTHUS X FORTUNEI - FORTUNE OSMANTHUS
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' - ARNOLD PROMISE WITCH HAZEL
CALYCANTHUS FLORIDA - SWEETSHRUB
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
CHAMAECYPARIS PISIFERA 'FILIFERA' - THREADLEAF FALSE CYPRESS
LINDERA BENZOIN - SPICEBUSH
HYDRANGEA QUERCIFOLIA - OAKLEAF HYDRANGEA
ILEX OPACA - AMERICAN HOLLY

FOUNDATION LANDSCAPING DETAILS



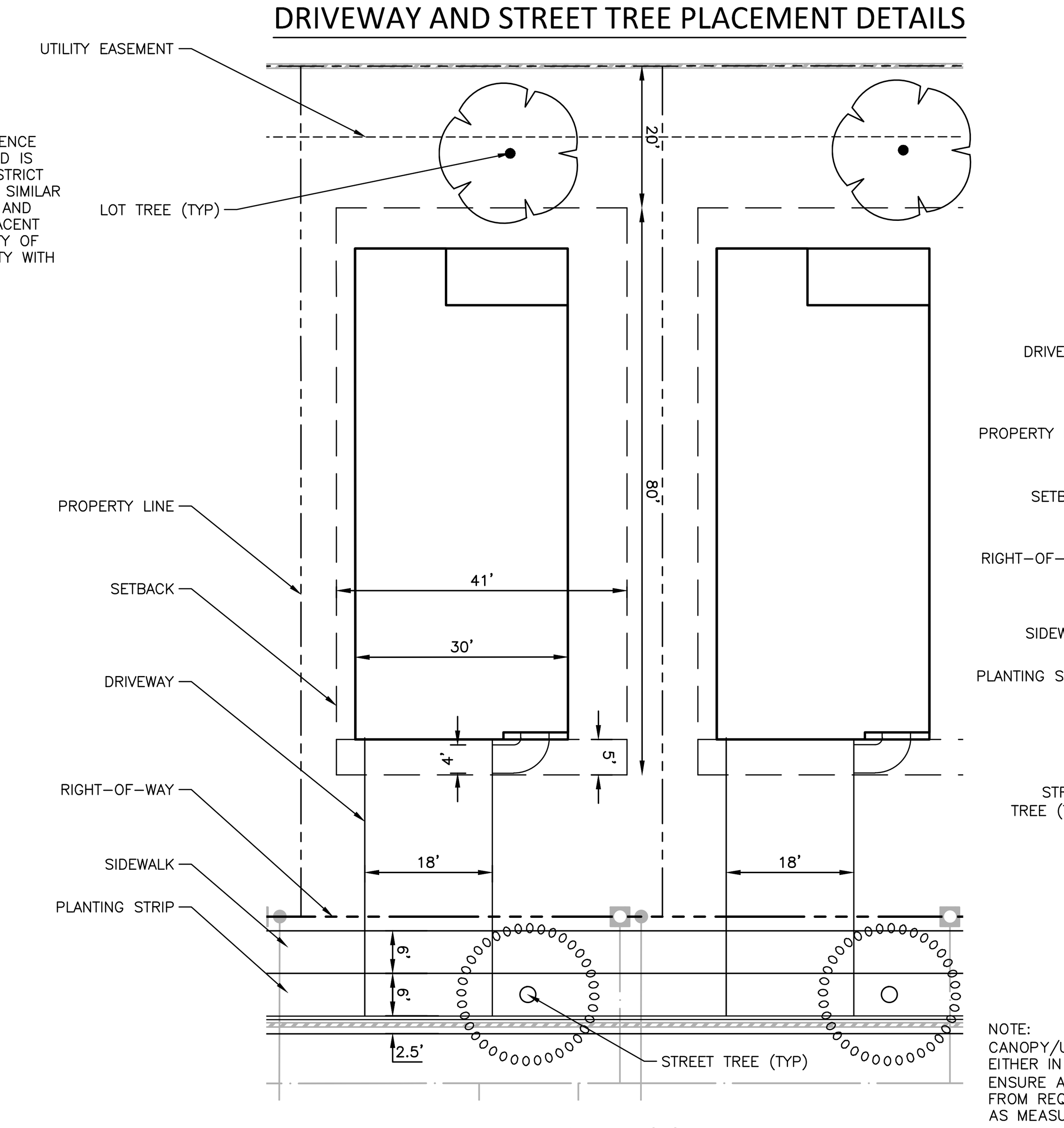
SINGLE-FAMILY DETACHED LOT
SCALE : 1"=20'-0"

NOTES:
1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. ALL PLANT MATERIAL TO BE INSTALLED SHALL BE ON THE HOLLY SPRINGS PREFERRED LANDSCAPE MANUAL.
3. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE FRONT OF THE SINGLE FAMILY HOUSE AND MAY BE AGGREGATED ON BOTH SIDES OR ONE SIDE.
4. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
5. TREES SHALL BE LOCATED MINIMUM 5' FROM CONCRETE WALKS OR DRIVEWAYS AND A MINIMUM OF 10' FROM BUILDING MEASURED FROM CENTER OF TREE TO BUILDING.
6. NO MORE THAN (5) SINGLE FAMILY ADJACENT HOMES SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET. ONE SPECIES MAY NOT ACCOUNT FOR MORE THAN 25% OF IT'S TYPE TO ENSURE DIVERSITY.

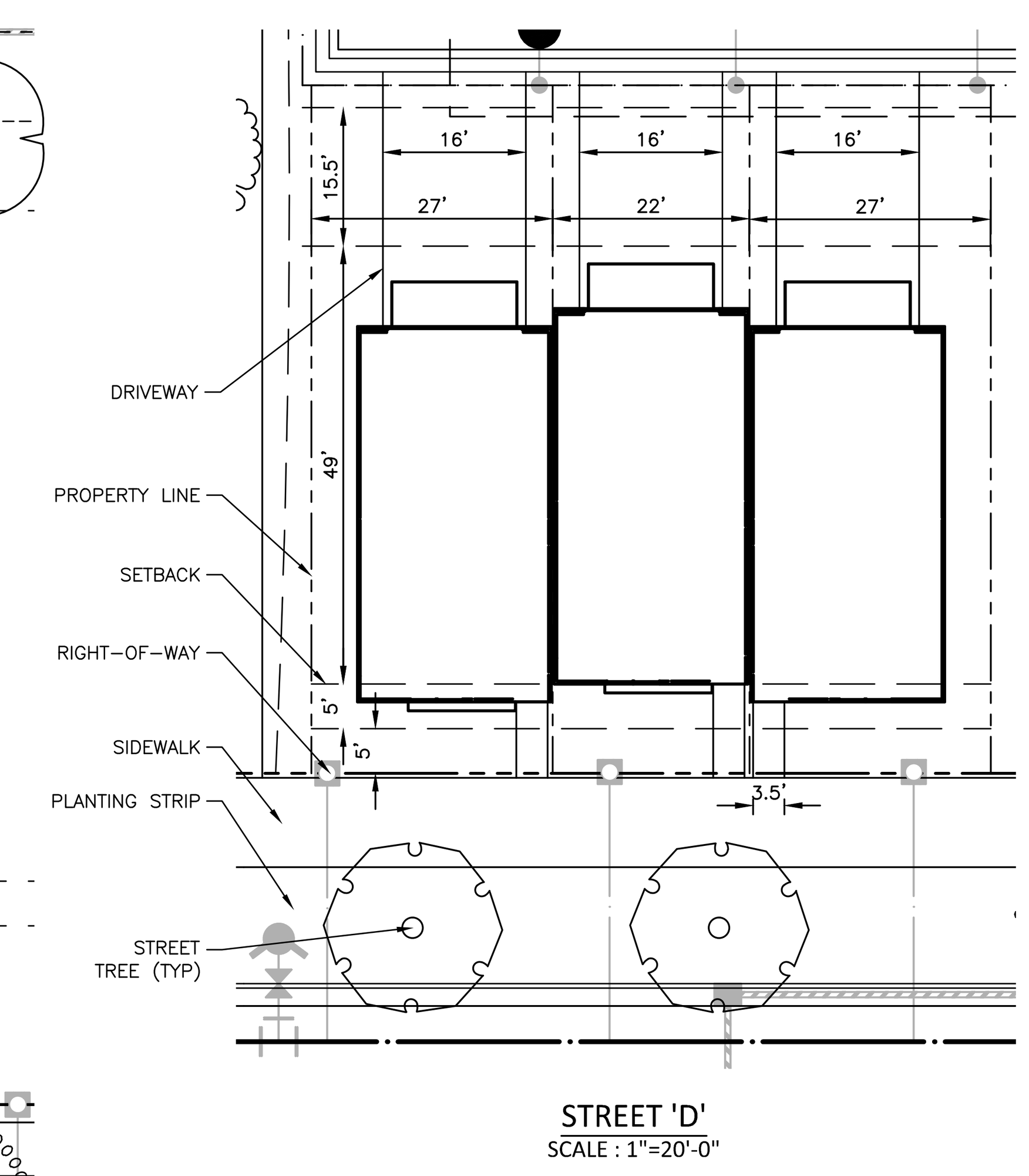


TOWNHOME LOT
SCALE : 1"=20'-0"

DRIVEWAY AND STREET TREE PLACEMENT DETAILS



STREET 'A'
SCALE : 1"=20'-0"



STREET 'D'
SCALE : 1"=20'-0"

NOTE:
CANOPY/UNDERSTORY LOT TREE MAY BE LOCATED EITHER IN THE FRONT OR YARD OR REAR YARD. ENSURE A MINIMUM OF 15' HORIZONTAL DISTANCE FROM REQUIRED LOT TREES TO THE STREET TREES AS MEASURED FROM TRUNK TO TRUNK

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2083 C. MICHAEL VAMPRAN JR.
2026.01.23

REVISIONS

NO.	DATE
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PLAN INFORMATION

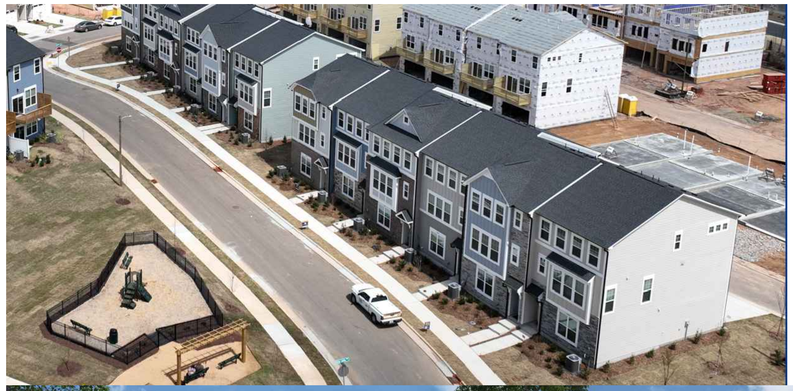
PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	CMV
DRAWN BY	SMO
SCALE	
DATE	01. 23. 2026

SHEET

LANDSCAPE NOTES & DETAILS

L5.08

TOWNHOMES





ENTRY MONUMENT



PUBLIC ART EXAMPLES





PUBLIC ART INSTALLATION PIECE

DEVELOPER TO INSTALL INSTALLATION PIECE (OR SIMILAR EQUIVALENT) AS PRECEDENT IMAGERY SHOWN ABOVE IN LOCATION DENOTED ON SITE PLAN

MAIL KIOSK

FOUR SEASONS BUILDING PRODUCTS.

PRODUCT CATALOG

PROFAB ROOF PANELS - 3", 4" & 6"
LRP COMPONENTS - 3", 4" & 6"
INSULATED ROOF PANELS & COMPONENTS

3" PROFAB ROOF PANELS - PAGE 1

4" PROFAB ROOF PANELS - PAGE 2

6" PROFAB ROOF PANELS - PAGE 3

3" LRP COMPONENTS - PAGES 4-6

4" LRP COMPONENTS - PAGES 7-9

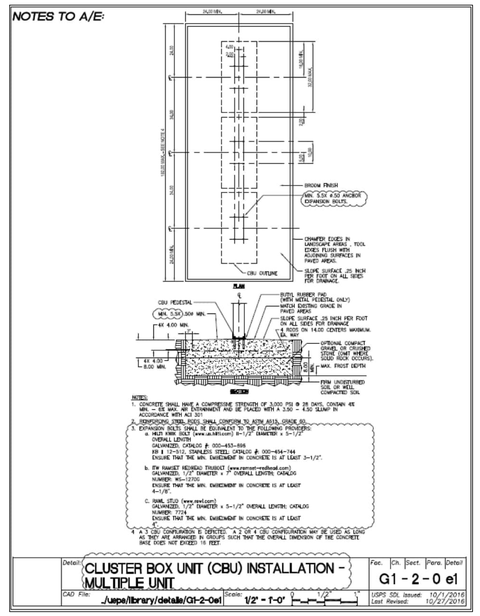
6" LRP COMPONENTS - PAGES 10-11

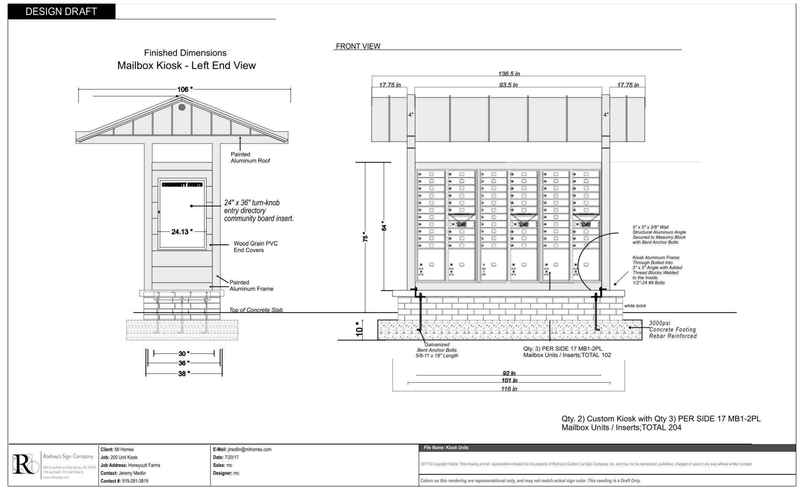
INSULATED ROOF PANELS & COMPONENTS - PAGES 12-15

PRODUCT PRICING

FSBP & SMP SERVICE CENTER LOCATIONS:

SUPERIOR MASON PRODUCTS SERVICE CENTER LOCATIONS:		FOUR SEASONS BUILDING PRODUCTS SERVICE CENTER LOCATIONS:	
BIRMINGHAM, AL	800-868-4100	HOUSTON, TX	844-473-7465
DALLAS, TX	800-756-2766	IRMO, SC	844-473-7465
RALEIGH, NC	800-476-2593	NASHVILLE, TN	844-473-7465
		OKLAHOMA CITY, OK	844-473-7465
		WESLACO, TX	844-473-7465





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EVANSTON
MAJOR SUBDIVISION PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:36:45-05'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-D2
CHECKED BY	JCM
DRAWN BY	LRS
SCALE	N/A
DATE	01. 23. 2026

SHEET

BUILDING ELEVATIONS

C10.00

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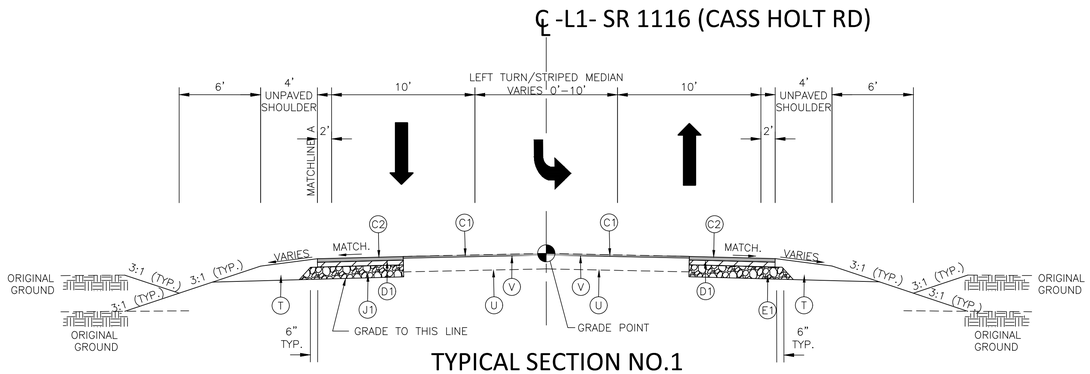
PAVEMENT SCHEDULE

C1	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD.
C2	PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD IN EACH OF TWO LAYERS
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YARD IN ONE LAYER.
E1	PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YARD IN ONE LAYER.
J1	10" AGGREGATE BASE COURSE
R1	2-6" CONCRETE CURB AND GUTTER (NCDOT 846.01)
R2	1-6" CONCRETE CURB AND GUTTER (NCDOT 846.01)
S1	4" CONCRETE SIDEWALK (NCDOT 848.01)
S2	4" CONCRETE SIDEPATH
T	EARTH MATERIAL
U	EXISTING PAVEMENT
V	1.5" MILLING

NOTES:

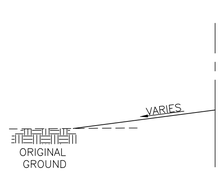
1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.
2. THE ADDITION/REPLACEMENT OF CURB & GUTTER NEXT TO EXISTING ASPHALT ROADWAY WILL REQUIRE A MINIMUM PAVEMENT CUT OF 1 FOOT.
3. J1 MAY BE USED IN LIEU OF E1 WHERE WIDENING IS AT LEAST 6'. USE E1 WHERE WIDENING IS LESS THAN 6'.



TYPICAL SECTION NO.1

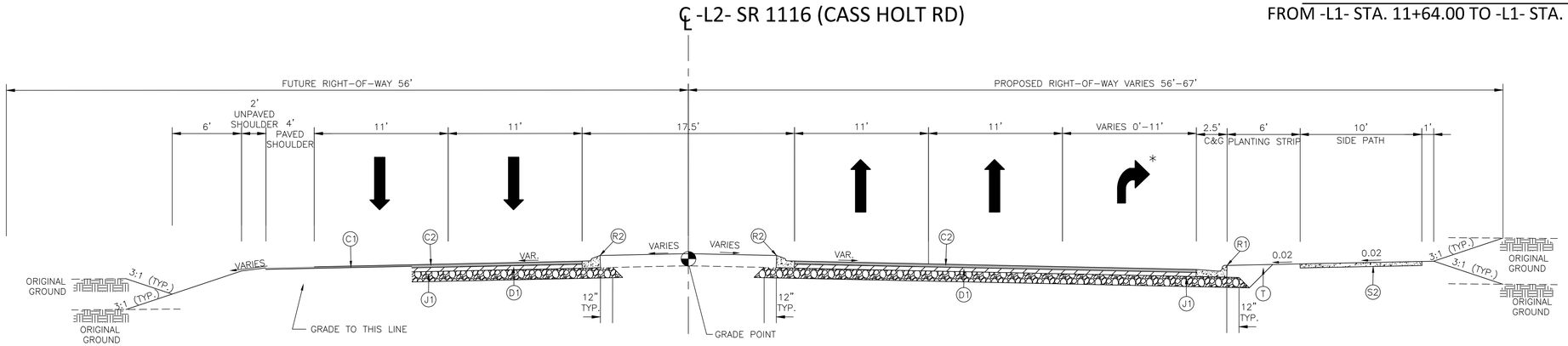
FROM -L1- STA. 11+64.00 TO -L1- STA. 19+52.00

*SEE PARTIAL TYPICAL SECTION NO. 1



PARTIAL TYPICAL SECTION NO. 1

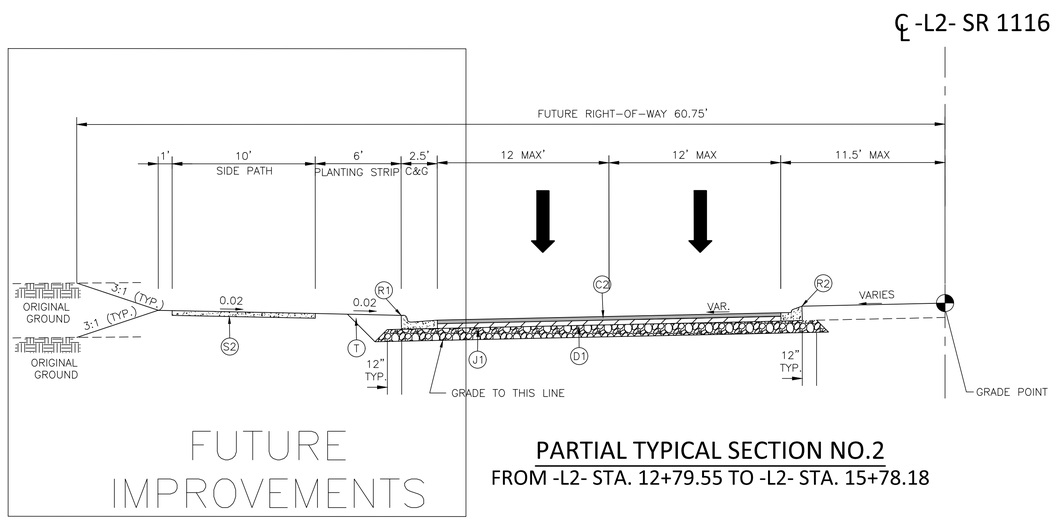
FROM -L1- STA. 11+64.00 TO -L1- STA. 15+85.00



TYPICAL SECTION NO.2

FROM -L2- STA. 12+79.55 TO -L2- STA. 20+84.35

* RIGHT TURN LANE FROM -L2- STA. 14+19.00 TO -L2- STA. 16+69.00



PARTIAL TYPICAL SECTION NO.2

FROM -L2- STA. 12+79.55 TO -L2- STA. 15+78.18

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The John R. McAdams Company, Inc.
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Suite 500
Raleigh, NC 27603

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fax 919. 361. 2269
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RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

EVANSTON

DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	08. 08. 2025	REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006_RDY_TS1
CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	N.T.S
DATE	01. 07. 2025

SHEET

TYPICAL SECTION

C7.02

811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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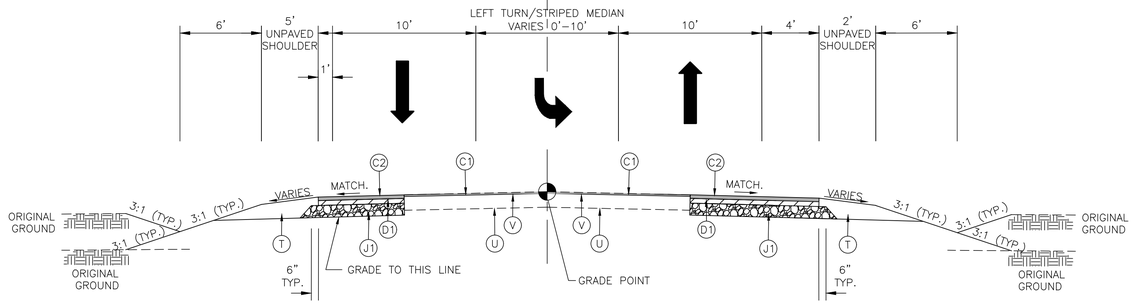
PAVEMENT SCHEDULE

C1	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD.
C2	PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD IN EACH OF TWO LAYERS
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YARD IN ONE LAYER.
E1	PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YARD IN ONE LAYER.
J1	10" AGGREGATE BASE COURSE
R1	2-6" CONCRETE CURB AND GUTTER (NCDOT 846.01)
R2	1-6" CONCRETE CURB AND GUTTER (NCDOT 846.01)
S1	4" CONCRETE SIDEWALK (NCDOT 848.01)
S2	4" CONCRETE SIDEPATH
T	EARTH MATERIAL
U	EXISTING PAVEMENT
V	1.5" MILLING

NOTES:

1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.
2. THE ADDITION/REPLACEMENT OF CURB & GUTTER NEXT TO EXISTING ASPHALT ROADWAY WILL REQUIRE A MINIMUM PAVEMENT CUT OF 1 FOOT.
3. J1 MAY BE USED IN LIEU OF E1 WHERE WIDENING IS AT LEAST 6'. USE E1 WHERE WIDENING IS LESS THAN 6'.

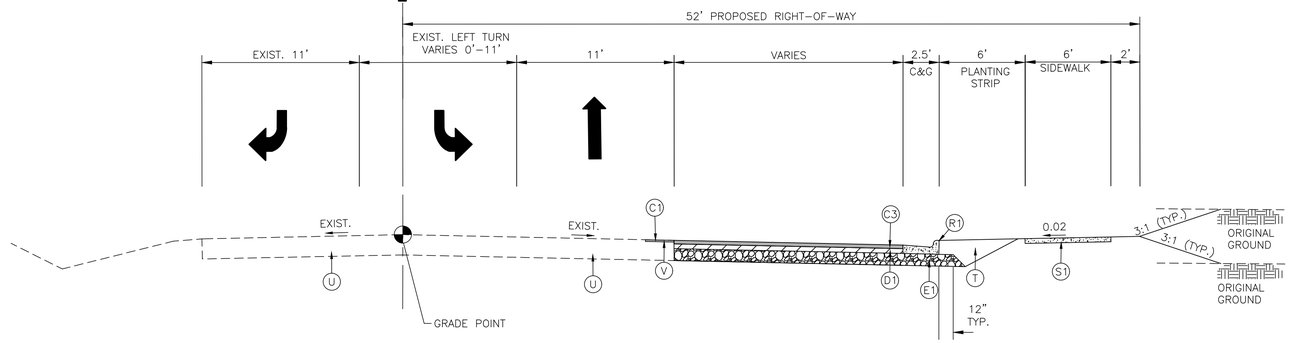
℄ -Y1- SR 1125 (ROUSE RD)



TYPICAL SECTION NO.3

FROM -Y1- STA. 27+13.00 TO -Y1- STA. 35+75.00

℄ -Y2- SR 1126 (HONEYCUTT RD)



TYPICAL SECTION NO.4

FROM -Y2- STA. 10+34.37 TO -Y2- STA. 13+58.09

Know what's **below.**
Call before you dig.

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SHEET

TYPICAL SECTION

C7.03

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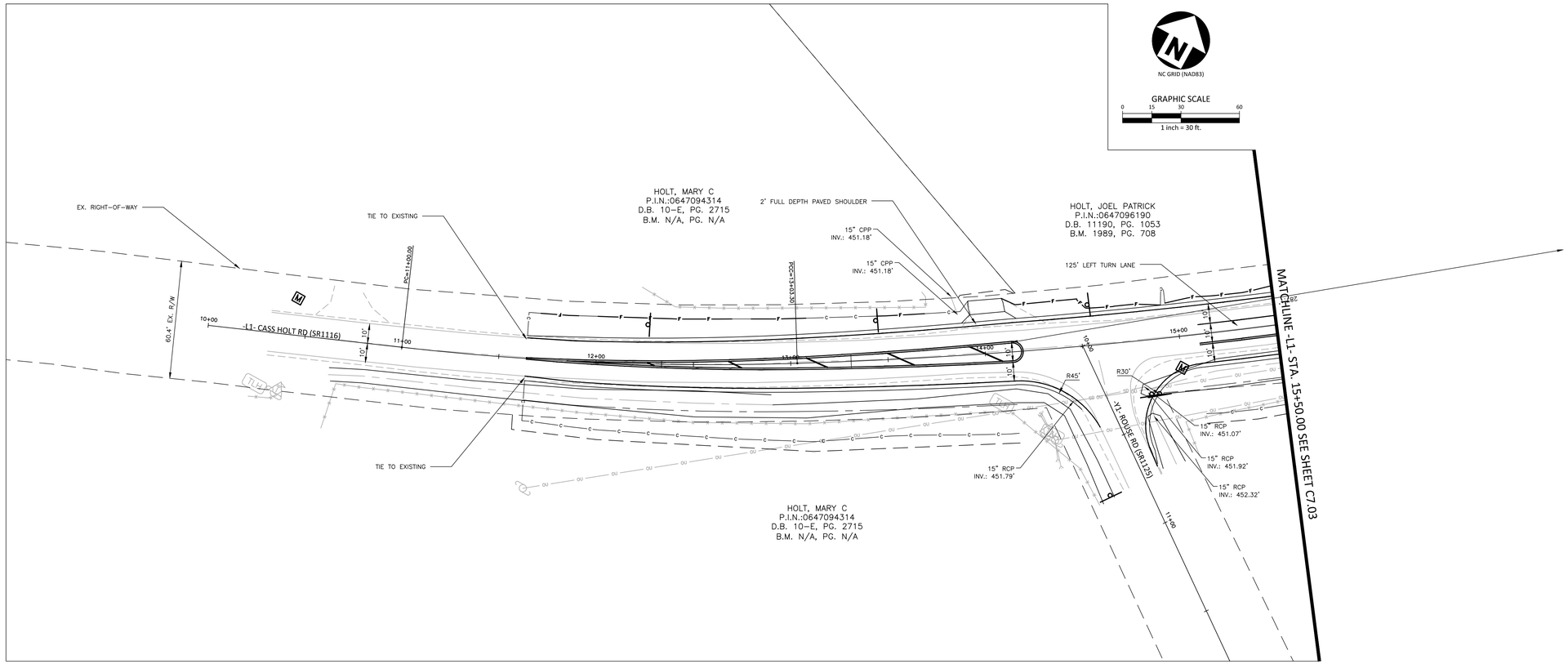
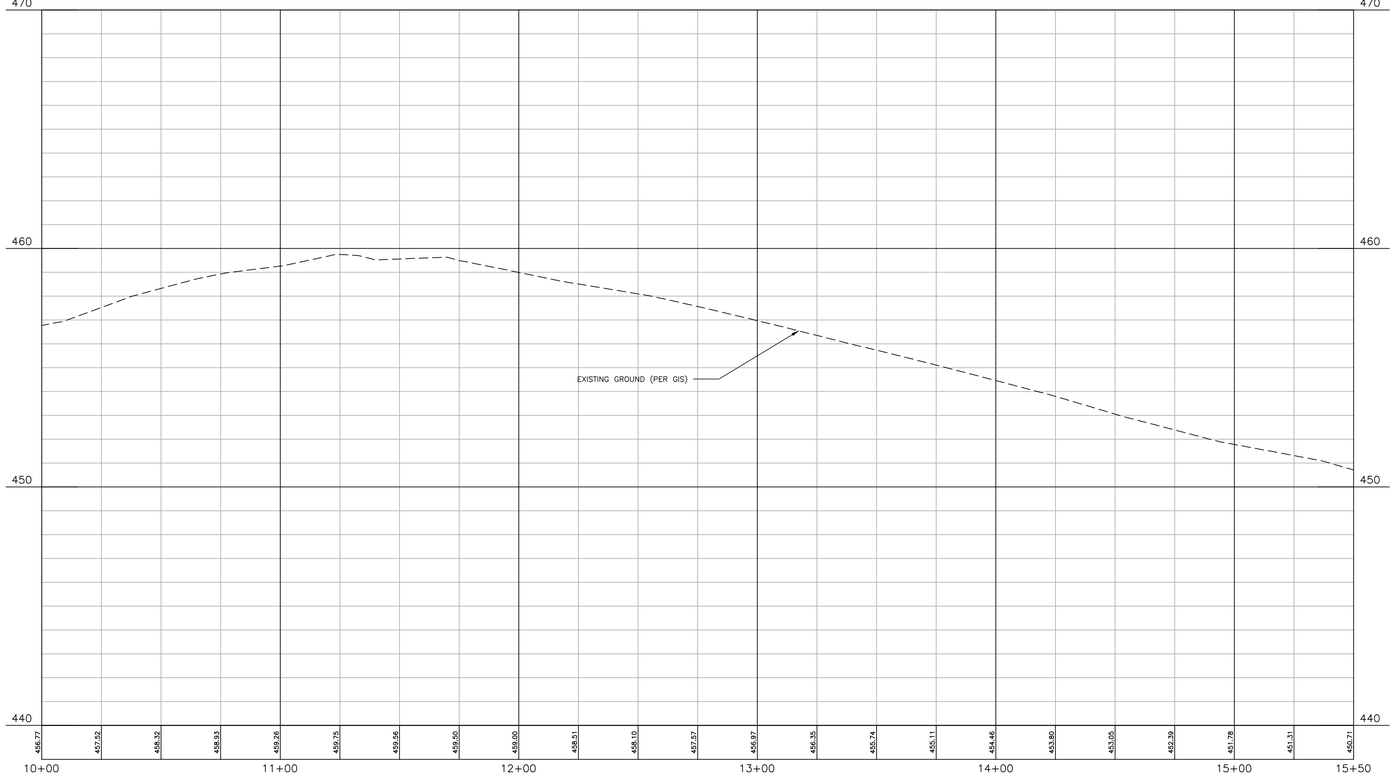


(CASS HOLT RD (1))



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DATE	08.08.2025

SHEET

PLAN & PROFILE - CASS HOLT

C7.02

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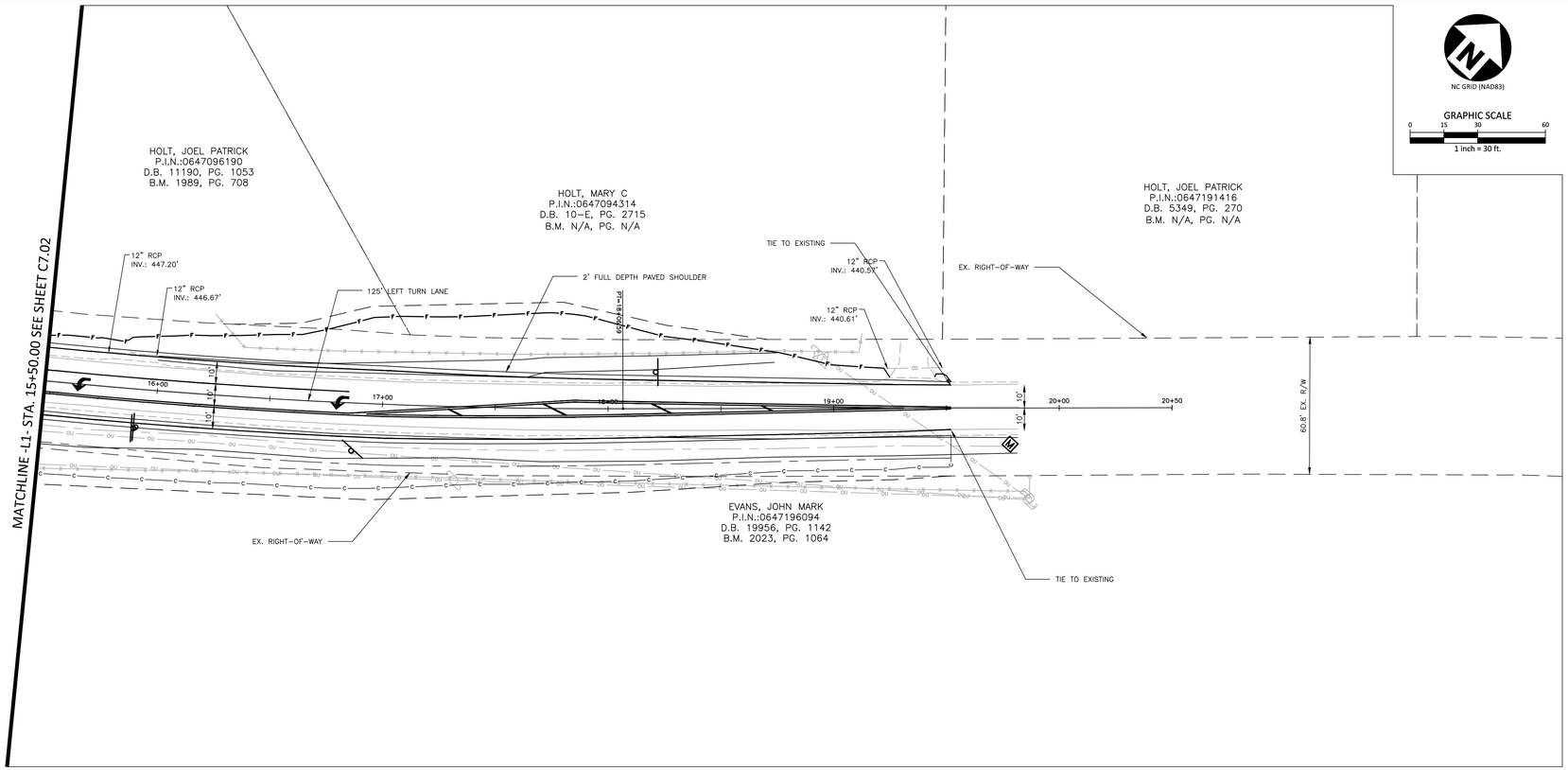

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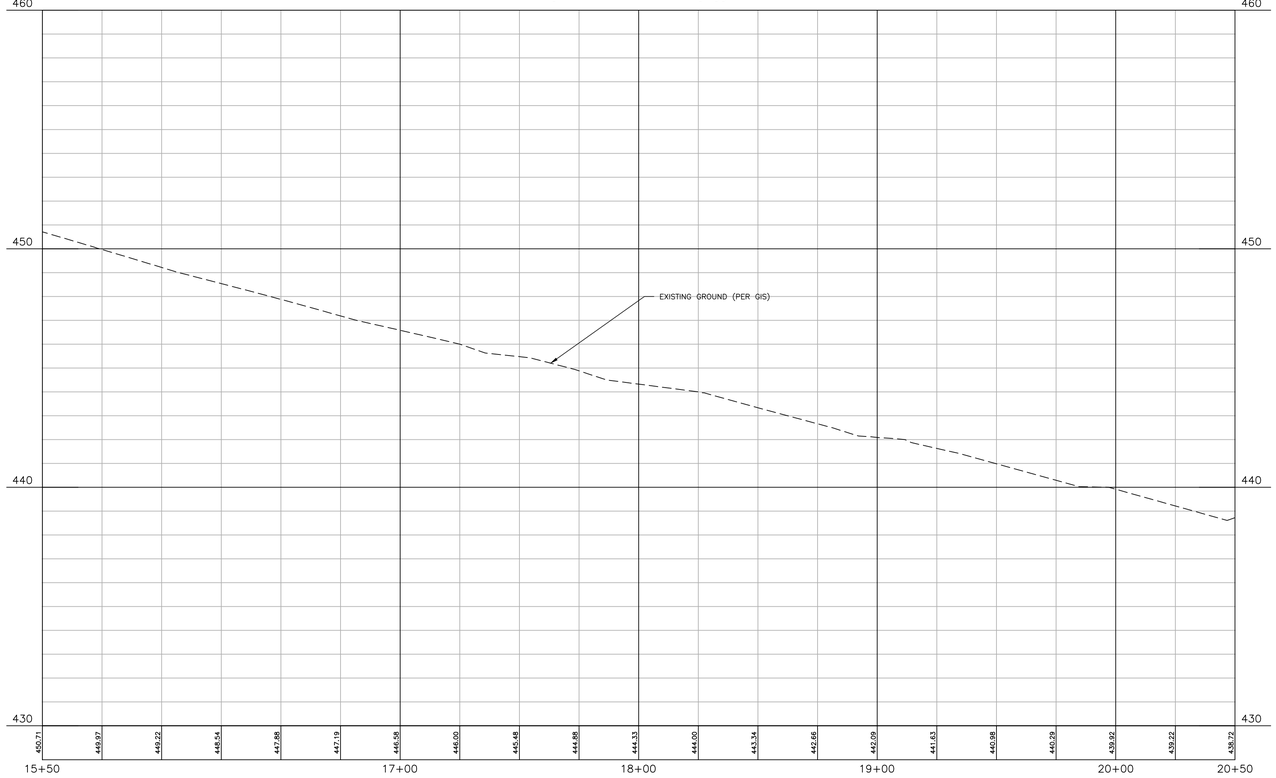

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SHEET

PLAN & PROFILE - CASS HOLT

C7.03

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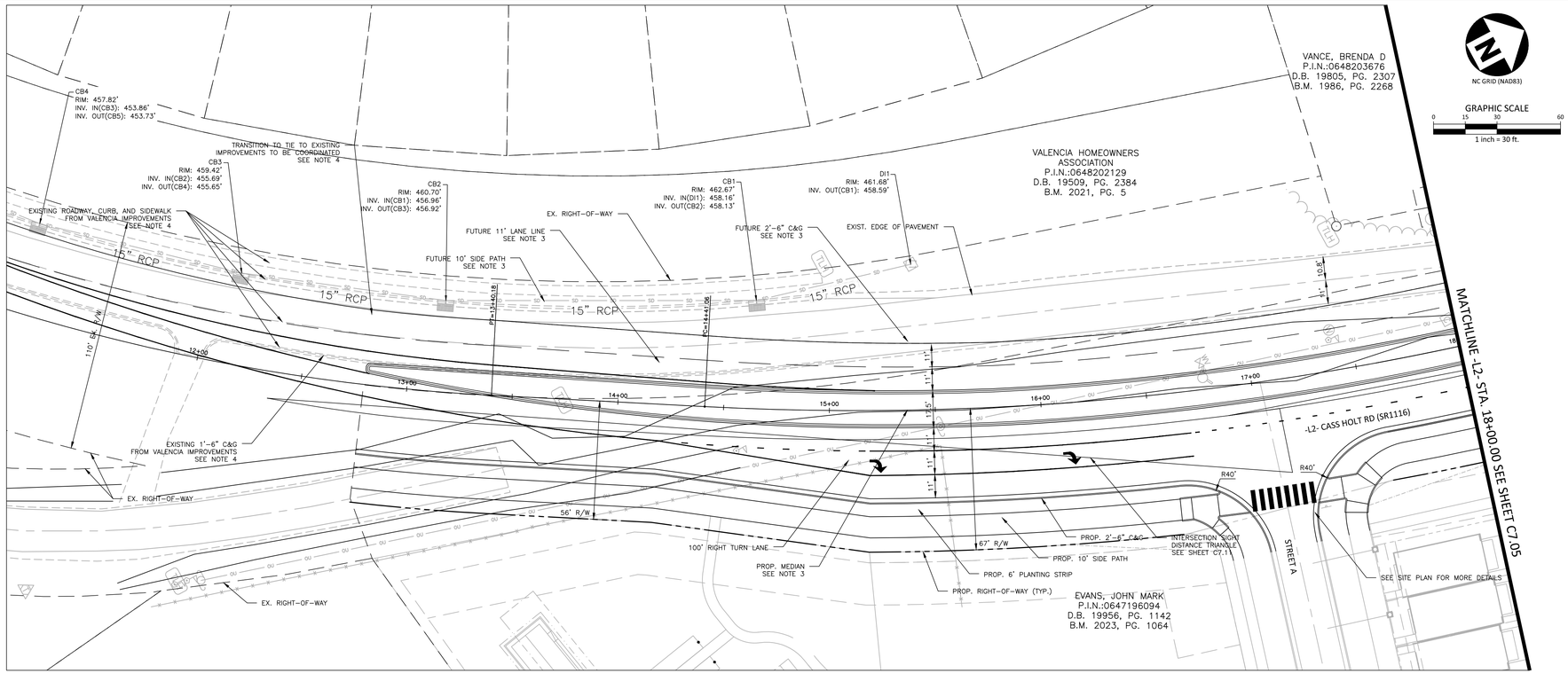

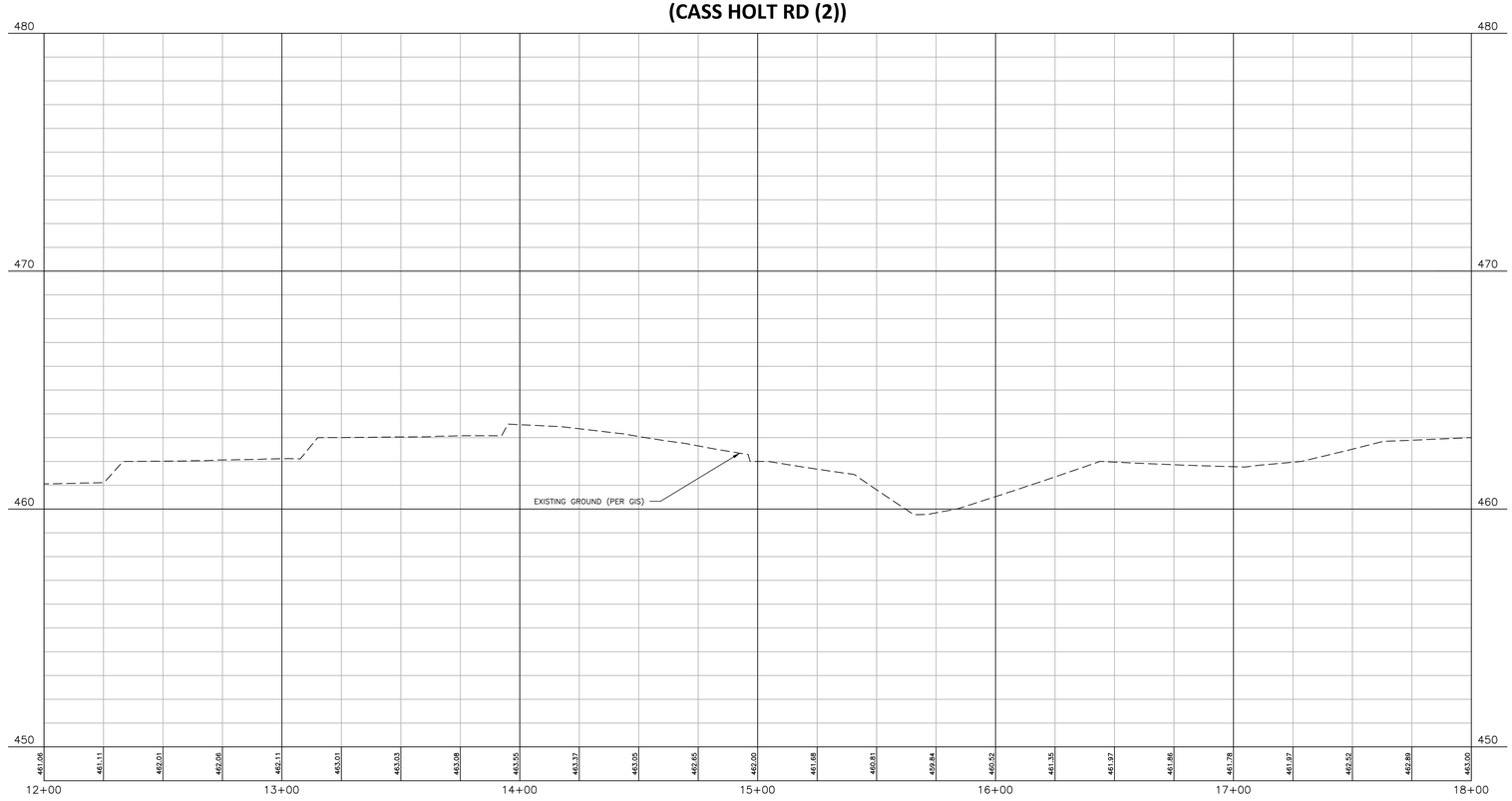

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3. IMPROVEMENTS TO THE WEST SIDE OF CASS HOLT ROAD ARE SHOWN FOR REFERENCE ONLY AND ARE NOT REQUIRED TO BE INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT. COORDINATION ON THE LIMITS OF THE MEDIAN INSTALLED BY THIS PROJECT WILL ALSO REQUIRE COORDINATION WITH CASS HOLT CROSSING IMPROVEMENTS.
4. TRANSITION TO TIE TO PREVIOUS IMPROVEMENTS BY VALENCIA ARE TO BE COORDINATED WITH NCDOT. VALENCIA IMPROVEMENTS USED RURAL DIMENSIONS WHILE EVANSTON IS REQUIRED TO USE SUBURBAN DIMENSIONS. THIS TRANSITION IN DIMENSIONS WILL BE COORDINATED FURTHER DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT.

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6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

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CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	1" = 30'
DATE	08.08.2025

SHEET

PLAN & PROFILE - CASS HOLT

C7.04

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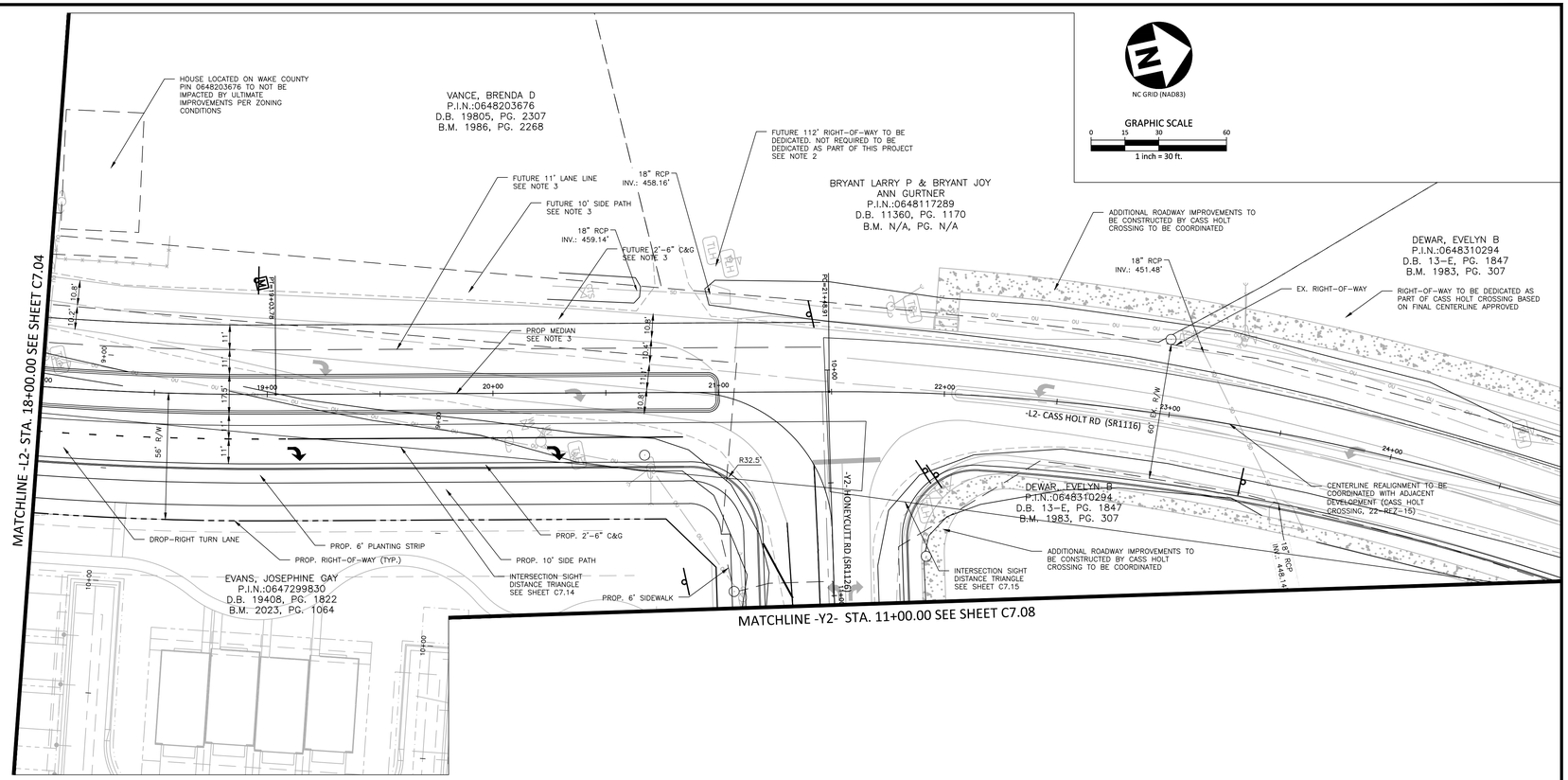

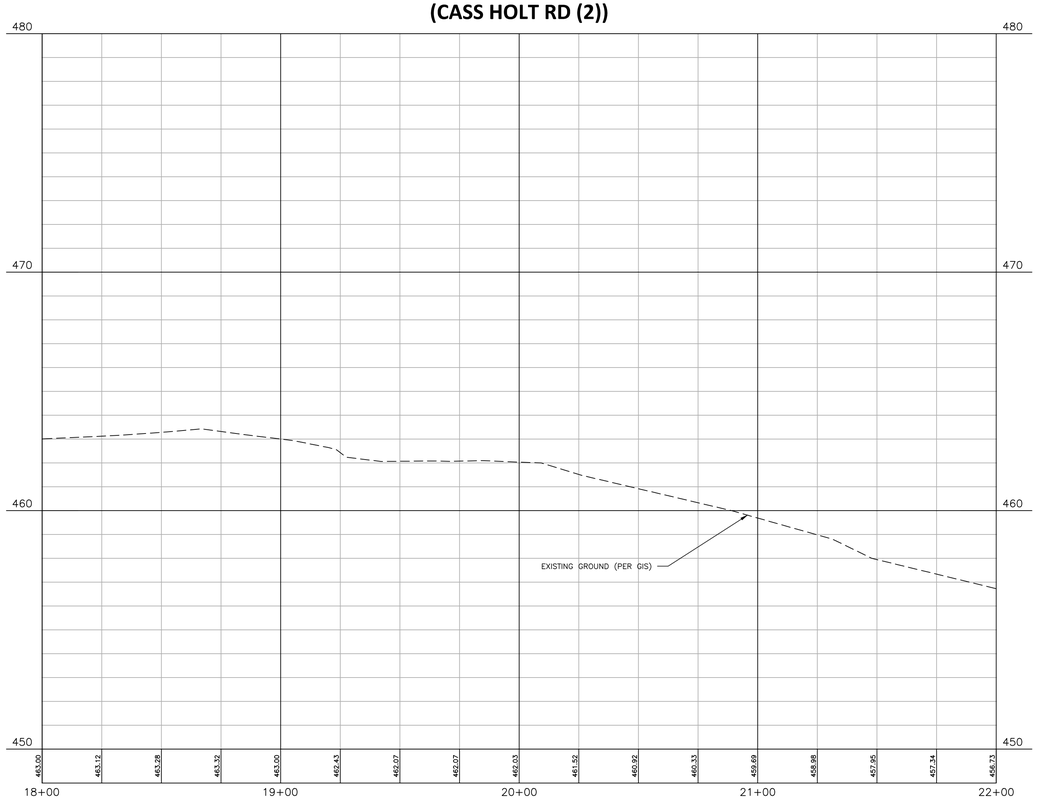

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DATE	08.08.2025

SHEET

PLAN & PROFILE - CASS HOLT

C7.05

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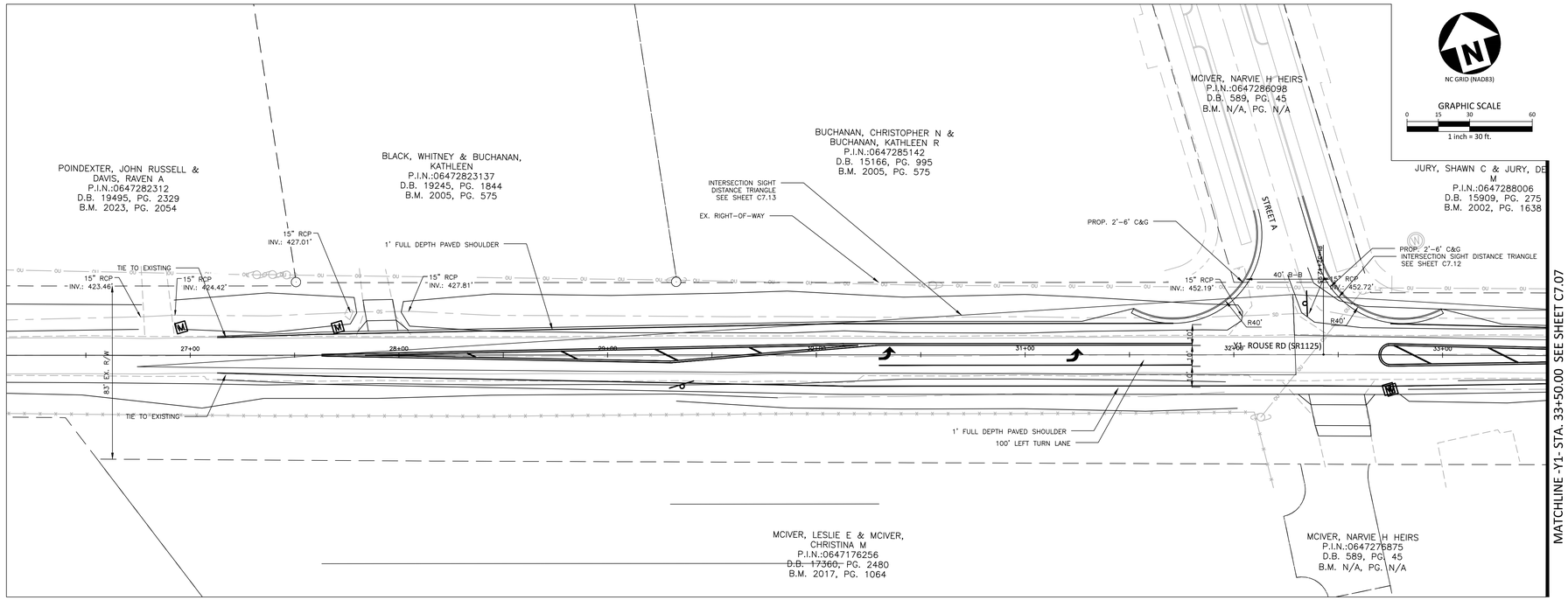
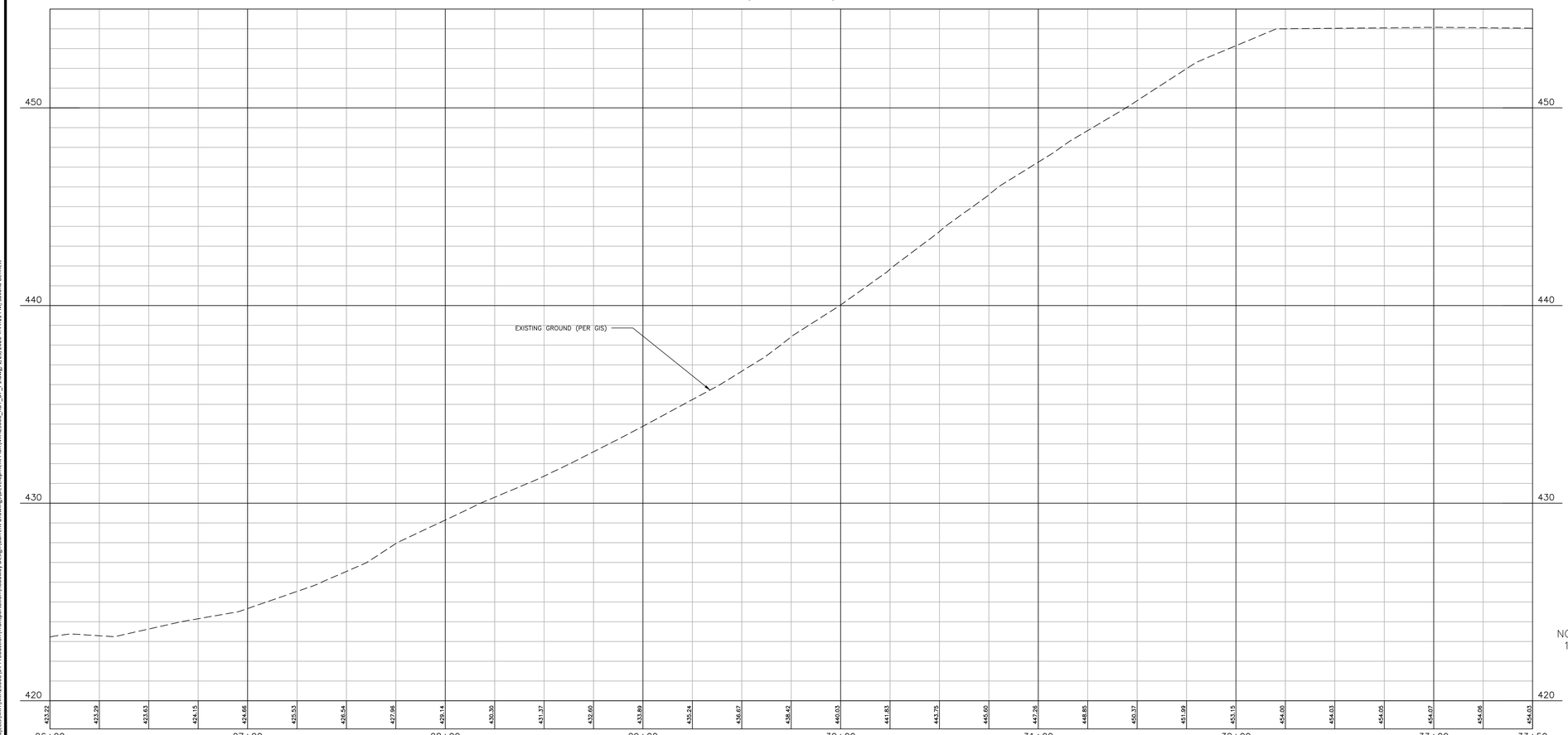


NC GRID (NAD83)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

(ROUSE RD)



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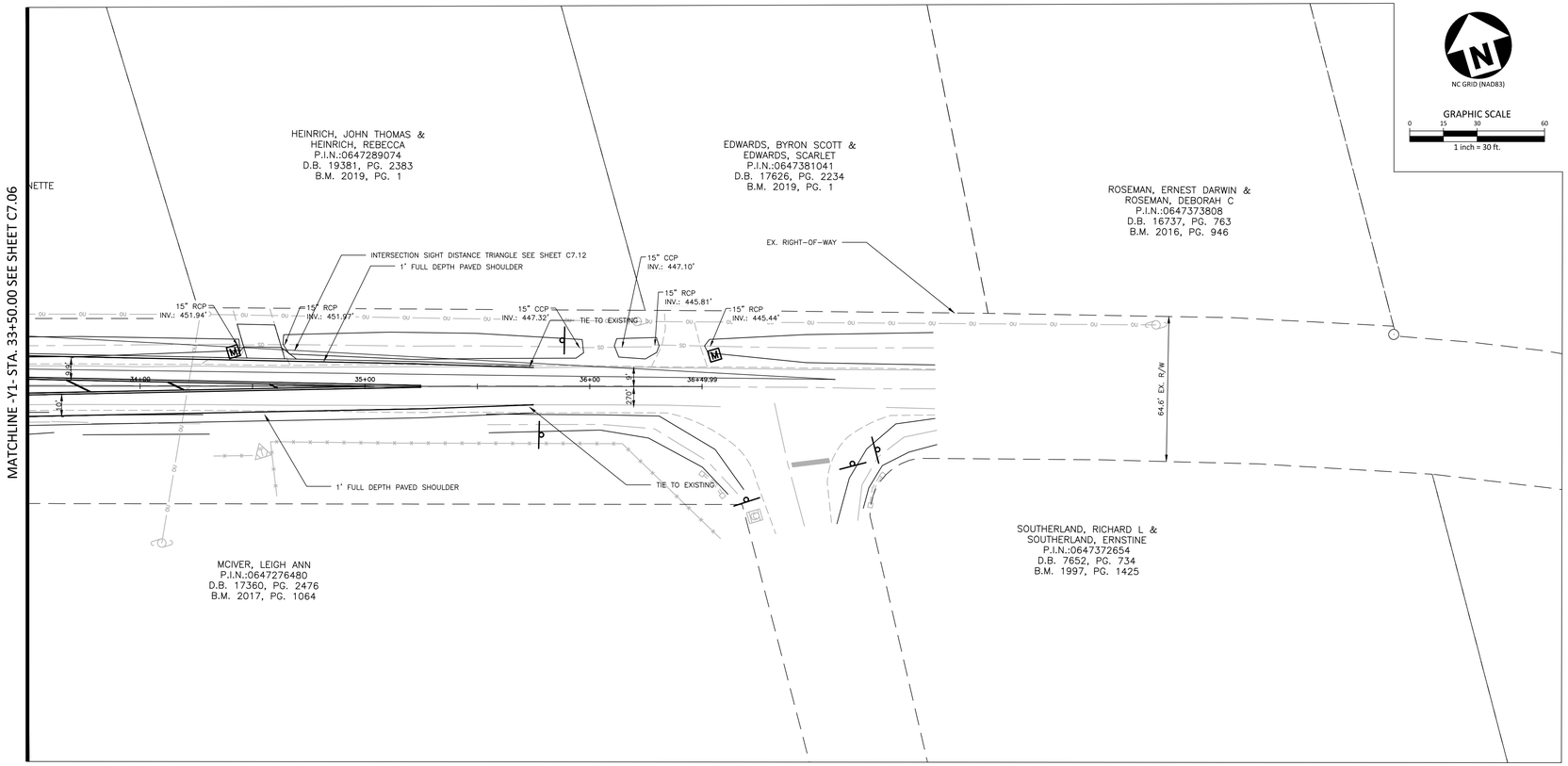
PLAN & PROFILE - ROUSE

C7.06



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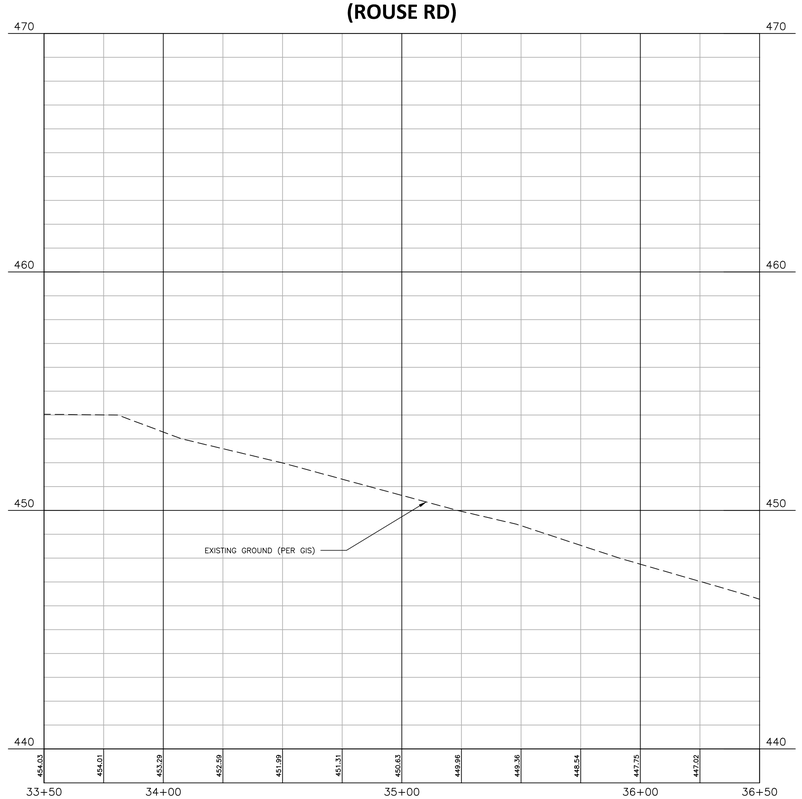

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PLAN & PROFILE - ROUSE

C7.07

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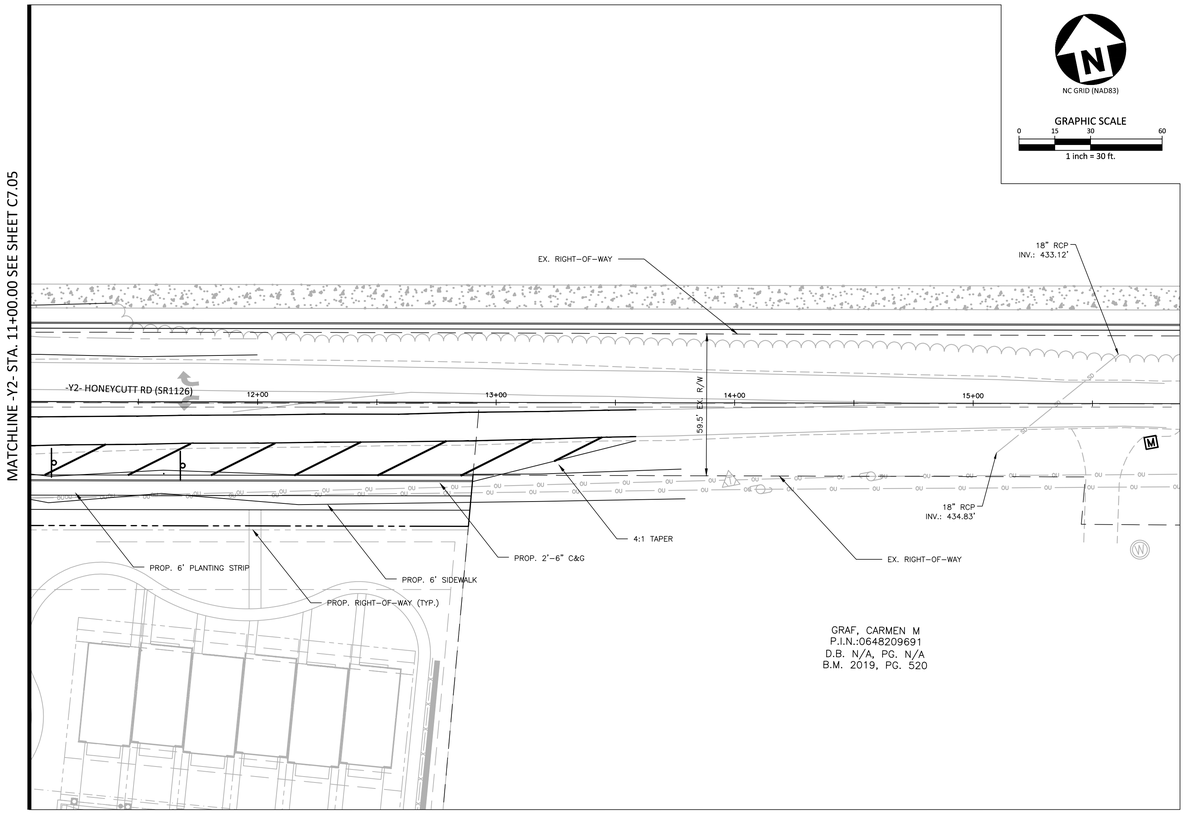
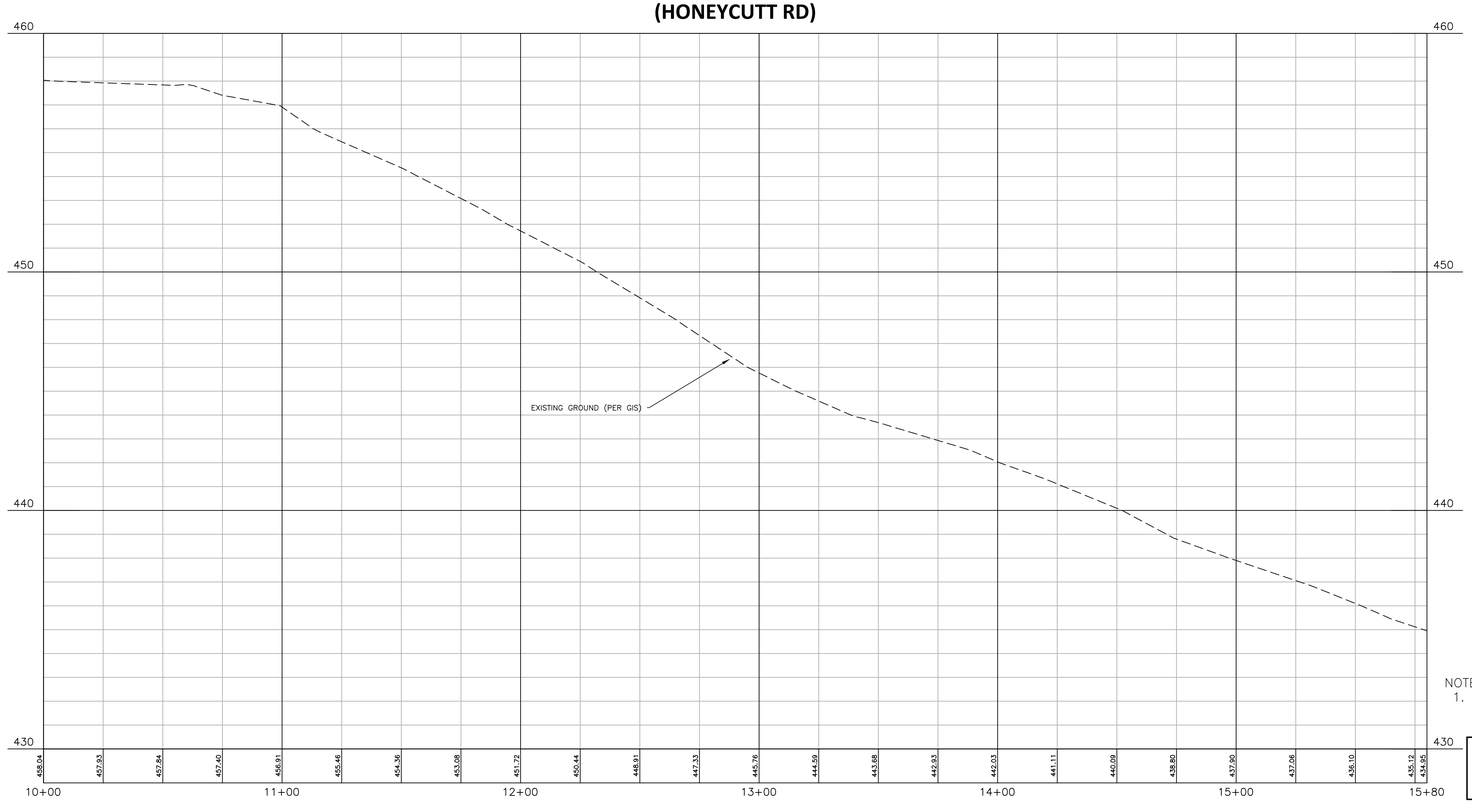


(HONEYCUTT RD)



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	08. 08. 2025	REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006_RDY_DP_P1
CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	1" = 30'
DATE	08.08.2025

SHEET

PLAN & PROFILE - HONEYCUTT

C7.08

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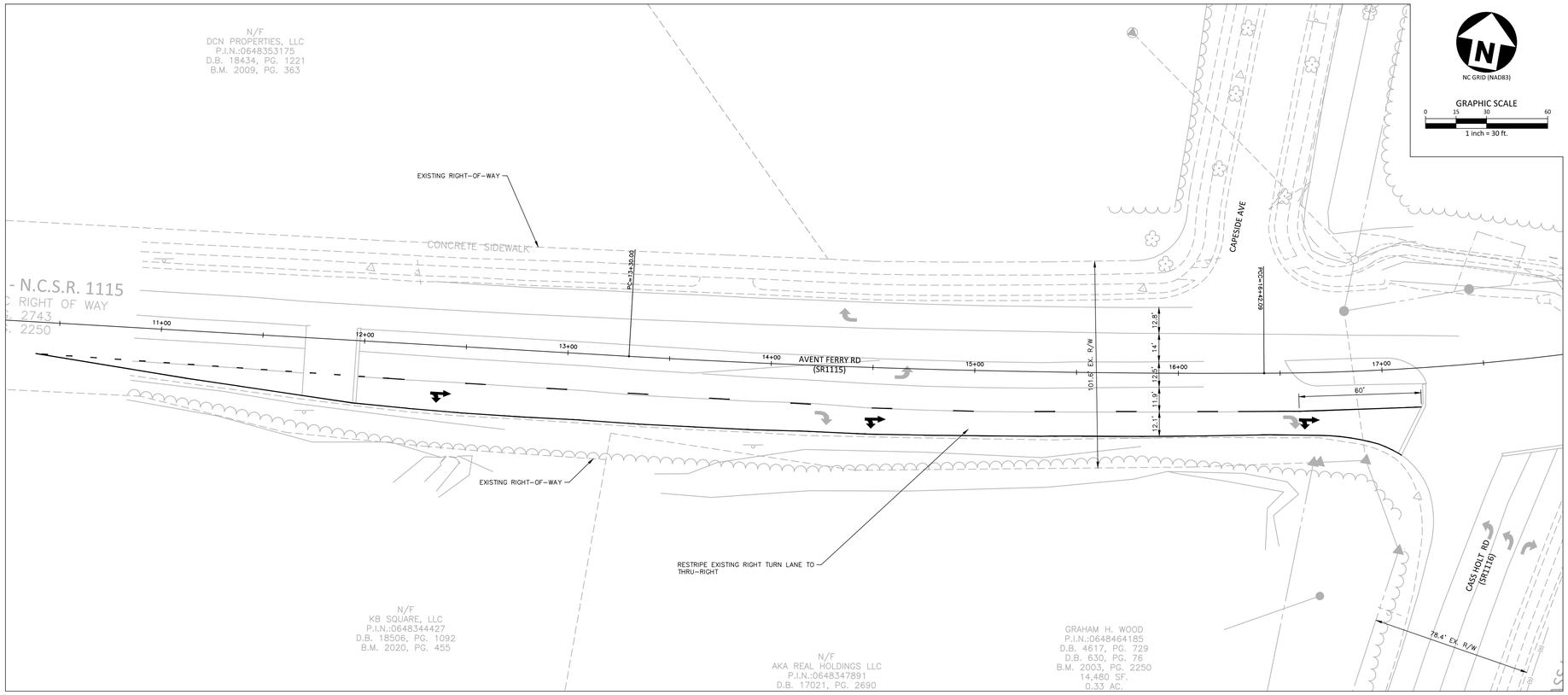
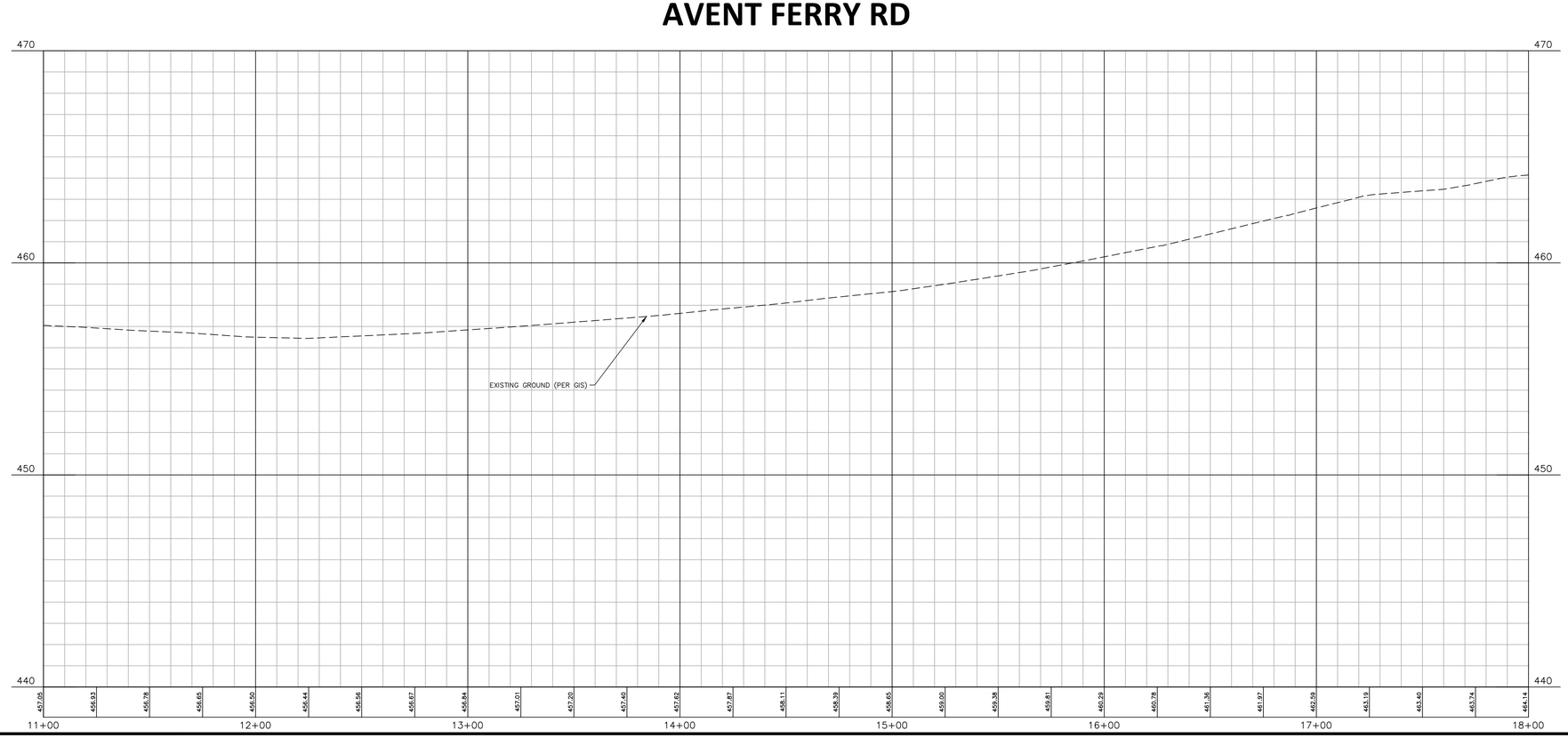


AVENT FERRY RD



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SCALE	#######
DATE	##########

SHEET

PLAN & PROFILE - AVENT FERRY

C7.09

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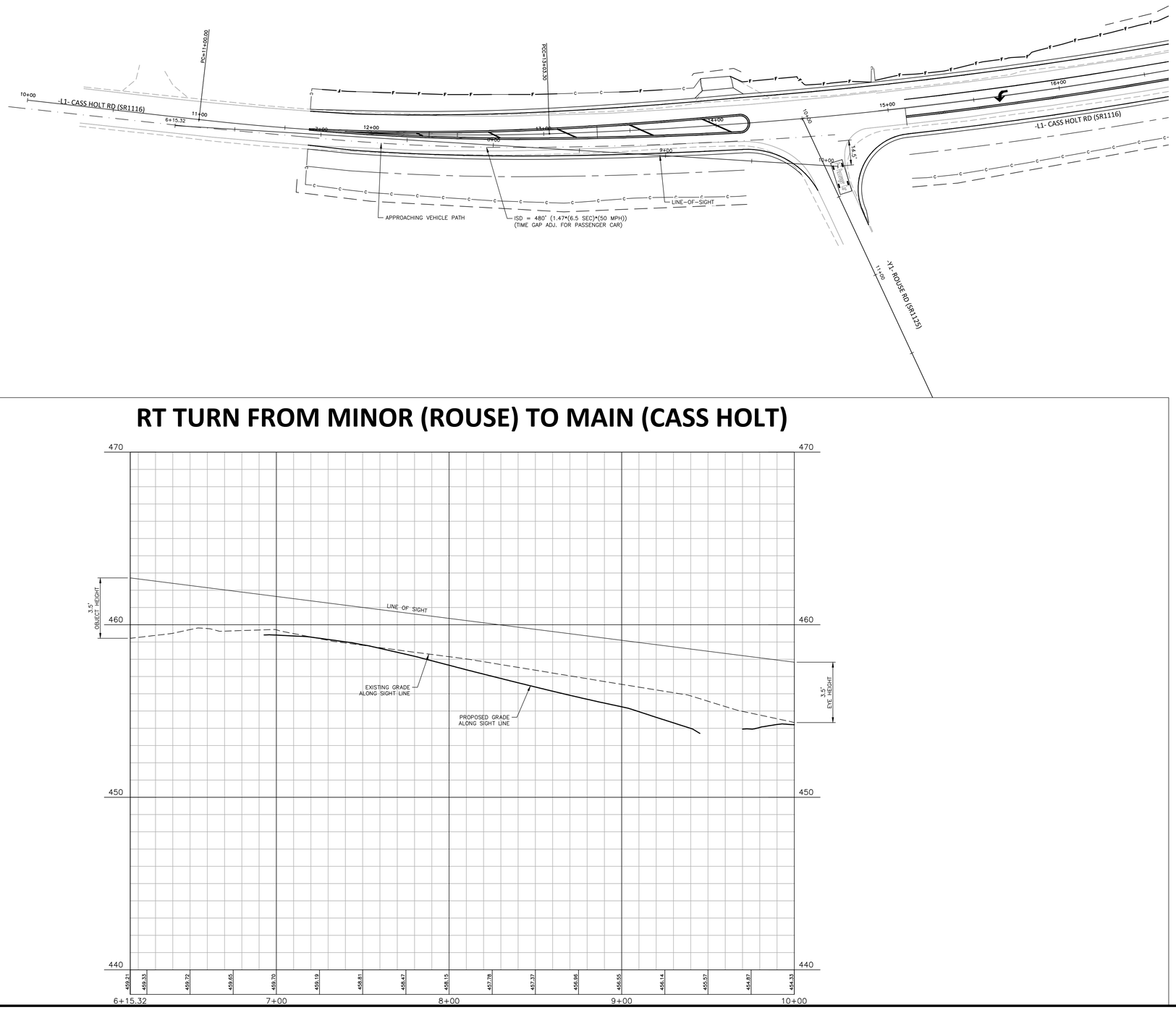

RT TURN FROM MINOR (ROUSE) TO MAIN (CASS HOLT)

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EVANSTON
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

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FILENAME	MIH23006_RDY_ISD1
CHECKED BY	ZDE
DRAWN BY	DOF
SCALE	1"=30'
DATE	01. 07. 2025

SHEET

INTERSECTION SIGHT DISTANCE

C7.19

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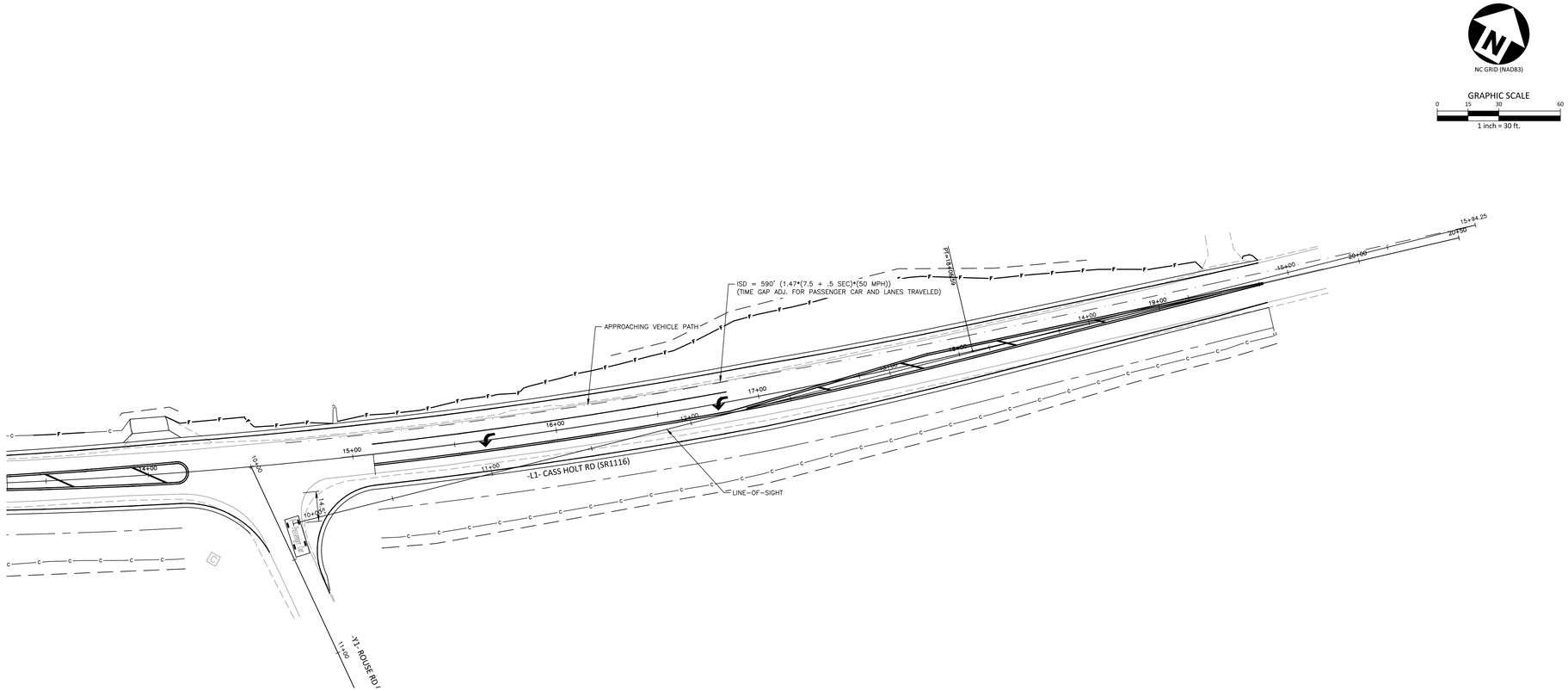

LT TURN FROM MINOR (ROUSE) TO MAIN (CASS HOLT)



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SHEET

INTERSECTION SIGHT DISTANCE

C7.21

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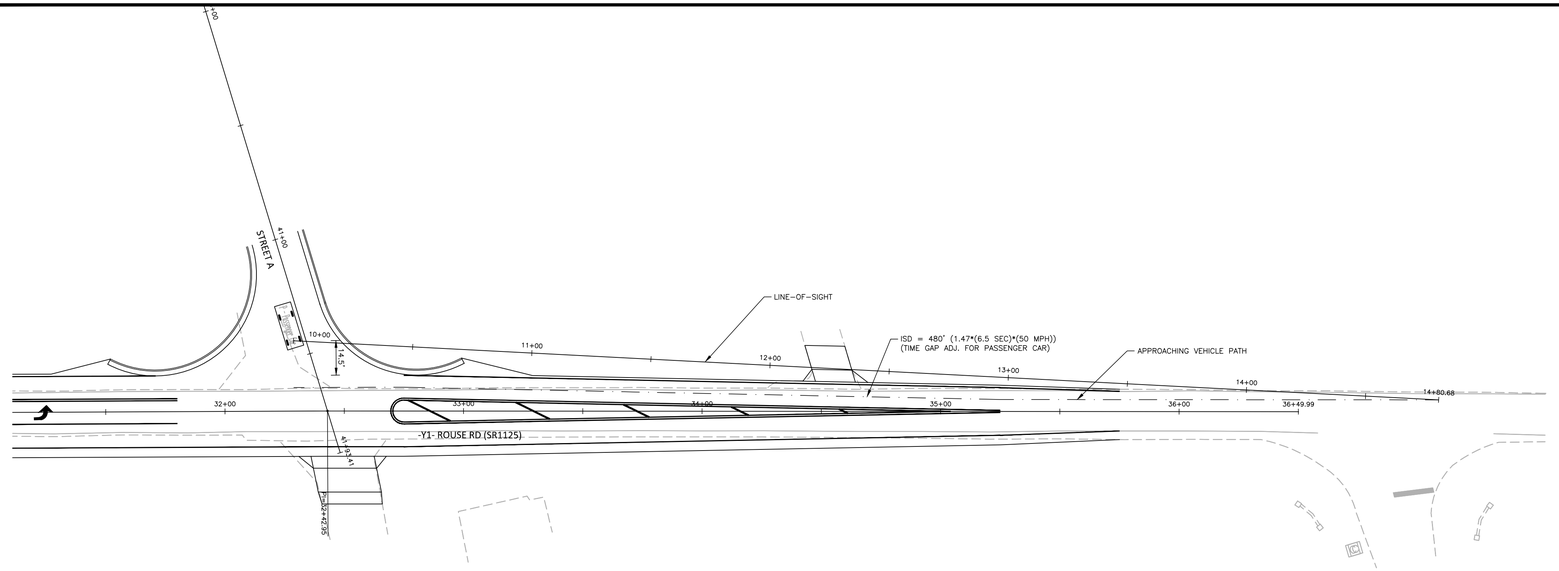


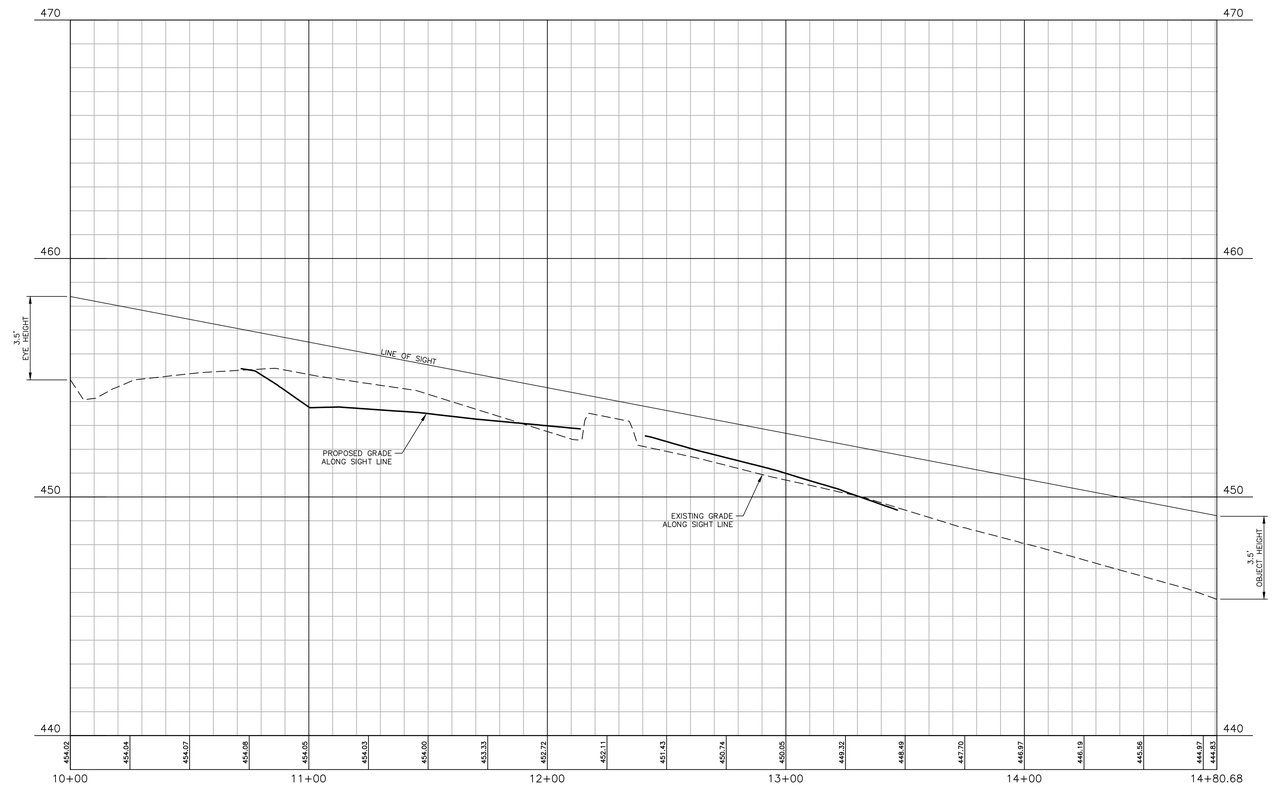


GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

RT TURN FROM MINOR (STREET "A") TO MAIN (ROUSE)



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SHEET

INTERSECTION SIGHT DISTANCE

C7.20

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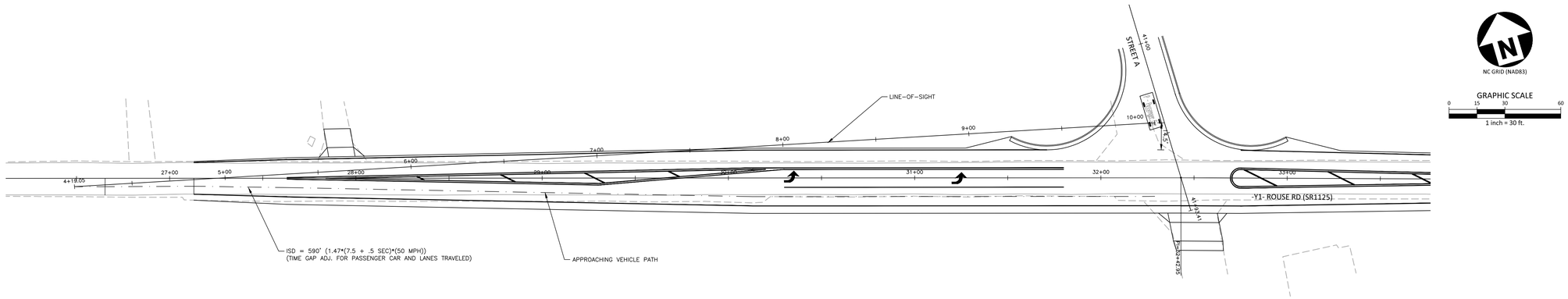

NC GRID (NAD83)

GRAPHIC SCALE
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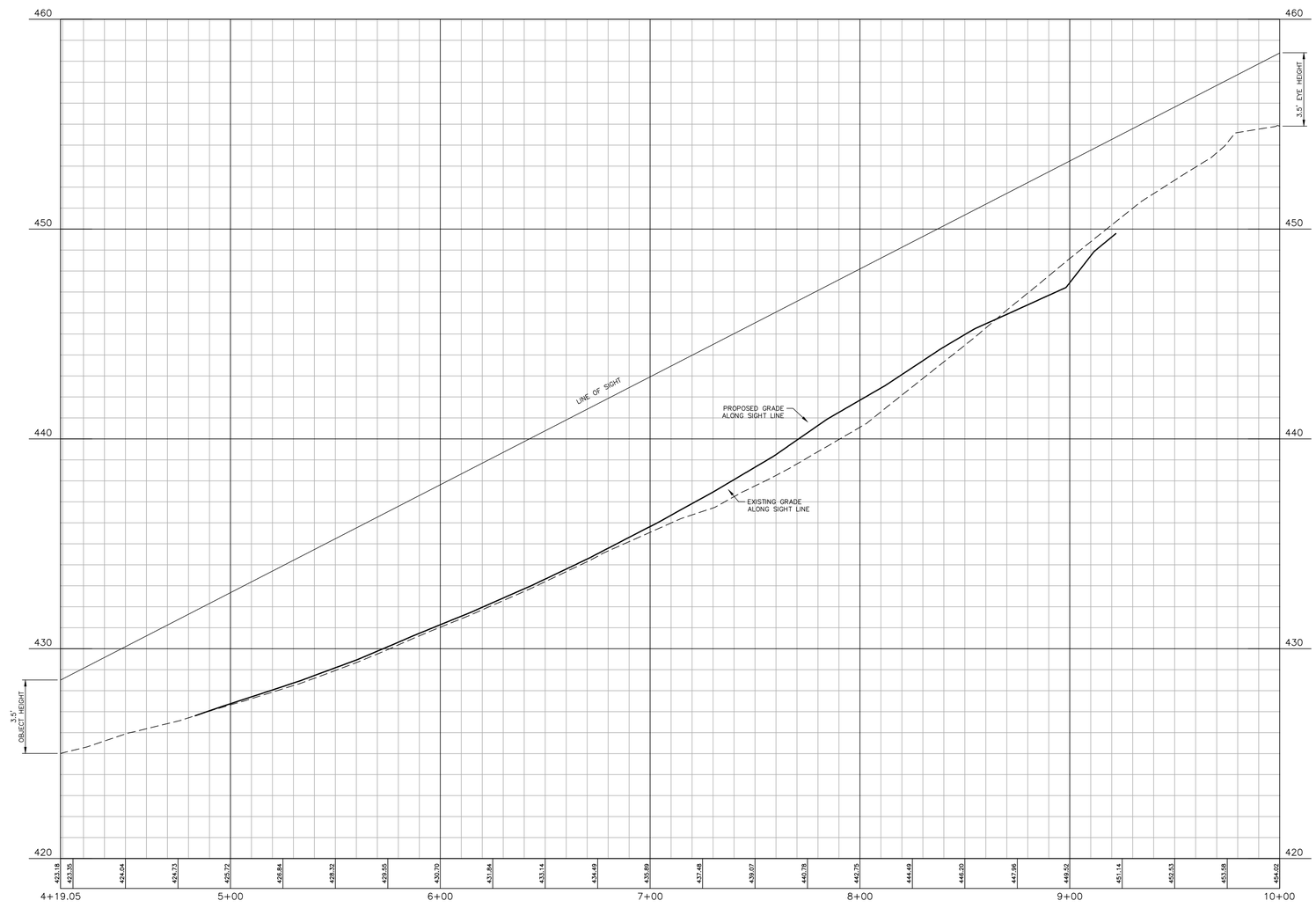
1 inch = 30 ft.

LT TURN FROM MINOR (STREET ''A'') TO MAIN (ROUSE)



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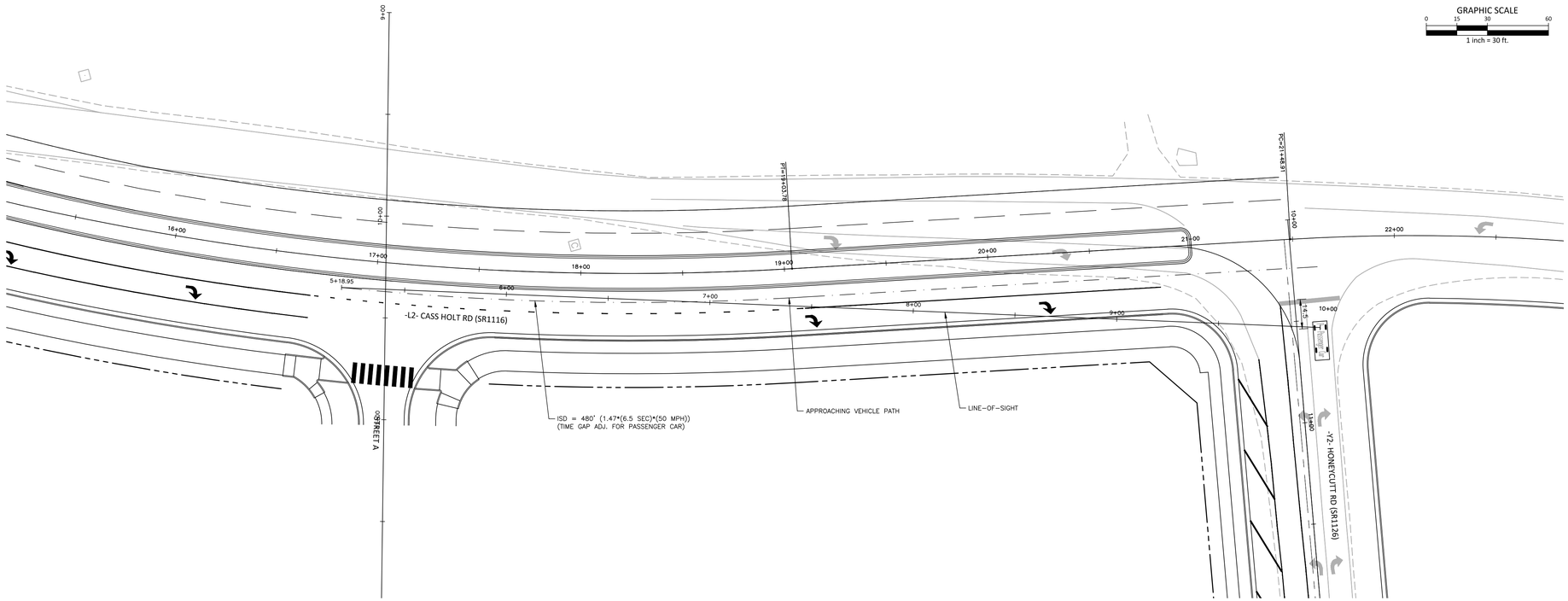
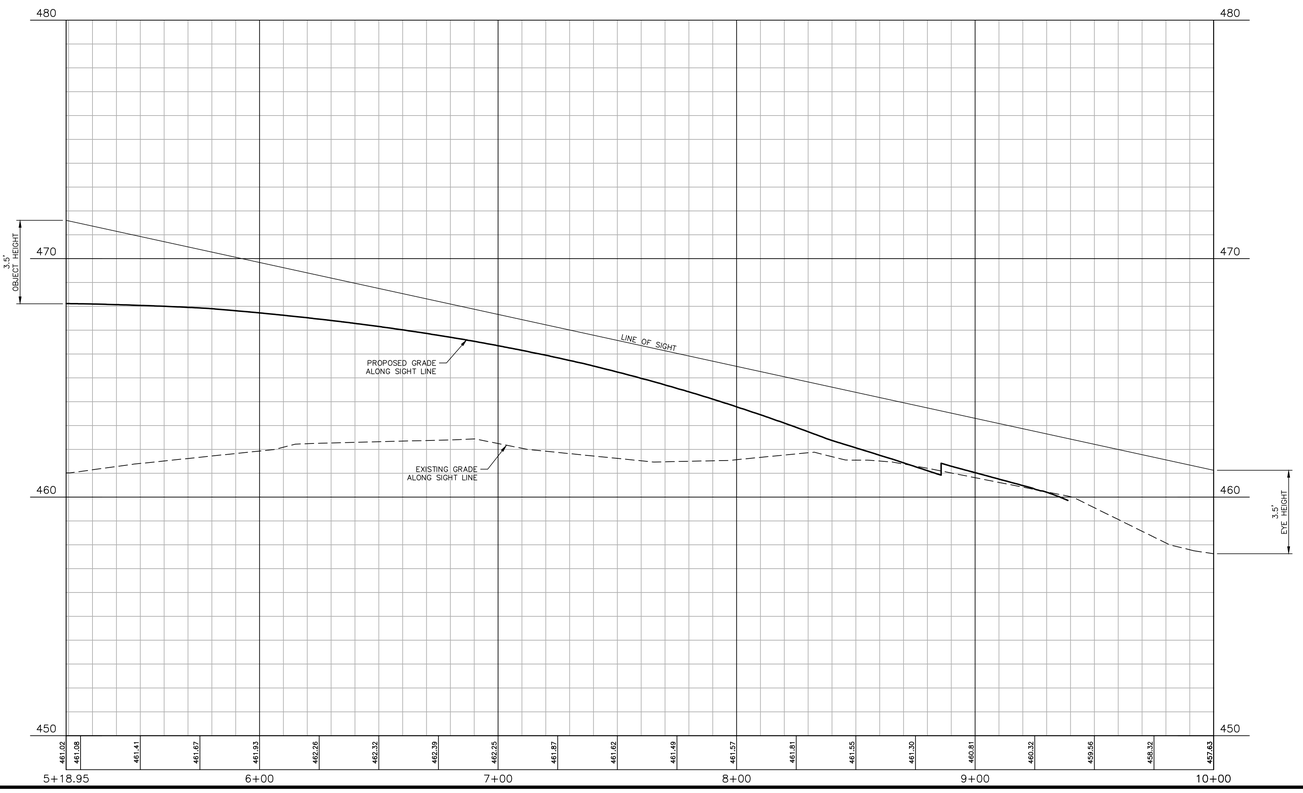


RT TURN FROM MINOR (HONEYCUTT) TO MAIN (CASS HOLT)



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SHEET

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C7.22

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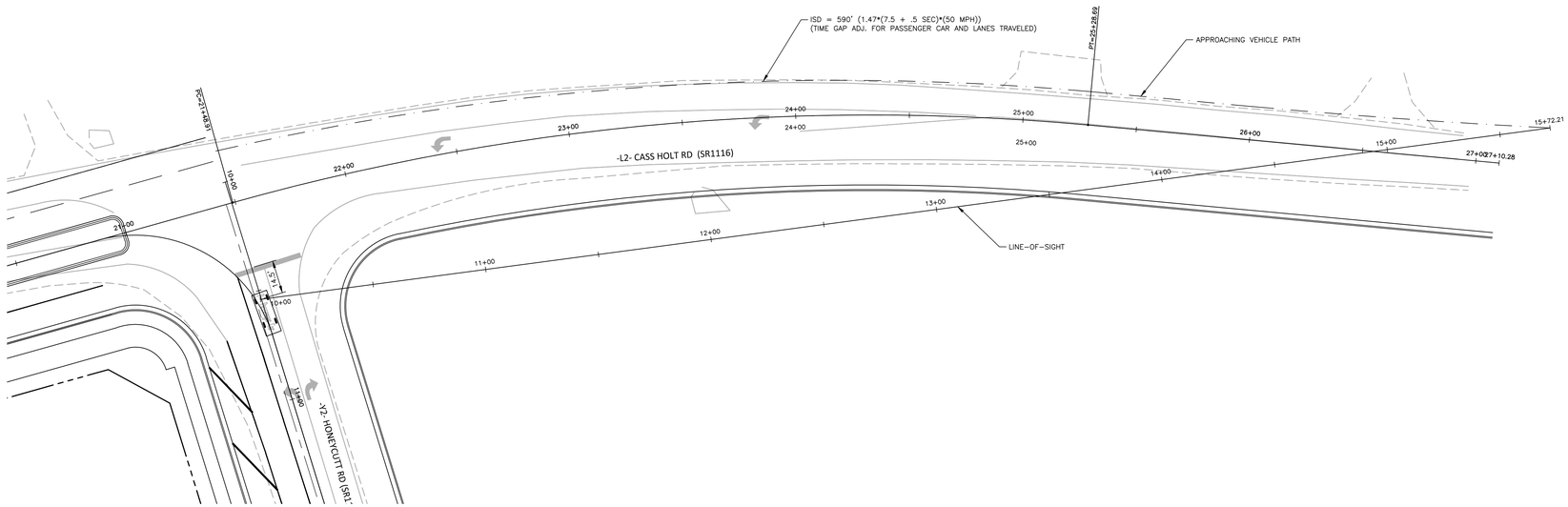
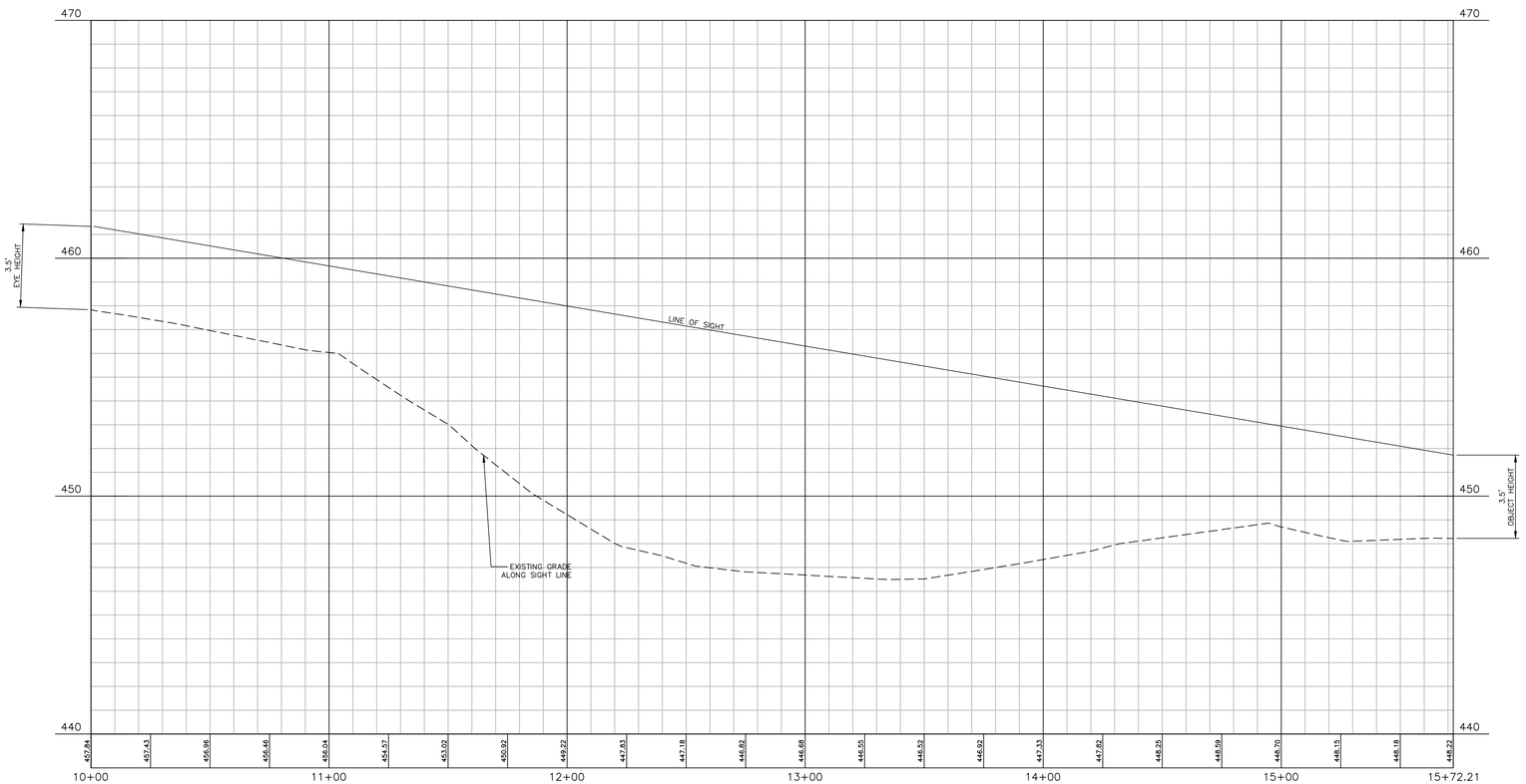
NC GRID (NADB3)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.



LT TURN FROM MINOR (HONEYCUTT TO MAIN (CASS HOLT)



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Resolution No. 26-14
Date Submitted: March 17, 2026
Date Adopted: March 17, 2026

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS / DENY MAJOR SUBDIVISION PLAN 25-MAS-03; FOR EVANSTON

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in March 2022; and

WHEREAS, pursuant to NCGS §§160D 403 and Chapter 11 of the Town of Holly Springs UDO, the Town Council of Holly Springs ("Town Council") has the authority to grant approval of Development Plans if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision.

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

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

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

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

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

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Applicant's written findings of fact into the minutes (Exhibit A), have received site plans, and have considered conditions of approval (Exhibit B) for the following requested Major Subdivision Plan:

Major Subdivision Plan 25-MAS-03: A Major Subdivision for 152 Residential Units, including 87 Attached and 65 Detached Dwellings, on 53.07 acres, at 6200, 6202, 6213 Windy Farm Lane.

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds that the Applicant's findings of fact to be consistent with the public testimony received on the requested Major Subdivision, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of additional conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan 25-MAS-03 for Evanston; as submitted by McAdams.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds the Applicant's findings of fact (Exhibit A) not consistent with the public testimony received on the requested Major Subdivision, and therefore the Town Council reaches conclusions independently (Exhibit C).

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to deny Major Subdivision Plan 25-MAS-03 for Evanston; as submitted by McAdams.

Adopted by the Holly Springs Town Council on this, the 17th day of MARCH, 2026.

Town of Holly Springs by **ATTEST**:

_____ _____

Michael D. Kondratick, Mayor Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN 25-MAS-03 FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the NR/NCR-CD zoning district and is consistent with the vision for the area, which identifies the site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs. Significant efforts to mitigate impacts on adjacent properties are proposed as part of this development. These efforts include, most notably, improvements to Cass Holt Road which have been designed to ensure that adjacent properties and homes are not taken out in the process of improving these roadways to better serve the community as a whole and preserve the homes of existing residents.

Criterion 2: The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. Furthermore, the proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park. Parkland dedication will be handled via payment of fee in lieu.

Criterion 3: The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed project will provide right-of-way dedication and frontage improvements for Cass Holt and Honeycutt Roads, and connection to Rouse Road. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

Criterion 4: The proposed development enhances the public realm by contributing to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy.

Criterion 5: The Town's Comprehensive Plan identified this site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy.

Additionally, the proposed street network and transportation improvements align with the recommendation in the Town’s Comprehensive Transportation Plan and will ensure a well-connected street and pedestrian network, providing convenient access to amenities and the future Cass Holt Town Park. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN 25-MAS-03 CONDITIONS OF APPROVAL
(This portion to be removed if vote to Deny)

1. All previous conditions of approval for 24-REZ-04 Evans Rezoning apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. 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.
4. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Cass Holt Road/Honeycutt Road. Continue to monitor this intersection for signalization.
5. 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 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
6. 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.
7. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
8. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
11. All Special Studies must be finalized prior to being scheduled for Planning Board.
12. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
13. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
14. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
15. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.

16. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
17. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
18. 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.
19. 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.
20. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
21. 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.
22. A Lighting Plan will be provided with the first Construction Drawing submittal.
23. The required public art piece will be determined prior to Construction Drawing approval.
24. All proposed greenways will be owned and maintained by the HOA, with public access easements granted for public use.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Criterion 1: X No additional findings

Criterion 2: X No additional findings

Criterion 3: X No additional findings

Criterion 4: X No additional findings

Criterion 5: X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

X No additional conditions of approval

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 27.

Public Hearings
Title: Rezoning 25-REZ-09 New School Montessori - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):
Conduct Legislative Public Hearing.

Explanation:

- The applicant has submitted a petition for a rezoning from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District for an expansion of an existing Montessori school and childcare center at 5617 Sunset Lake Road.
- The proposed rezoning is Option 2, (i.e. rezoning with a conceptual Master Plan). If approved, the applicant must submit a Development Plan for review.
- For Type 6 (Legislative) reviews, including rezonings, the Town Council holds a legislative public hearing to receive public comment prior to the Planning Board's review and recommendation.
- Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.

Background:

- The project is located within Town limits.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, March 17th - Town Council Public Hearing
    - Tuesday, March 24th - Planning Board review and recommendation
    - Tuesday, April 21st - Town Council consideration and decision

Funding Source(s):
N/A

Attachment(s):
1. 25REZ09_Montessori_StaffReport_PH
2. 25REZ09_Application
3. 25REZ09_Planset

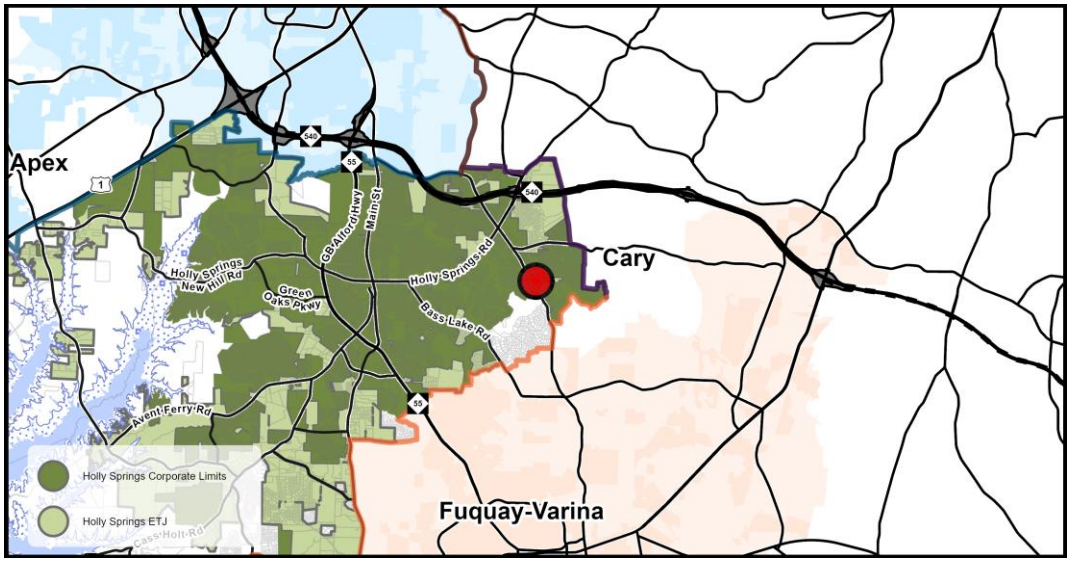
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Master Plan (Option 2)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman, McAdams on behalf of The New School Montessori

Property Address: 5617 Sunset Lake Road

Property Area: 11.22 ac.



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

Project Summary:
A rezoning of 11.22 acres from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District location at 5617 Sunset Lake Rd. for the expansion of the existing school and childcare center on the site.

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

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Case Summary

Current Zoning:
RR Rural Residential
☐ Conditional Zoning District

Proposed Zoning:
RR Rural Residential
☒ Conditional Zoning District
Master Plan (Option 2)



Aerial Photograph

Growth Strategy Map:
Places to Preserve
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Natural Area
Residential Neighborhood

Staff Analysis:

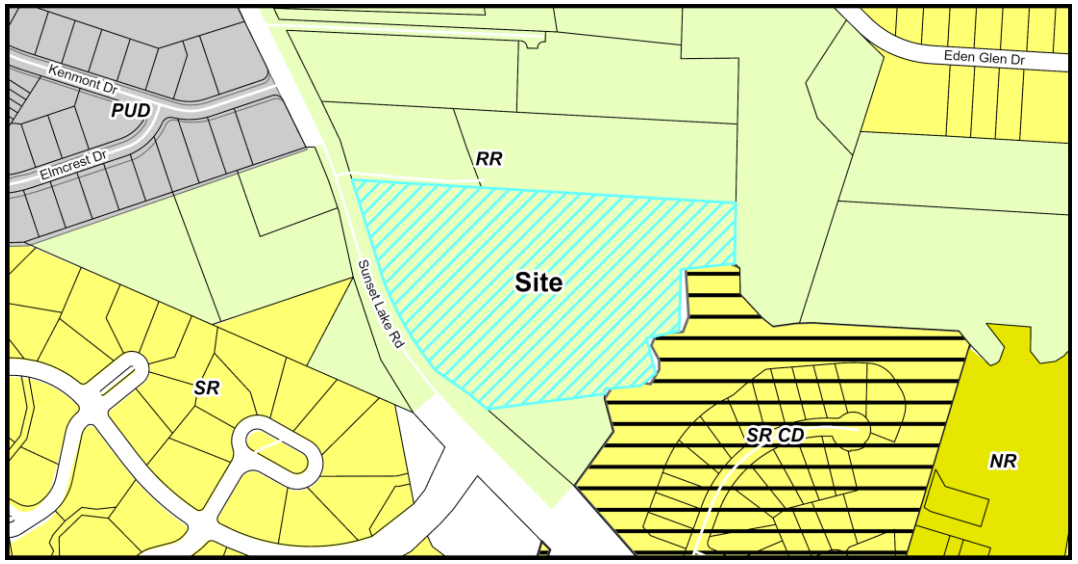
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic uses do include Schools and Child Care Centers which are being provided with this development to support the adjacent existing residential uses. Minimal modifications to the Unified Development Ordinance are being proposed, including smaller setbacks along Sunset Lake Road to allow larger areas of Tree Preservation to be maintained in the rear of the site. This accomplishes the goal of the Comprehensive Plan of development being sensitive to existing natural resources including large tree stands. The applicant is providing the improvements to Sunset Lake Road that are required by the Town's Comprehensive Transportation Plan. Overall, the proposed rezoning to allow for the expansion of the existing school and child care facility is consistent with the Comprehensive Plan.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0669330330	RR	11.22 ac
	Total Area	**11.22 ac**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	School & Child Care Facility
North	RR Rural Residential	Detached Dwellings
South	RR Rural Residential & SR-CD Suburban Residential Conditional District	Vacant / Detached Dwellings
East	RR Rural Residential	Vacant
West	RR Rural Residential & SR Suburban Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update 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: Natural Area
Residential Neighborhood

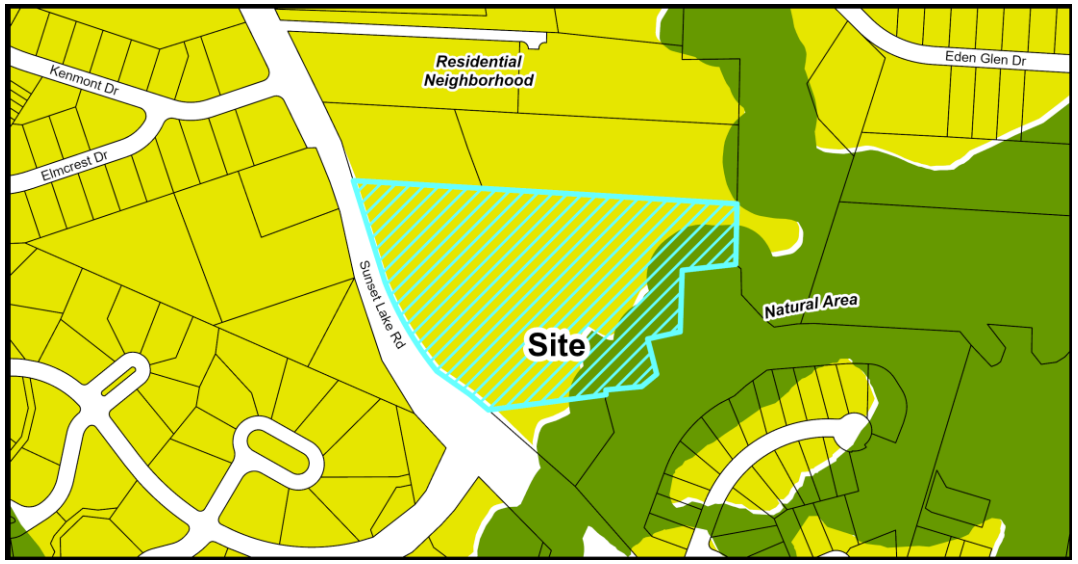
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

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

Key Characteristics Include:
- Streets should provide connections to adjacent neighborhoods and development.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Low impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Civic buildings, including schools, may be appropriate in some Residential Neighborhood areas.
- Very walkable, with sidewalks, bike facilities, paths and trails.

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

Key Characteristics of Natural Area include:
- Single dwelling residential houses are permitted.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.

Small Area Plan: N/A

Land Use & Character Information (cont.)

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The Future Land Use Map of the Land Use and Character Plan designates this site as Residential Neighborhood. The proposed Option 2 Conditional Zoning District rezoning is for the future expansion of the existing school (k-12) and Child Care Center.

As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic includes Schools and Child Care Centers. Developments within the Residential Neighborhood designation should also be sensitive to existing natural resources including large tree stands and drainage-ways with mass grading and tree clearing being avoided whenever possible. Additionally, the preservation of specimen trees on the site is encouraged.

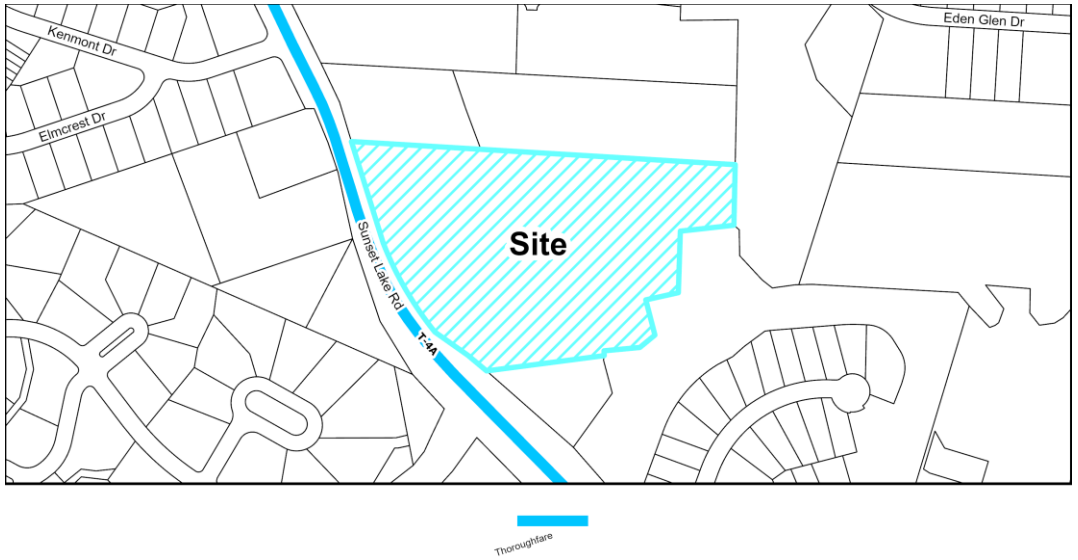
While this site is not developed as a typical Residential Neighborhood with detached dwellings, the proposed use of school (k-12) and Child Care Facility are uses that support the existing adjacent neighborhoods with limited impacts on those properties. This development is maintaining the large tree stands on site as shown on the Open Space & Preservation Plan. While some specimen trees near the front of the site do need to be removed to allow for additional development, a vast majority of the specimen trees on site will be preserved in line with the Comprehensive Plan. Overall, staff finds the proposed use is consistent with the Land Use & 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 along Sunset Lake Road. In accordance with the Comprehensive Transportation Plan (CTP) and UDO, Sunset Lake Road is required to be a 4-lane median-divided roadway. This project is required to construct half of the cross-section along the property frontage of Sunset Lake Road, which includes a 10' sidepath. The project will continue to utilize the existing driveway on Sunset Lake Road.

The nearest sidewalk connection point is 300 feet north and is on the opposing side of the street so the UDO does not require a connection. Staff requested the applicant extend the sidewalk/sidepath north along Sunset Lake Road to connect to existing sidewalk at Kenmont Drive (entrance to Sunset Ridge subdivision). The applicant declined to commit to making that improvement at this time.

New Location Roadways:

There are no new CTP Roadways through this parcel. However, a vehicular stub will be provided to the northern property line.

Hotspot/Safety Study Location:

N/A

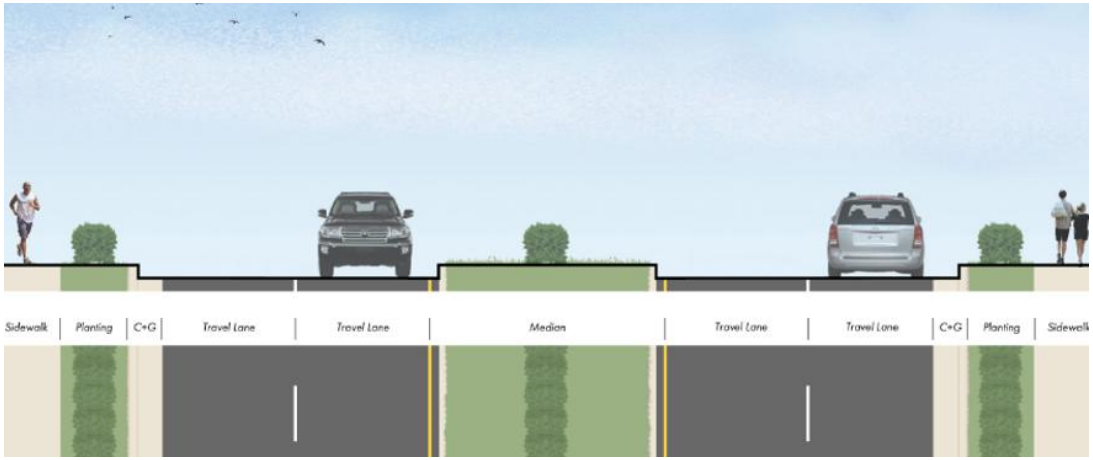
Improvement Prioritization:

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 (SSTA) (Tier 2 traffic study) was completed with the rezoning petition. This development is required to adhere to, and construct, the recommended improvements as follows:

Sunset Lake Road and Existing Site Driveway

- Construct the Existing Site Driveway with two egress lanes; one exclusive left-turn and one exclusive right-turn lane.
- Provide the maximum allowable right-turn lane storage length that can be constructed within the site.

Transportation Staff Analysis:

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

The mitigation improvements shown with the Rezoning are consistent with Traffic Study Policy and the Comprehensive Plan. Staff recommends the Town Council consider if this project should construct the sidewalk connection to Kenmont Drive during this legislative rezoning case.

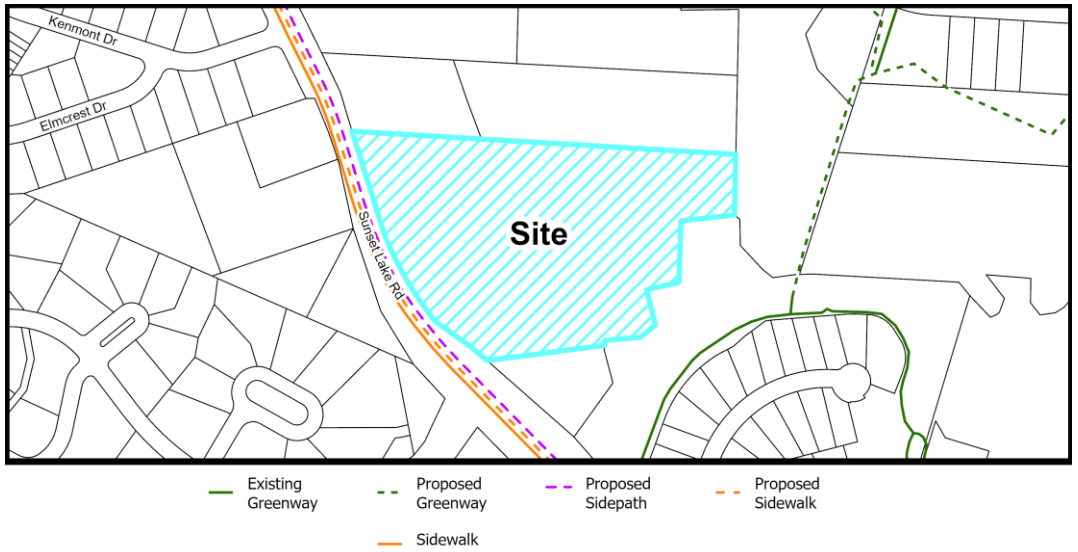
Parks, Recreation, & Greenways Information

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 along the Sunset Lake Road frontage 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 along the Sunset Lake Road frontage as part of the road widening. The nearest sidewalk connection point is 300 feet north and is on the opposing side of the street so the UDO does not require a connection. Staff requested the applicant extend the sidewalk/sidepath north along Sunset Lake Road to connect to existing sidewalk at Kenmont Drive (entrance to Sunset Ridge subdivision). The applicant declined to commit to making that improvement at this time.

Parks, Recreation, & Greenways Staff Analysis:

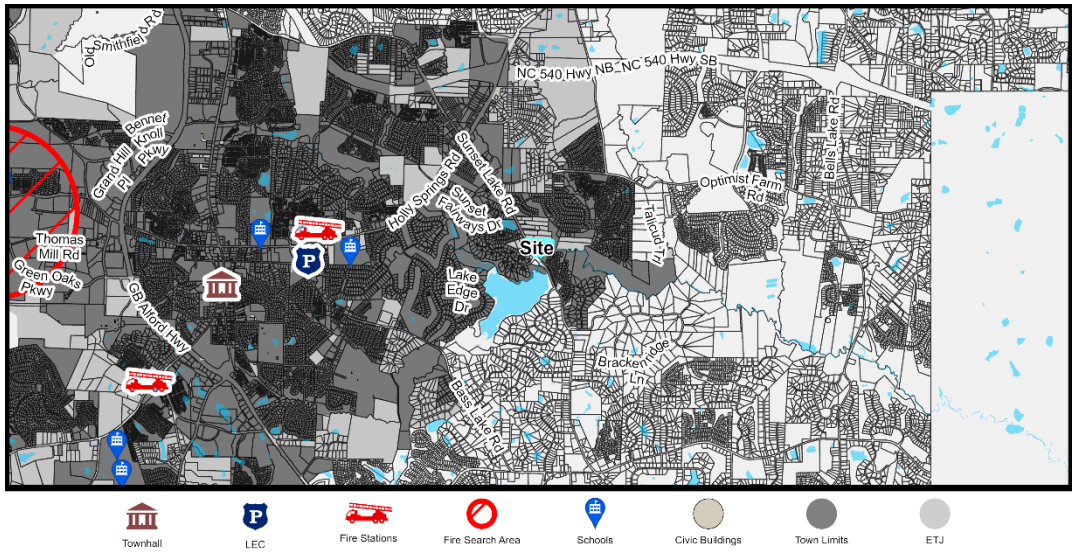
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area and not proposing residential dwelling units; therefore, public park land dedication is not required. The applicant has proposed a sidepath along the Sunset Lake Road frontage 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

Community Facilities Staff Analysis:

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

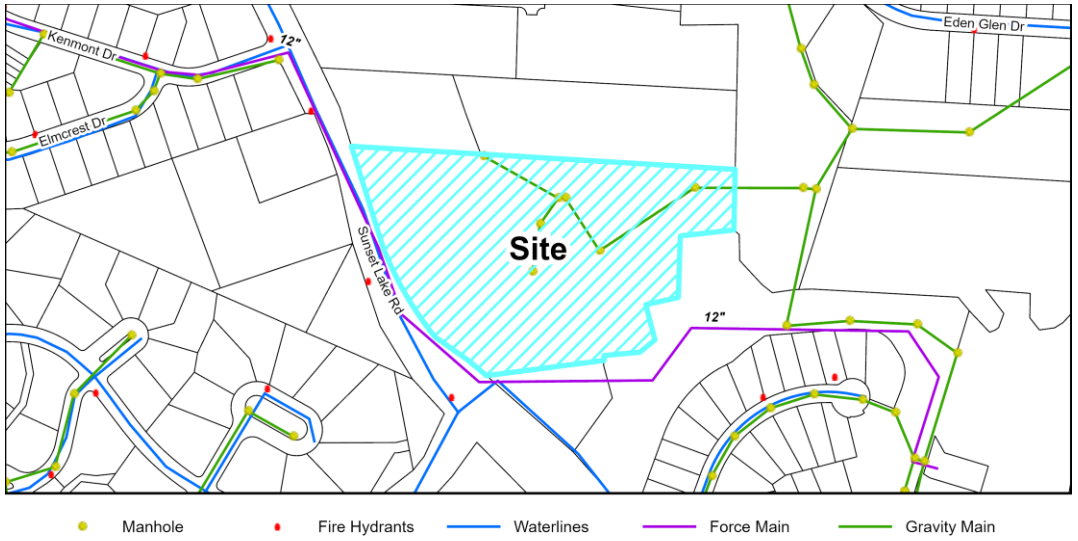
The subject property is outside of a search area for a public safety station as designated on the previous Community Facilities Map. The community facilities map adopted in November 2025 shows this site within search area #4. The proposed expansion does not have an impact the schools.

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:

The project is currently served by Town water facilities. Watermain currently exists within Sunset Lake Road, along the entire property frontage. At the time of future expansion, a water stub will be provided to the northern property line, adjacent to the existing sewer stub. A fire flow analysis will be completed at the time of Major Subdivision.

Sanitary Sewer:

A Sewer Study was submitted in 2020 to accompany the extension of sewer main to the project site, which was installed in 2023-2024. The sewer installation included sewer stubs to upstream parcels. An update to the Sewer Study was provided with this rezoning application. Based on the school's current water usage rates, and the proposed expansion, the school can operate under the existing sewer permit without exceeding the previously approved flow. Therefore, the existing infrastructure is adequate to serve the proposed expansion, and a Utility Allocation Request is not required.

Reclaim:

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

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary

As previously discussed, the school expansion will be able to continue operating under their previously approved sewer permit, and therefore, additional utility allocation is not needed with this rezoning.

Infrastructure & Utility Staff Analysis:

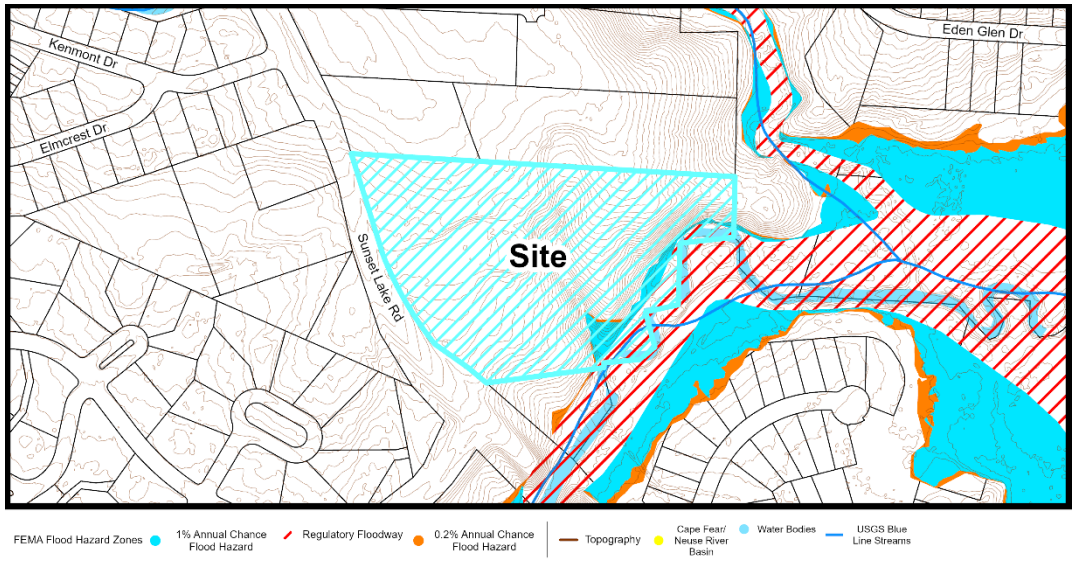
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Comprehensive Plan.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**3.32 ac.**
Tree Preservation Area	25% or 2.76 ac.
Active Recreation Area	0% or 0 ac.
Urban Civic Space	0% or 0 ac.
Flexible Space	5% or 0.55 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is providing more than the required open space for this development. This development is providing 5.1 acres of Tree Preservation area and 0.6 acres of flexible space being dedicated toward the Tree Preservation area for a total area of 5.7 acres. Additionally, while not required by the Unified Development Ordinance, the applicant is proposing 1.2 acres of Active Recreation Area on the site.

Stormwater:

This project is located within the Neuse River Basin and proposes to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

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

The applicant is proposing more than the minimum required open space with mostly Tree Preservation area and a smaller area of Active Recreation. Overall, the open space is consistent with the Unified Development Ordinance (UDO).

Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

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

Building Setbacks	UDO Standard	Proposed Standard
Front	20'	20'
Side	10'	5'
Rear	25'	25'
Thoroughfare Setback	50'	25'

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Child Care Center	SUP	P

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
Adjacent to RR	5' Type A	10' Type B
Thoroughfare Setback	5' Type A	5' Type A

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
Front Yard Restricted	Not Permitted	Permitted*

*Only for existing parking. All new parking shall meet the requirements of the Unified Development Ordinance.

Additional Standards

Proposed Façade Standards
• Vertical Variations shall not be required of existing or proposed building. • Type 1 Materials shall constitute a minimum of 35% of the building façade. • Type 2 Materials shall be allowed to constitute up to 50% of the façade. • Type 3 materials shall constitute a maximum of 10% of the façade. • The maximum allowable expanse of blank wall shall be 35'. • The building facades and architectural finishes shall be similar and compatible to with the existing school building on site.

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



Site Design Highlights

- Existing Building to remain on site.
- Large area of tree preservation on the eastern portion of the site.
- 10' side path to be constructed along the road frontage.

Conditional Zoning District Standards Staff Analysis

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

The applicant is requesting minimal changes to the Development Standards with the largest change being the reduction of the thoroughfare setback to allow for buildings to be located closer to Sunset Lake Road. This reduction allows for a greater focus to be placed on the buildings along the streetscape and larger areas of tree preservation to be maintained in the rear of the site and adjacent to other properties. The development is incorporating the existing natural features to help preserve the sites character to be more compatible with the adjacent residential uses and provide more desirable use of the open spaces. Changes are also proposed to the façade standards to allow for the newly constructed buildings to be consistent with the existing buildings on site. This allows for the development to be more consistent in look and feel once the site is fully constructed.

The applicant is proposing to change the use of Child Care Center from a Special Use Permit to Permitted by right, which is allowable through the Conditional District Rezoning Process. Additionally with the use of a School (k-12) only being permitted within the Conditional Zoning District within the Rural Residential District, this rezoning is helping to bring a currently legal non-conforming use into compliance.

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

As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic uses do include Schools and Child Care Centers which are being provided with this development to support the adjacent existing residential uses. Minimal modifications to the Unified Development Ordinance are being proposed, including smaller setbacks along Sunset Lake Road to allow larger areas of Tree Preservation to be maintained in the rear of the site. This accomplishes the goal of the Comprehensive Plan of development being sensitive to existing natural resources including large tree stands. The applicant is providing the improvements to Sunset Lake Road that are required by the Town's Comprehensive Transportation Plan which will make steps towards providing greater pedestrian connectivity to this segment of Sunset Lake Road. Overall, the proposed rezoning to allow for the expansion of the existing school and child care facility is consistent with Town's adopted plans.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 6/26/2025
Summary of Issues:

- Concerns regarding the traffic that is created along Sunset Lake Road.

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

Legislative Decision:

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

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)

Zone Map Amendment (Rezoning) for New School Montessori will be forwarded to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 3/24/2026 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 4/21/2026

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: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name: Julie Schoer	Company: The New School (Montessori)
Mailing Address: 5617 Sunset Lake Road	
City, State, Zip: Holly Springs, NC, 27540	
Telephone: 919-303-3636	E-Mail: julie@montessoricenter.org
Architect	
Name: Alex Furini	Company: Furini Architects
Mailing Address: -	
City, State, Zip: -	
Telephone: 919-646-5811	E-Mail: alex@furiniarchitects.com
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: The New School Inc	Company: The New School Inc
Mailing Address: 5617 Sunset Lake Road	
City, State, Zip: Holly Springs, NC, 27540	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: The New School INC	Company: The New School INC
Mailing Address: 5617 Sunset Lake Road	
City, State, Zip: Holly Springs, NC, 27540	
Telephone: 919-303-3636	E-Mail: julie@montessoricenter.org

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	The New School- Montessori
Project Location *Use street address.* *If none, use closest intersection*	5617 Sunset Lake Road
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0638529592
Real Estate ID	0236765
Project Acreage	11.22 Partial Parcel? ☐ Yes ☑ No
Current Zoning	RR
Proposed Zoning	RR-CD
Current Future Land Use Designation	Residential Neighborhood
Proposed Future Land Use Designation	Residential Neighborhood
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	April 2025
Sketch Plan Review *(pre-submittal)* Meeting Date:	06/25/2025
Neighborhood Meeting Date:	06/25/2025

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

PLAN CONSISTENCY STATEMENT

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

See attached.

SECTION 1: LAND USE & CHARACTER

See attached.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached.

SECTION 3: PARKS, RECREATION

See attached.

SECTION 4: COMMUNITY FACILITIES

See attached.

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached.

SECTION 8: NATURAL RESOURCES

See attached.

STATEMENT OF REASONABLENESS

See attached.

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.

See attached.

Plan Consistency Statement

Executive Summary

The Future Land Use Map ("FLUM") designates the project site as Residential Neighborhood. The FLUM description and characteristics of Residential Neighborhood call for developments consisting of one housing type on a varied lot sizes, but also notes that limited civic and non-commercial, non-residential uses may be included as part of this designation. The proposed rezoning is to allow for an expansion of the existing use on the site, which is a private school. The New School Montessori school seeks to expand their existing on-site building, as well as improve their open space and recreation areas for students. The TIA has been conducted to accommodate for an additional 87 students.
In this regard, as described below and as depicted on the development plan and associated materials, the proposed development furthers the following specific recommendations of the Future Land Use Plan:

a. FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision Making
b. SI-4 Improve the Land Use-Transportation Connection
c. SI-11 Safeguard Access to Quality Education
d. CC-3 Improve Parking Design
e. CC-8 Improve Walkability

Land Use and Character

The rezoning request and proposed development are consistent with the land use designation for the site as shown on the Future Land Use Map. The FLUM identified this site as a Residential Neighborhood. The proposed development and rezoning will allow for the existing school on the site to expand. This would align with the FLUM as it states that non-commercial, non-residential uses can be permitted in areas designated as residential neighborhood.

The rezoning request is consistent with the Comprehensive Plan Objectives:

1. **"To prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."**

The proposed development will expand upon existing development in Holly Springs, rather than developing a new parcel further out in Town. The sidewalk improvements along Sunset Lake Road would allow students to safely and easily walk to school. In addition, the expansion and improvement of the school would enable more students to enroll there, reducing some of the burden on existing public schools in Town.

1. **"To preserve and protect, where appropriate agricultural land, *green space, woodland, and the natural environment."***

The proposed rezoning will ensure that significant areas of existing trees and woodlands on-site are preserved. This will help to ensure an adequate buffer between the school and surrounding properties. Additionally, this will help to preserve key natural areas and native habitats in Holly Springs.

Residential Neighborhood

The proposed development is consistent with the Future Land Use designation for this area as Residential Neighborhood. The proposed development will allow for an expansion and improvement of the existing school on the site. The Residential Neighborhood FLUM designation does allow for limited non-commercial, non-residential uses, which would include the school.

Comprehensive Transportation Plan

The rezoning request is consistent with the Comprehensive Plan Objectives. The development will improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as construct the improvements outlined in the approved Traffic Impact Analysis (TIA) report. The project will be responsible for their half of the CTP T4-A cross-section on Sunset Lake Road, including the provision of sidewalks on their half of the ROW. This will provide greater pedestrian connectivity along Sunset Lake Road. In addition a vehicular stub will be provided via public street or drive aisle to the parcels to the north of the site, in accordance with the Town's UDO and ED&CS at the time of site plan.

Parks and Recreation

The proposed rezoning is not located within a park search area. The development will provide active recreation space for students to use and enjoy. Additionally, the site will provide an area of Urban Civic Space on the northern portion of the site, balancing school safety needs and public benefits.

Community Facilities

This rezoning request is consistent with the following Comprehensive Plan objectives:

1. "Inform developers when proposing new subdivisions – of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."

The development is designed with natural preservation, active recreation areas and urban civic space throughout the development for residents to enjoy. In addition, the developer also plans for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas.

Infrastructure and Utilities

This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site. The project will provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow

analysis is required at the time of development plan. Along with the preservation of existing environmentally sensitive areas, the proposed development satisfies the spirit and intent of the Policy. In addition, a sewer study has been completed and approved as part of this rezoning request and all required mitigation recommendations from that study shall be completed with this development in line with that study. A Fire Flow Analysis will be submitted at time of major subdivision plan.

Natural Resources

This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance. In addition, there will be tree preservation consistent with and in excess of the Town's tree protection ordinance minimum standards. This will ensure that existing habitats and natural areas are protected. This will also help to improve and moderate air quality in the Town, by maintaining existing tree mature tree canopy.

Statement of Reasonableness

The proposed rezoning and associated development are reasonable and in the public interest. The rezoning and conditions proffered as part of the rezoning align with the goals and vision for the Town, as outlined in the Comprehensive Plan and Future Land Use Map. The rezoning will allow for a residential development that is of a high quality in both design and substance, as well as being compatible with the surrounding developments.

Additionally, the conditional district rezoning requested ensures a higher re-development and improvement of the site than the town would otherwise achieve through a by-right development of the site. The architectural finishes and cohesive design principles embodied in the proposed development are achieved only with the conditional district rezoning requested herein.

The project will provide improved access to educational opportunities for students and young families as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm which will draw increased numbers of families to the Town. The proposed rezoning will allow for a reasonable expansion of the existing Montessori School on site, which will provide additional educational opportunities and school options for families in Holly Springs.

Public Benefits Statement

This proposal will provide significant public benefit to the Town of Holly Springs and its residents. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report. The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. The open space and recreation areas will ensure that trees and plants are abundant in the development, improving the air quality of the community. Sidewalk improvements along Sunset Lake Road will provide key pedestrian connections to the site, enabling students who live nearby to safely walk to school and reduce vehicle trips. Additionally, the site will enhance public health outcomes by ensuring students can safely walk to school, providing additional recreation opportunity. The proposed rezoning also provides significant tree preservation on site which will help to improve air quality in the community. The proposed rezoning will allow for a reasonable expansion of the existing Montessori School on site, which will provide additional educational opportunities and school options for families in Holly Springs helping to reduce the burden of a growing population on the public school system.

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	06/25/2025
Meeting Time:	5:30pm
Meeting Location:	Zoom

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

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

Summary of Issues:

See attached.

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

See attached.

Additional attachments required:

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

Preparer's Signature: Date:

5617 Sunset Lake Road

Neighborhood Meeting Notes

June 26, 2025

At 5:30pm, the applicant opened the meeting and presented the proposed rezoning for the New School Montessori expansion located at 5617 Sunset Lake Rd. The applicant discussed the rezoning, future land use designation, provided the concept map for context, discussed the rezoning process and then opened the meeting up for questions. The following is a summary of the questions and comments:

1. What is the primary reason for the rezoning request? **The rezoning is required to pursue the expansion through a conditional district.**
2. What is planned for the "tree preservation" area? Any buildings, trails, etc.? **No buildings are permitted in that area, though trails may be added if the school chooses.**
3. There is already a traffic problem during drop-off and pick-up times. Is there a traffic control planned? **There is no specific traffic control plan at this stage, a traffic impact analysis has been conducted and is currently being reviewed by the Town.**
4. I live in Sunset Lake Village and my only concern is the expansion down the road. What will be done to alleviate the traffic in the AM and PM? **As mentioned, road frontage improvements are tied to the expansion and will not occur until that begins. The timing is uncertain, but traffic will continue to be evaluated throughout the process**
5. What are the areas to be expanded, such as enrollment, facilities, both**? The facilities will be expanded, which will naturally lead to increased enrollment.**
6. How big is the planned expansion? How many students today? How many in the future? **We don't have an answer currently, as the expansion is still in early stages. It's too soon for specific figures.**
7. Will there be a sidewalk added when the road is widened? Traffic lights? **Yes, a sidewalk will be added, This is an NCDOT road, signal placement must be warranted and approved by NCDOT.**
8. What is specifically expanding? **The goal is to work within the existing building footprint shown on the Concept Plan. The intent is to expand the school, but to maintain it as a small specialty institution.**
9. I live in the development across the street. Apart from school traffic, I cannot exit north from my neighborhood during rush hour without someone stopping to wave me in. There is too much traffic to accommodate additional traffic, even if the school widens their frontage. **Thank you. We will note your traffic concern and review it carefully.**
10. What is the urban civic space on the map? **"Urban civic space" is the Town's term for required open space in rezonings, typically including public amenities like benches.**

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared New School Montessori Center 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:

0669330330	

and does hereby authorize Laura Holloman of McAdams to act

(name of representative/applicant)

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

Julie A. Schroer

Signature of Owner

Julie Schroer on behalf of New School Montessori Center
5617 Sunset Lake Road
Holly Springs, NC 27540

Sworn to or affirmed and subscribed before me this 24th day of June, 20 25.

NOTARY PUBLIC:

Dawn Marie McKlusky
Official Signature of Notary

(Official Seal)

Dawn Marie McKlusky, Notary Public
Print Name

DAWN MARIE MCKLUSKY
Notary Public - North Carolina
Wake County
My Commission Expires Oct 8, 2029

My commission expires: 10-8-29

NEW MONTESSORI SCHOOL

5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

25-REZ-09/PLRZ202500155
MASTER PLAN

PROJECT NUMBER: SPEC25055

DATE: JUNE 26, 2025

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	OVERALL TREE SURVEY
C1.02	TREE SURVEY SAMPLE AREAS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
L5.00	LANDSCAPE PLAN
C8.00	TYPICAL SECTIONS
C8.01	DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS (RR)

Development Intensity	UDO Standard	Proposed Standard
Open Space and Conservation		
Overall Minimum Open Space Required	30%	30%
Building Setbacks - All Structures (ft)		
Front	Min: 20'	Min: 20'
Side	10'	5'
Side Corner	20'	5'
Rear	25'	25'
Building Setback along Thoroughfare (Sunset Lake Road)	50'	25'
Buffers		
RR Buffer	5' Type A	10' Type B
Thoroughfare Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures	Maximum: 35'	Maximum: 35'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	THE NEW SCHOOL INC.	0669330330	0236765
SITE ADDRESS	5617 SUNSET LAKE ROAD HOLLY SPRINGS, NC 27540		
DEVELOPER	THE NEW SCHOOL INC.		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	RR-CD (RURAL RESIDENTIAL CONDITIONAL DISTRICT)		
SITE AREA	GROSS SITE AREA: 11.22 ACRES (488,743 SF) RIGHT OF WAY DEDICATION: 0.15 ACRES (6,738 SF) (1.1%) NET SITE AREA: 11.07 ACRES (482,209 SF)		
RIVER BASIN	NEUSE RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	SCHOOL, CHILDCARE CENTER		
PROPOSED USES	SCHOOL, CHILDCARE CENTER		

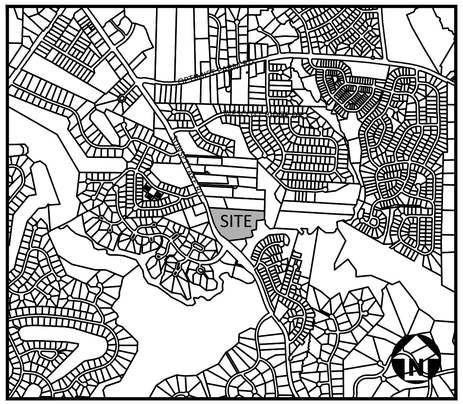
PERMITTED USE TABLE

Use	
School, Elementary/Middle	P
Childcare Center	P
Civic Building	P
Community Support Facility	P
Religious Use	P
Recreation Facility, Outdoor (<50 acres)	A
Infrastructure /Utiles (minor)	PS
Fitness Facilities	A
Recreation Facility, Indoor	A
Solar Energy Systems-Small	A

P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO

RR-CD ZONING OPEN SPACE SITE DATA

NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
TREE PRESERVATION AREA	REQUIRED: 2.76 ACRES (25%) PROVIDED: ± 5.1 ACRES
ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES



VICINITY MAP

N.T.S.

GENERAL NOTES

1. SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
5. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
6. ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

LAURA HOLLOMAN
HOLLOMAN@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

JULIE SCHROER
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NC 27540
PHONE: 919 303 3636

PROJECT DIRECTORY

REVISIONS

NO.	DATE	
1	08. 08. 2025	REV PER TOWN COMMENTS
2	09. 19. 2025	REV PER TOWN COMMENTS
3	11. 07. 2025	REV PER TOWN COMMENTS
4	01. 16. 2026	REV PER TOWN COMMENTS
5	02. 05. 2026	REV PER TOWN COMMENTS
6	02. 20. 2026	REV PER TOWN COMMENTS

MASTER PLAN DRAWINGS FOR:

NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE DR.
HOLLY SPRINGS, NC 27540
PROJECT NUMBER: SPEC-25055

X:\Projects\[SPEC\SPEC 2025\SPEC25055 New Montessori Center\04-Production\Planning + Design\Master Plan\Current Drawing\SPEC25055-CS1.dwg, 2/18/2026 11:03:57 AM, Oliver Robinson



NUM	RADIUS	ARC	DELTA	CHORD_BRG	CHORD
C1	961.28'	292.61'	17°26'26"	N30°13'42"W	291.21'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

JULIE SCHROER
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NC 27540
PHONE: 919 303 3636

NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	08. 08. 2025	REV PER TOWN COMMENTS
2	09. 19. 2025	REV PER TOWN COMMENTS
3	11. 07. 2025	REV PER TOWN COMMENTS
4	01. 16. 2026	REV PER TOWN COMMENTS
5	02. 05. 2026	REV PER TOWN COMMENTS
6	02. 20. 2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-S1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1"=50'
DATE	06. 26. 2025

SHEET

EXISTING CONDITIONS

C1.00

X:\Projects\SPEC\-SPEC 2025\SPEC25055 New Montessori Center\04-Production\Planning + Design\Master Plan\Current Drawings\SPEC25055-XC1.dwg, 2/18/2026 11:10:22 AM, Oliver Robinson



SPECIMEN TREE TABLES

PRESERVED

TYPE	SZ
BE	28
BE	27
BE	34
BE	37
BE	29
BE	27
BE	27
BE	25
BE	30
H	29
M-PO	32
O	25
O	25
P	30
PO	26
PO	24
PO	39
PO	38
PO	30
PO	25
PO	43
PO	28
PO	27
PO	30
PO	24
PO	24
WO	26

TO BE REMOVED

TYPE	SZ
BE	28
D-G	25
DG	4
DG	4
H	26
T-WO	39

TREE CANOPY TYPE LEGEND

PRIMARILY HARDWOODS WITH PINES/EVERGREENS INTERSPERSED

PRIMARILY PINES WITH HARDWOODS INTERSPERSED

TREE LEGEND

BE	BEECH
CH	CHERRY
DG	DOGWOOD
G	SWEETGUM
HAC	HACKBERRY
H	HICKORY
HO	HOLLY
HOR	HORNBEAM
M	MAPLE
O	OAK
P	PINE
PO	POPLAR
SO	SOURWOOD
WO	WHITE OAK

X — DIAMETER INCH AT BREAST HEIGHT
TYPE OF TREE
D-X — DOUBLE-TRUNK
T-X — TRIPLE-TRUNK
M-X — MULTI-TRUNK

GENERAL NOTES:

1. IDENTIFIED TREES WERE APPROXIMATELY LOCATED BY MCADAMS USING A TRIMBLE CATALYST GPS UNIT. AS THESE GPS UNITS DO NOT PROVIDE SURVEY GRADE ACCURACY THIS DATA SHOUL DBE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY. IF AN ACCURATE LOCATION IS REQUIRED A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED
2. THE SITE IS ALMOST ENTIRELY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PINES AND HARDWOODS RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH A SMALL NUMBER OF TREES BETWEEN 30 AND 42 INCHES.

TREE SURVEY CERTIFICATION:

THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN PROVIDED BY ANDERS LINDQUIST, ISA CERTIFIED ARBORIST SO-10544A

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

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PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-T1
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SHEET

OVERALL TREE SURVEY
C1.01

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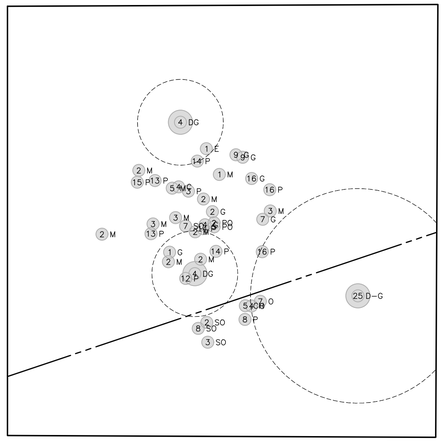
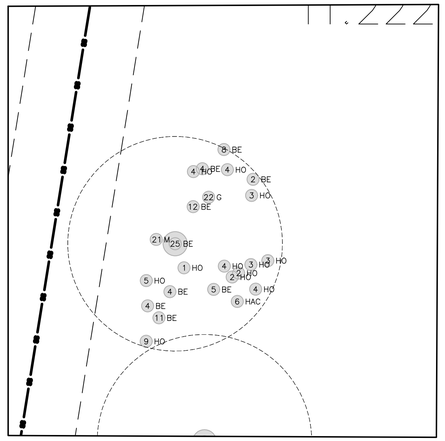


SAMPLE AREA #1



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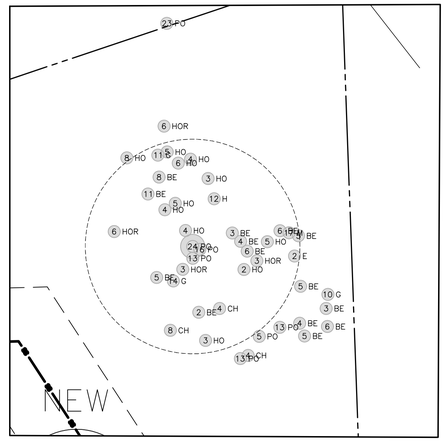

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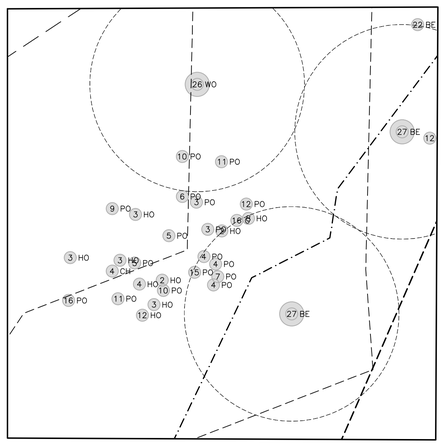

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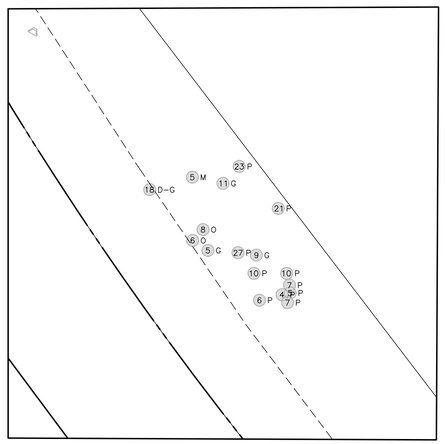

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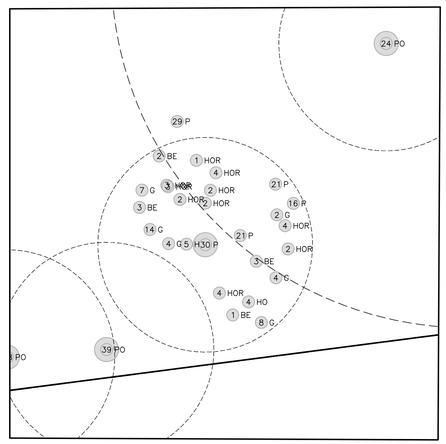

SAMPLE AREA #6

TREE LEGEND

BE	BEECH
CH	CHERRY
DG	DOGWOOD
G	SWEETGUM
HAC	HACKBERRY
H	HICKORY
HO	HOLLY
HOR	HORNBEAM
M	MAPLE
O	OAK
P	PINE
PO	POPLAR
SO	SOURWOOD
WO	WHITE OAK

X — DIAMETER INCH AT BREAST HEIGHT
X — TYPE OF TREE
D–X — DOUBLE–TRUNK
T–X — TRIPLE–TRUNK
M–X — MULTI–TRUNK

GENERAL NOTES:

1. IDENTIFIED TREES WERE APPROXIMATELY LOCATED BY MCADAMS USING A TRIMBLE CATALYST GPS UNIT. AS THESE GPS UNITS DO NOT PROVIDE SURVEY GRADE ACCURACY THIS DATA SHOUL DBE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY. IF AN ACCURATE LOCATION IS REQUIRED A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED
2. THE SITE IS PARTIALLY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PRIMARILY HARDWOODS AND AREAS OF PINE RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH ONLY A FEW TREES BETWEEN 30 AND 43 INCHES.

TREE SURVEY CERTIFICATION:

THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN
PROVIDED BY ANDERS LINDQUIST,
ISA CERTIFIED ARBORIST SO-10544A

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

JULIE SCHROER
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NC 27540
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NEW MONTESSORI SCHOOL
MASTER PLAN
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
ANDERS AXEL LINDQUIST
24 36
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TREE SURVEY SAMPLE AREAS

C1.02

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	THE NEW SCHOOL INC.	0669330330	0236765
SITE ADDRESS	5617 SUNSET LAKE ROAD HOLLY SPRINGS, NC 27540		
DEVELOPER	THE NEW SCHOOL INC.		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	RR-CD (RURAL RESIDENTIAL CONDITIONAL DISTRICT)		
SITE AREA	GROSS SITE AREA: 11.22 ACRES (488,743 SF) RIGHT OF WAY DEDICATION: 0.15 ACRES (6,738 SF) (1.1%) NET SITE AREA: 11.07 ACRES (482,209 SF)		
RIVER BASIN	NEUSE RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	SCHOOL, CHILDCARE CENTER		
PROPOSED USES	SCHOOL, CHILDCARE CENTER		

RR-CD ZONING OPEN SPACE SITE DATA

NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
TREE PRESERVATION AREA	REQUIRED: 2.76 ACRES (25%) PROVIDED: ± 5.1 ACRES
ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES

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MASTER PLAN
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SHEET

CONCEPT PLAN
C2.00

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N/F
PIN: 0669236750
RUFUS H. JONES
DB 3772 PG 763

N/F
PIN: 0669239770
WILLIE G & JACQUELINE J McKINNEY
DB 4476 PG 365

APPROXIMATE LOCATION OF VEHICULAR STUB TO BE PROVIDED VIA PUBLIC STREET OR DRIVE AISLE. FINAL LOCATION TO BE DETERMINED AT TIME OF SITE PLAN.

10' TYPE 'B' PERIMETER BUFFER

5' TYPE 'A' PERIMETER BUFFER

25' BUILDING SETBACK

EXISTING SCHOOL BUILDINGS (TO REMAIN)

EXIST.

EXISTING

100' NEUSE RIVER BUFFER

10' TYPE 'B' PERIMETER BUFFER

N/F
PIN: 0669336883
TOWN OF
HOLLY SPRINGS
DB 15544 PG 158

10' TYPE 'B' PERIMETER BUFFER

PROPOSED ZONING
RR-CD

(APPX. AVG. EXISTING 85' PUBLIC R/W & 41' EDGE-EDGE)
EXISTING
SUNSET LAKE RD.
(SR 1301)
(APPX. 14-43' ADD. PROPOSED R/W & 60' B-B)

N/F
PIN: 0669336192
CREEKSIDE AT SUNSET LAKE
HOMEOWNERS ASSOCIATION
BM 2016 PG 1005

10' TYPE 'B' PERIMETER BUFFER

N/F
PIN: 0669228671
BENJAMIN B
SLAUGHTER
DB 8489 PG 1679

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

TYPICAL STREET SECTIONS

T-4A THOROUGHFARE (SUBURBAN)

LEGEND

PROPOSED SITE ACCESS

10' SIDEPATH

SCHOOL BUILDINGS

PARKING AREA

TREE PRESERVATION AREA

ACTIVE RECREATION AREA

FLEXIBLE SPACE

FLOODWAY

FLOODPLAIN (1%)

NOTE:

1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

2. TYPICAL SECTION DIMENSIONS FOR SUNSET LAKE ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NEW MONTESSORI SCHOOL

MASTER PLAN
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TRANSPORTATION PLAN

C2.01

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LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- SCHOOL BUILDINGS
- PARKING AREA
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- FLOODWAY
- FLOODPLAIN (1%)

RR-CD ZONING OPEN SPACE SITE DATA

NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
TREE PRESERVATION AREA	REQUIRED: 2.76 ACRES (25%) PROVIDED: ± 5.1 ACRES
ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1	1) PLAYGROUND 2) VEGETABLE GARDEN 3) POLLINATOR GARDEN 4) OUTDOOR CLASSROOM 5) UNPAVED WALKING TRAILS

NOTE: EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE THREE (3) ELEMENTS FROM THE ABOVE LIST, AT A MINIMUM. ADDITIONAL ELEMENTS NOT LISTED ABOVE ARE ALLOWED AND SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN HOLLY SPRINGS UDO SECTION 4.5 ACTIVE RECREATIONAL AREAS. ADDITIONAL PROGRAM ELEMENTS SHALL NOT REPLACE ANY OF THE THREE (3) COMMITTED ELEMENTS REQUIRED FOR EACH ACTIVE RECREATION AREA AS LISTED ABOVE.

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OPEN SPACE & PRESERVATION PLAN

C2.02

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GRADING PLAN
C3.00



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SHEET

UTILITY PLAN

C4.00



LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- FLOODWAY
- FLOODPLAIN (1%)

TYPE 'B' BUFFER DETAILS

10' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI-OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 10'-20' (SEE PLANS)

THOROUGHFARE STREET TREE DETAIL

THOROUGHFARES
NOT TO SCALE

5.3.5 STREET TREES

THOROUGHFARES
SHALL BE REQUIRED TO INSTALL DECIDUOUS TREES AS SPECIFIED BY THE APPROVED STREET TREE LIST OF UDO SECTION 5.3.4.E, OR AS FURTHER SPECIFIED IN THE COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN. WHERE EXISTING OVERHEAD UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE DECIDUOUS TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.

MIN. SIZE AT PLANTING: 2.5" CALIPER
MIN. SPACING: 40' FROM CENTER OF TRUNK
MAX. SPACING: 60' FROM CENTER OF TRUNK

LOCATION: TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.

TYPE 'A' BUFFER DETAILS

5' TYPE 'A' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0%
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0%
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5' (SEE PLANS)

NOTE: ALL STREETS SHALL HAVE STREET TREES SPACED AT A MINIMUM OF 40' O.C OF TRUNK WITH A MAXIMUM OF 60' O.C. OF TRUNK. AVERAGE AND WILL BE PLANTED ACCORDING TO TOWN OF HOLLY SPRINGS PLANTING STANDARDS.

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LANDSCAPE PLAN
L5.00

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T-4A

Thoroughfare | 4 Lanes

T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

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

TYPICAL STREET SECTIONS

T-4A THOROUGHFARE (SUBURBAN)

NOTE:

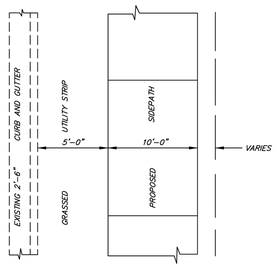
1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

2. TYPICAL SECTION DIMENSIONS FOR SUNSET LAKE ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

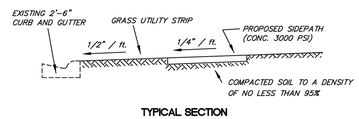
NOTES:

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

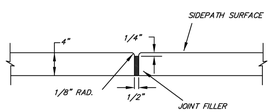
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

CONCRETE SIDEPATH	STANDARD DETAIL NUMBER: HS380
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 3/1/21 REVISIONS

Holly Springs Discover The Source.

McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

JULIE SCHROER
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NC 27540
PHONE: 919 303 3636

NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	008. 08. 2025	REV PER TOWN COMMENTS
2	09. 19. 2025	REV PER TOWN COMMENTS
3	11. 07. 2025	REV PER TOWN COMMENTS
4	01. 16. 2026	REV PER TOWN COMMENTS
5	02. 05. 2026	REV PER TOWN COMMENTS
6	02. 20. 2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-TS1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1"=50'
DATE	06. 26. 2025

SHEET

TYPICAL SECTIONS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SPEC\-SPEC 2025\SPEC25055 New Montessori Center\04-Production\Planning + Design\Master Plan\Current Drawings\SPEC25055-TS1.dwg, 2/18/2026 11:08:46 AM, Oliver Robinson

DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified below:

Development Intensity	UDO Standard	Proposed Standard
Open Space and Gathering Area		
Overall Minimum Open Space Required	30%	30%
Building Setbacks - All Structures (ft)		
Front	Min: 20′	Min: 20′
Side	10′	5′
Side Corner	20′	5′
Rear	25′	25′
Building Setback along Thoroughfare (Sunset Lake Road)	50′	25′
Buffers		
RR Buffer	5′ Type A	10′ Type B
Thoroughfare Buffer	5′ Type A	5′ Type A
Building Height		
All Primary Structures	Maximum: 35′	Maximum: 35′
Accessory Structures (maximum)	25′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

Open Space shall be provided as follows:

OPEN SPACE SITE DATA TABLE		
Total Site Area: 11.22 acres	UDO Standard	Proposed Standard
On-site Private Open Space	30%	30%
Tree Preservation Area	25%	25%
Flex Space	5%	5%

The following standards shall apply to all proposed and existing buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Vertical variations shall not be required of existing or proposed buildings on site.

FACADE STANDARDS

»Type 1 materials shall constitute a minimum of 35% of the building facade.
»Type 2 materials shall be allowed to constitute up to 50% of the facade.
»Type 3 Materials shall constitute a maximum of 10% of the facade.
»The maximum allowable expanse of blank wall shall be 35′.

The building facades and architectural finishes shall be similiar and compatible with the existing school building on site. The existing building on-site also complies with these standards. The proposed buildings shall also comply with these standards.

PARKING

Parking shall be permitted between the existing school building(s) and Sunset Lake Road in order to accomodate the existing parking on the site. Parking shall otherwise comply with UDO section 6.

PERMITTED USE TABLE

Use	
School, Elementary/Middle	P
Childcare Center	P
Civic Building	P
Community Support Facility	P
Religous Use	P
Recreation Facility, Outdoor (<50 acres)	A
Infrastructure /Utilies (minor)	PS
Fitness Facilities	A
Recreation Facility, Indoor	A
Solar Energy Systems-Small	A
P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO	

McADAMS
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NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	008. 08. 2025	REV PER TOWN COMMENTS
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4	01. 16. 2026	REV PER TOWN COMMENTS
5	02. 05. 2026	REV PER TOWN COMMENTS
6	02. 20. 2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-D1
CHECKED BY	MV
DRAWN BY	OR
SCALE	N/A
DATE	06. 26. 2025

SHEET

DEVELOPMENT STANDARDS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SPEC_SPEC- 2025\SPEC25055 New Montessori Center\04-Production\Planning + Design\Master Plan\Current Drawing\SPEC25055-D1.dwg, 2/18/2026 11:09:06 AM, Oliver Robinson

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 28.

Public Hearings
Title: Voluntary Annexation A25-09 975 Avent Ferry Rd (Sam's Xpress Car Wash LLC) - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt / deny / defer Annexation Ordinance A25-09

Explanation:

- The Town has received a petition for voluntary annexation of 5.019 +/- acres.
- The property is located at 975 Avent Ferry Road and is owned by SXCW Properties II, LLC.
- The property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits.
- The annexation is requested in conjunction with consideration of the 975 Avent Ferry Road Major Subdivision Plan.
- The applicant will be connecting to Town utilities along with the development of the major subdivision. Connection to Town utilities requires annexation.

Background:

- The property is contiguous with Town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and no concerns were raised.
- Annexation requires a two-step process consisting of a determination of sufficiency followed by a public hearing. This item represents the second and final step in that process.
- The Resolution of Sufficiency was adopted on February 17, 2026.

Funding Source(s):
N/A

Attachment(s):
1. Map - A25-09
2. Resolution of Sufficiency A25-09 - signed
3. A25-09 - Ordinance

Annexation Information

Annexation Number

A25-09

Total Acres

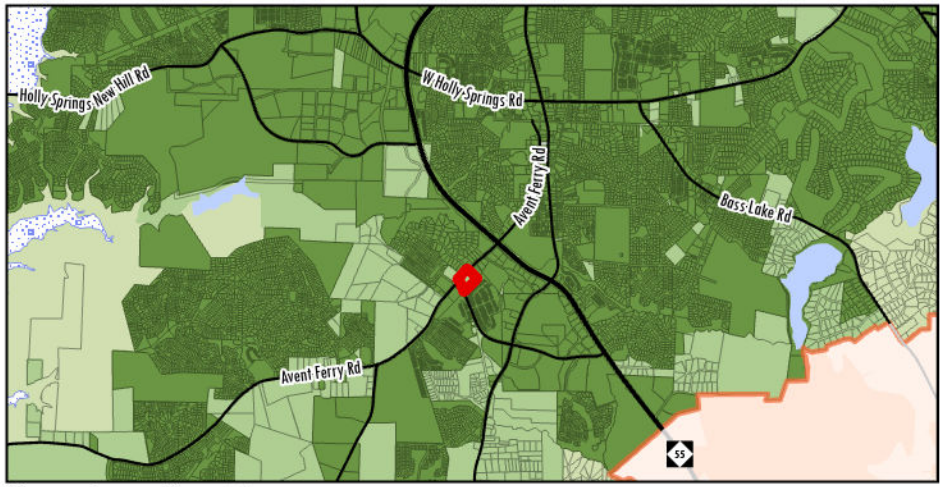
5.019 +/- | Deed Acres

Property Address

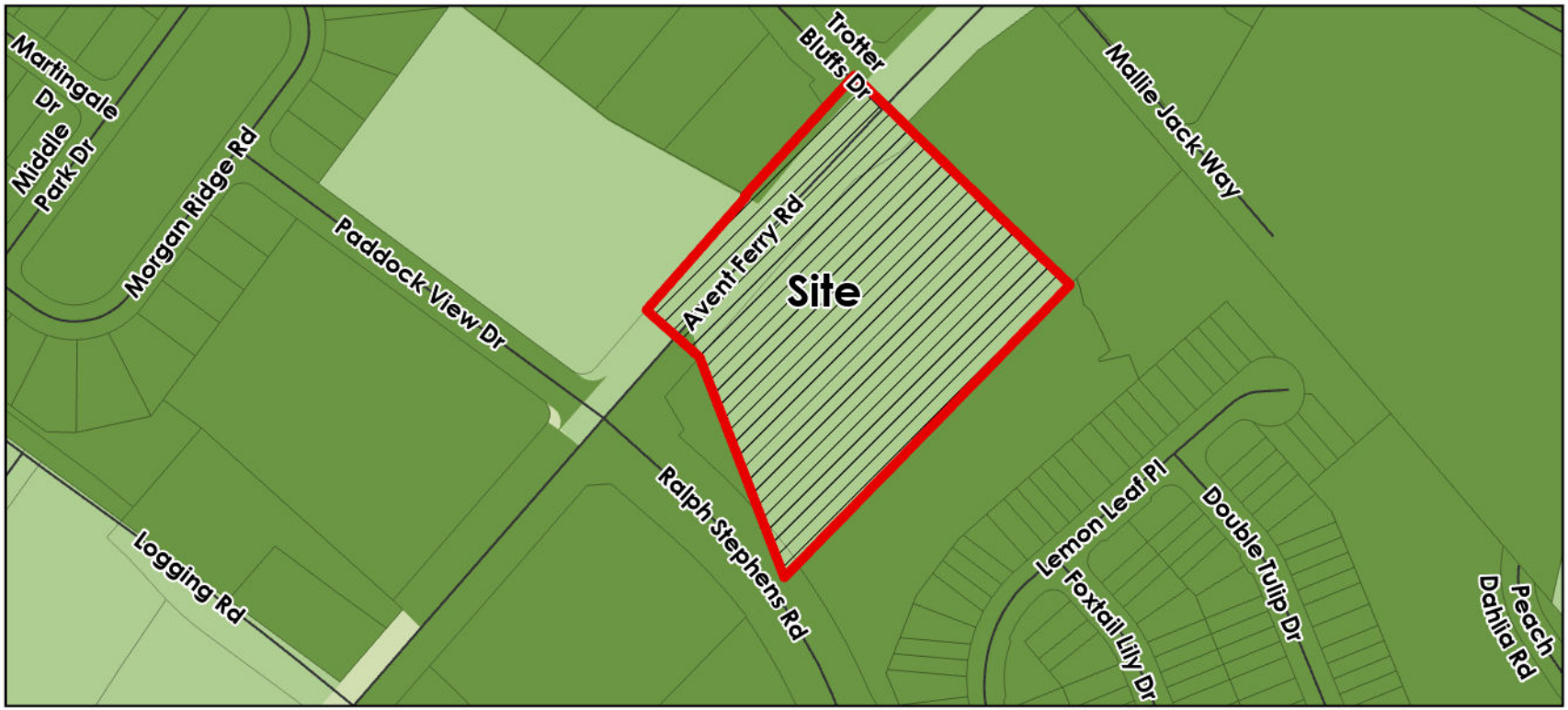
975 Avent Ferry

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits | ETJ

Apex
Town Limits | ETJ

Fuquay-Varina
Town Limits | ETJ

Cary
Town Limits | ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 26-07
Date Adopted: February 17, 2026
Annexation No.: A25-09

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Beginning at an existing 1/2" iron rebar having North Carolina State Plane coordinates of Northing: 687761.564' Easting: 2047203.226' (NAD83/2011), thence from the Beginning point South 44° 18' 01" West for a distance of 599.03 feet to a point, thence North 21° 01' 59" West for a distance of 345.78 feet to a point, thence North 48° 29' 40" West for a distance of 103.90 feet to a point, thence North 41° 18' 39" East for a distance of 220.94 feet to a point, thence North 61° 16' 34" West for a distance of 2.31 feet to a point, thence North 40° 49' 00" East 12.86 feet to a point, thence along a circular curve to the right having a radius of 5041.00 feet, an arc length of 226.22 feet, and a chord bearing and distance of North 42° 19' 21" East 226.20 feet to a point, thence South 45° 48' 45" East for a distance of 440.33 feet to the point and place of Beginning.

The parcel as described contains 5.019 acres more or less. All as shown on Annexation Plat by Eagle Engineering, Inc, (Russell L. Whitehurst, PLS) and dated December 18th, 2025.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her

investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of February, 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney Town Clerk

Annexation Ordinance No.: **A25-09**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of March, 2026

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office and described as follows:

Beginning at an existing 1/2" iron rebar having North Carolina State Plane coordinates of Northing: 687761.564' Easting: 2047203.226' (NAD83/2011), thence from the Beginning point South 44° 18' 01" West for a distance of 599.03 feet to a point, thence North 21° 01' 59" West for a distance of 345.78 feet to a point, thence North 48° 29' 40" West for a distance of 103.90 feet to a point, thence North 41° 18' 39" East for a distance of 220.94 feet to a point, thence North 61° 16' 34" West for a distance of 2.31 feet to a point, thence North 40° 49' 00" East 12.86 feet to a point, thence along a circular curve to the right having a radius of 5041.00 feet, an arc length of 226.22 feet, and a chord bearing and distance of North 42° 19' 21" East 226.20 feet to a point, thence South 45° 48' 45" East for a distance of 440.33 feet to the point and place of Beginning.

The parcel as described contains 5.019 acres more or less. All as shown on Annexation Plat by Eagle Engineering, Inc, (Russell L. Whitehurst, PLS) and dated December 18th, 2025.

Adopted this, the 17th day of March, 2026

ATTEST TO:

Linda C. McKinney, Town Clerk

Michael D. Kondratick, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held March 17. 2026, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of March, 2026.

Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 29.

Public Hearings
Title: Voluntary Annexation A25-03 3020 Avent Ferry Rd. (Mira Ridge Development) - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt / deny / defer Annexation Ordinance A25-03

Explanation:

- The Town has received a petition for voluntary annexation of 22.39 +/- acres.
- The property is located at 3020 Avent Ferry Road and is owned by Mira Developers LLC.
- The property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits. Approximately 50% of the property is to the North of Avent Ferry Road and 50% is situated South of Avent Ferry Road.
- The annexation is requested in conjunction with the Mira Ridge Rezoning and Major Subdivision Plan approved by the Town Council on February 17, 2026.
- The applicant will be extending Town utilities along with the development of the major subdivision. Connection to Town utilities requires annexation.

Background:

- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and no concerns were raised.
- Annexation requires a two-step process consisting of a determination of sufficiency followed by a public hearing. This item represents the second and final step in that process.
- The Resolution of Sufficiency was adopted on February 17, 2026.

Funding Source(s):
N/A

Attachment(s):
1. A25-03 Map
2. 26-08 Sufficiency A25-03 -signed
3. A25-03 - 3020 Avent Ferry Rd . Ordinance - draft

Annexation Information

Annexation Number

A25-03

Total Acres

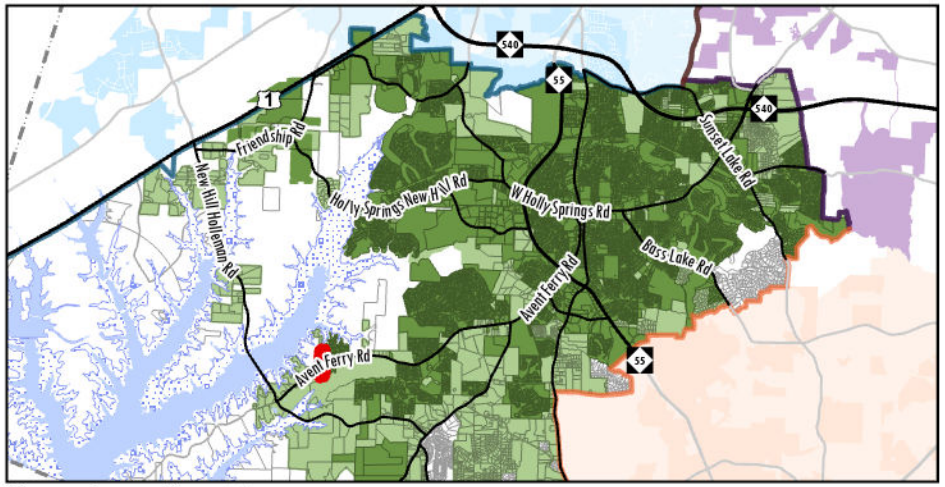
22.39 | Deed Acres

Property Address

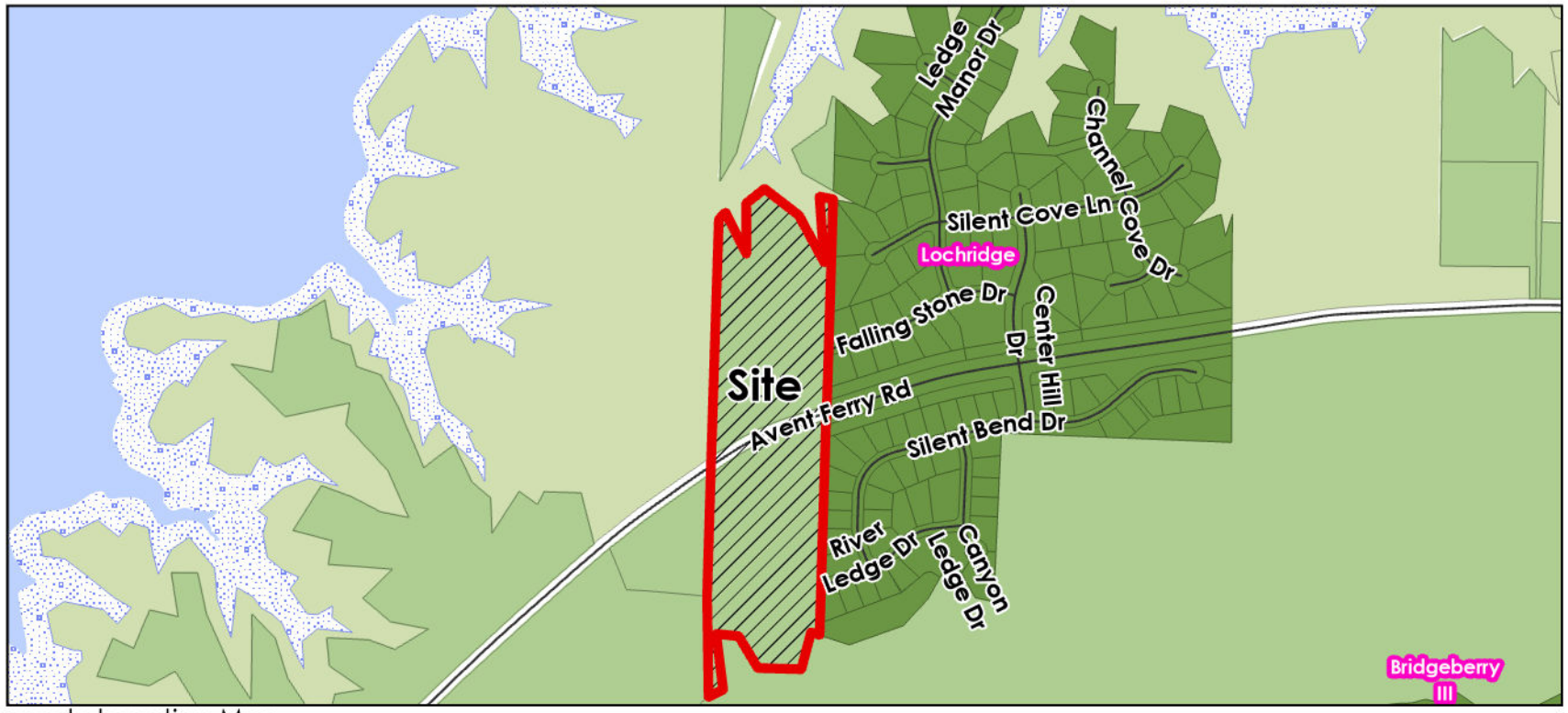
3020 Avent Ferry Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits ETJ

Apex
Town Limits ETJ

Fuquay-Varina
Town Limits ETJ

Cary
Town Limits ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 26-08
Date Adopted: February 17, 2026
Annexation No.: A25-03

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Legal Description TRACT 1

Beginning at a Control Corner Iron Pipe Found having coordinates of N:683076.94, E:2030402.22; thence with a bearing of S 01°43'46" W a distance of 907.28 feet to a Iron Pipe Found; thence with a bearing of S 72°26'02" W a distance of 10.50 feet to a Computed Point; thence with a bearing of S 72°21'35" W a distance of 47.83 feet to a Computed Point; thence with a bearing of S 72°29'22" W a distance of 26.28 feet to a Computed Point; thence with a bearing of S 72°37'05" W a distance of 28.48 feet to a Computed Point; thence with a bearing of S 71°33'51" W a distance of 30.81 feet to a Computed Point; thence with a bearing of S 71°25'07" W a distance of 29.65 feet to a Computed Point; thence with a bearing of S 70°55'38" W a distance of 28.09 feet to a Computed Point; thence with a bearing of S 69°12'13" W a distance of 29.78 feet to a Computed Point; thence with a bearing of S 68°52'34" W a distance of 29.81 feet to a ; thence with a bearing of S 67°32'57" W a distance of 30.81 feet to a Computed Point; thence with a bearing of S 65°51'51" W a distance of 28.13 feet to a Computed Point; thence with a bearing of S 65°13'10" W a distance of 30.26 feet to a Computed Point; thence with a bearing of S 62°30'26" W a distance of 27.87 feet to a Computed Point; thence with a bearing of S 61°15'46" W a distance of 30.09 feet to a Computed Point; thence with a bearing of S 60°09'18" W a distance of 29.79 feet to a Computed Point; thence with a bearing of S 58°40'06" W a distance of 29.69 feet to a Computed Point; thence with a bearing of S 56°56'31" W a distance of 32.07 feet to a Computed Point; thence with a bearing of S 56°00'13" W a distance of 29.01 feet to a Computed Point; thence with a bearing of S 55°41'36" W a distance of 29.59 feet to a Iron Pipe Found; thence with a bearing of N 01°44'03" E a distance of 1046.69 feet to a Iron Pipe Found; thence with a

bearing of N 44°17'48" E a distance of 42.16 feet to a Iron Pipe Found; thence with a bearing of S 26°47'18" E a distance of 203.11 feet to a Iron Pipe Found; thence with a bearing of N 00°06'28" W a distance of 221.60 feet to a Iron Pipe Found; thence with a bearing of N 51°32'51" E a distance of 102.67 feet to a Iron Pipe Found; thence with a bearing of S 52°19'27" E a distance of 190.36 feet to a Iron Pipe Found; thence with a bearing of S 28°21'34" E a distance of 234.89 feet to a Iron Pipe Found; thence with a bearing of N 04°06'36" W a distance of 289.48 feet to a Iron Pipe Found; thence with a bearing of S 78°59'38" E a distance of 61.02 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 468,350.50 square feet or 10.75 acres, as shown on a survey entitled "Annexation Map for Town of Holly Springs" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Legal Description TRACT 2

Beginning at a Control Corner Iron Pipe Found having coordinates of N:681868.02, E:2029865.85; thence with a bearing of N 55°13'19" E a distance of 12.79 feet to a Computed Point; thence with a bearing of N 55°41'36" E a distance of 60.47 feet to a Computed Point; thence with a bearing of N 56°00'13" E a distance of 28.35 feet to a Computed Point; thence with a bearing of N 56°56'31" E a distance of 30.67 feet to a Computed Point; thence with a bearing of N 58°40'06" E a distance of 28.01 feet to a Computed Point; thence with a bearing of N 60°09'18" E a distance of 28.43 feet to a Computed Point; thence with a bearing of N 61°15'46" E a distance of 28.86 feet to a Computed Point; thence with a bearing of N 62°30'26" E a distance of 25.80 feet to a Computed Point; thence with a bearing of N 65°13'10" E a distance of 28.51 feet to a Computed Point; thence with a bearing of N 65°51'51" E a distance of 26.91 feet to a Computed Point; thence with a bearing of N 67°32'57" E a distance of 29.23 feet to a Computed Point; thence with a bearing of N 68°52'34" E a distance of 28.94 feet to a Computed Point; thence with a bearing of N 69°12'13" E a distance of 28.71 feet to a Computed Point; thence with a bearing of N 70°55'38" E a distance of 26.93 feet to a Computed Point; thence with a bearing of N 71°25'07" E a distance of 29.31 feet to a Computed Point; thence with a bearing of N 71°33'51" E a distance of 30.18 feet to a Computed Point; thence with a bearing of N 72°37'05" E a distance of 27.99 feet to a Computed Point; thence with a bearing of N 72°29'22" E a distance of 26.41 feet to a Computed Point; thence with a bearing of N 72°21'35" E a distance of 37.31 feet to a Iron Pipe Found; thence with a bearing of S 01°43'46" W a distance of 947.53 feet to a Iron Pipe Found; thence with a bearing of N 72°24'24" W a distance of 39.27 feet to a Iron Pipe Found; thence with a bearing of S 14°47'27" W a distance of 167.77 feet to a Iron Pipe Found; thence with a bearing of N 88°27'56" W a distance of 190.97 feet to a Iron Pipe Found; thence with a bearing of N 31°11'50" W a distance of 163.81 feet to a Iron Pipe Found; thence with a bearing of N 84°18'56" W a distance of 99.05 feet to a Iron Pipe Found; thence with a bearing of S 07°08'42" E a distance of 245.92 feet to a Iron Pipe Found; thence with a bearing of S 62°31'47" W a distance of 72.09 feet to a Iron Pipe Found; thence with a bearing of N 00°50'46" W a distance of 442.75 feet to a Iron Pipe Found; thence with a bearing of N 01°42'19" E a distance of 538.69 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 473,656.84 square feet or 10.87 acres, as shown on a survey entitled "Annexation Map for Town of Holly Springs" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Legal Description Annexation Avent Ferry Road 60' Public Right of Way

Beginning at a Control Corner Iron Pipe Found having coordinates of N:681868.02, E:2029865.85; thence with a bearing of N 01°47'32" E a distance of 74.39 feet to a Iron Pipe Found; thence with a bearing of N 55°41'36" E a distance of 29.59 feet to a Computed Point; thence with a bearing of N 56°00'13" E a distance of 29.01 feet to a Computed Point; thence with a bearing of N 56°56'31" E a distance of 32.07 feet to a Computed Point; thence with a bearing of N 58°40'06" E a distance of 29.69 feet to a Computed Point; thence with a bearing of N 60°09'18" E a distance of 29.79 feet to a

Computed Point; thence with a bearing of N 61°15'46" E a distance of 30.09 feet to a Computed Point; thence with a bearing of N 62°30'26" E a distance of 27.87 feet to a Computed Point; thence with a bearing of N 65°13'10" E a distance of 30.26 feet to a Computed Point; thence with a bearing of N 65°51'51" E a distance of 28.13 feet to a Computed Point; thence with a bearing of N 67°32'57" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 68°52'34" E a distance of 29.81 feet to a Computed Point; thence with a bearing of N 69°12'13" E a distance of 29.78 feet to a Computed Point; thence with a bearing of N 70°55'38" E a distance of 28.09 feet to a Computed Point; thence with a bearing of N 71°25'07" E a distance of 29.65 feet to a Computed Point; thence with a bearing of N 71°33'51" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 72°37'05" E a distance of 28.48 feet to a Computed Point; thence with a bearing of N 72°29'22" E a distance of 26.28 feet to a Computed Point; thence with a bearing of N 72°21'35" E a distance of 47.79 feet to a Computed Point; thence with a bearing of N 72°26'02" E a distance of 10.54 feet to a Iron Pipe Found; thence with a bearing of S 01°43'46" W a distance of 63.59 feet to a Iron Pipe Found; thence with a bearing of S 72°21'35" W a distance of 37.31 feet to a Computed Point; thence with a bearing of S 72°29'22" W a distance of 26.41 feet to a Computed Point; thence with a bearing of S 72°37'05" W a distance of 27.99 feet to a Computed Point; thence with a bearing of S 71°33'51" W a distance of 30.18 feet to a Computed Point; thence with a bearing of S 71°25'07" W a distance of 29.31 feet to a Computed Point; thence with a bearing of S 70°55'38" W a distance of 26.93 feet to a Computed Point; thence with a bearing of S 69°12'13" W a distance of 28.71 feet to a Computed Point; thence with a bearing of S 68°52'34" W a distance of 28.94 feet to a Computed Point; thence with a bearing of S 67°32'57" W a distance of 29.23 feet to a Computed Point; thence with a bearing of S 65°51'51" W a distance of 26.91 feet to a Computed Point; thence with a bearing of S 65°13'10" W a distance of 28.51 feet to a Computed Point; thence with a bearing of S 62°30'26" W a distance of 25.80 feet to a Computed Point; thence with a bearing of S 61°15'46" W a distance of 28.86 feet to a Computed Point; thence with a bearing of S 60°09'18" W a distance of 28.43 feet to a Computed Point; thence with a bearing of S 58°40'06" W a distance of 28.01 feet to a Computed Point; thence with a bearing of S 56°56'31" W a distance of 30.67 feet to a Computed Point; thence with a bearing of S 56°00'13" W a distance of 28.35 feet to a Computed Point; thence with a bearing of S 55°41'36" W a distance of 60.47 feet to a Computed Point ; thence with a bearing of S 55°13'19" W a distance of 12.79 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 33,669.21 square feet or 0.77 acres, as shown on a survey entitled "Annexation Map for Town of Holly Springs" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Total to be annexed: 22.39 Acres.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of February, 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney Town Clerk

Annexation Ordinance No.: **A25-03**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of March, 2026.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2025, Page ____ in the Wake County Register of Deeds office and described as follows:

Tract 1
Beginning at a Control Corner Iron Pipe Found having coordinates of **N:683076.94**, **E:2030402.22**; thence with a bearing of **S 01°43'46" W** a distance of **907.28** feet to a Iron Pipe Found; thence with a bearing of **S 72°26'02" W** a distance of **10.50** feet to a *Computed Point*; thence with a bearing of **S 72°21'35" W** a distance of **47.83** feet to a *Computed Point*; thence with a bearing of **S 72°29'22" W** a distance of **26.28** feet to a *Computed Point*; thence with a bearing of **S 72°37'05" W** a distance of **28.48** feet to a *Computed Point*; thence with a bearing of **S 71°33'51" W** a distance of **30.81** feet to a *Computed Point*; thence with a bearing of **S 71°25'07" W** a distance of **29.65** feet to a *Computed Point*; thence with a bearing of **S 70°55'38" W** a distance of **28.09** feet to a *Computed Point*; thence with a bearing of **S 69°12'13" W** a distance of **29.78** feet to a Computed Point; thence with a bearing of **S**

68°52'34" W a distance of **29.81** feet to a ; thence with a bearing of **S 67°32'57" W** a distance of **30.81** feet to a Computed Point; thence with a bearing of **S 65°51'51" W** a distance of **28.13** feet to a *Computed Point*; thence with a bearing of **S 65°13'10" W** a distance of **30.26** feet to a Computed Point; thence with a bearing of **S 62°30'26" W** a distance of **27.87** feet to a *Computed Point*; thence with a bearing of **S 61°15'46" W** a distance of **30.09** feet to a *Computed Point*; thence with a bearing of **S 60°09'18" W** a distance of **29.79** feet to a *Computed Point*; thence with a bearing of **S 58°40'06" W** a distance of **29.69** feet to a *Computed Point*; thence with a bearing of **S 56°56'31" W** a distance of **32.07** feet to a *Computed Point*; thence with a bearing of **S 56°00'13" W** a distance of **29.01** feet to a *Computed Point*; thence with a bearing of **S 55°41'36" W** a distance of **29.59** feet to a Iron Pipe Found; thence with a bearing of **N 01°44'03" E** a distance of **1046.69** feet to a Iron Pipe Found; thence with a bearing of **N 44°17'48" E** a distance of **42.16** feet to a Iron Pipe Found; thence with a bearing of **S 26°47'18" E** a distance of **203.11** feet to a Iron Pipe Found; thence with a bearing of **N 00°06'28" W** a distance of **221.60** feet to a Iron Pipe Found; thence with a bearing of **N 51°32'51" E** a distance of **102.67** feet to a Iron Pipe Found; thence with a bearing of **S 52°19'27" E** a distance of **190.36** feet to a Iron Pipe Found; thence with a bearing of **S 28°21'34" E** a distance of **234.89** feet to a Iron Pipe Found; thence with a bearing of **N 04°06'36" W** a distance of **289.48** feet to a Iron Pipe Found; thence with a bearing of **S 78°59'38" E** a distance of **61.02** feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 468,3580.50 square feet or 10.75 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 06/12/2024.

Tract 2

Beginning at a Control Corner Iron Pipe Found having coordinates of **N:681868.02**, **E:2029865.85**; thence with a bearing of **N 55°13'19" E** a distance of **12.79** feet to a Computed Point; thence with a bearing of **N 55°41'36" E** a distance of **60.47** feet to a *Computed Point*; thence with a bearing of **N 56°00'13" E** a distance of **28.35** feet to a Computed Point; thence with a bearing of **N 56°56'31" E** a distance of **30.67** feet to a *Computed Point*; thence with a bearing of **N 58°40'06" E** a distance of **28.01** feet to a *Computed Point*; thence with a bearing of **N 60°09'18" E** a distance of **28.43** feet to a *Computed Point*; thence with a bearing of **N 61°15'46" E** a distance of **28.86** feet to a Computed Point; thence with a bearing of **N 62°30'26" E** a distance of **25.80** feet to a *Computed Point*; thence with a bearing of **N 65°13'10" E** a distance of **28.51** feet to a Computed Point; thence with a bearing of **N 65°51'51" E** a distance of **26.91** feet to a *Computed Point*; thence with a bearing of **N 67°32'57" E** a distance of **29.23** feet to a *Computed Point*; thence with a bearing of **N 68°52'34" E** a distance of **28.94** feet to a *Computed Point*; thence with a bearing of **N 69°12'13" E** a distance of **28.71** feet to a *Computed Point*; thence with a bearing of **N 70°55'38" E** a distance of **26.93** feet to a Computed Point; thence with a bearing of **N 71°25'07" E** a distance of **29.31** feet to a *Computed Point*; thence with a bearing of **N 71°33'51" E** a distance of **30.18** feet to a *Computed Point*; thence with a bearing of **N 72°37'05" E** a distance of **27.99** feet to a *Computed Point*; thence with a bearing of **N 72°29'22" E** a distance of **26.41** feet to a *Computed Point*; thence with a bearing of **N 72°21'35" E** a distance of **37.31** feet to a Iron Pipe Found; thence with a bearing of **S 01°43'46" W** a distance of **947.53** feet to a Iron Pipe Found; thence with a bearing of **N 72°24'24" W** a distance of **39.27** feet to a Iron Pipe Found; thence with a bearing of **S 14°47'27" W** a distance of **167.77** feet to a Iron Pipe Found; thence with a bearing of **N 88°27'56" W** a distance of **190.97** feet to a Iron Pipe Found; thence with a bearing of **N 31°11'50" W** a distance of **163.81** feet to a Iron Pipe Found; thence with a bearing of **N 84°18'56" W** a distance of **99.05** feet to a Iron Pipe Found; thence with a bearing of **S 07°08'42" E** a distance of **245.92** feet to a Iron Pipe Found; thence with a bearing of **S 62°31'47" W** a distance of **72.09** feet to a Iron Pipe Found; thence with a bearing of **N 00°50'46" W** a distance of **442.75** feet to a Iron Pipe Found; thence with a bearing of **N 01°42'19" E** a distance of **538.69** feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 473,656.84 square feet or 10.87 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 06/12/2024.

Legal Description Annexation Avent Ferry Road 60’ Public Right of Way

Beginning at a Control Corner Iron Pipe Found having coordinates of N:681868.02, E:2029865.85; thence with a bearing of N 01°47'32" E a distance of 74.39 feet to a Iron Pipe Found; thence with a bearing of N 55°41'36" E a distance of 29.59 feet to a Computed Point; thence with a bearing of N 56°00'13" E a distance of 29.01 feet to a Computed Point; thence with a bearing of N 56°56'31" E a distance of 32.07 feet to a Computed Point; thence with a bearing of N 58°40'06" E a distance of 29.69 feet to a Computed Point; thence with a bearing of N 60°09'18" E a distance of 29.79 feet to a Computed Point; thence with a bearing of N 61°15'46" E a distance of 30.09 feet to a Computed Point; thence with a bearing of N 62°30'26" E a distance of 27.87 feet to a Computed Point; thence with a bearing of N 65°13'10" E a distance of 30.26 feet to a Computed Point; thence with a bearing of N 65°51'51" E a distance of 28.13 feet to a Computed Point; thence with a bearing of N 67°32'57" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 68°52'34" E a distance of 29.81 feet to a Computed Point; thence with a bearing of N 69°12'13" E a distance of 29.78 feet to a Computed Point; thence with a bearing of N 70°55'38" E a distance of 28.09 feet to a Computed Point; thence with a bearing of N 71°25'07" E a distance of 29.65 feet to a Computed Point; thence with a bearing of N 71°33'51" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 72°37'05" E a distance of 28.48 feet to a Computed Point; thence with a bearing of N 72°29'22" E a distance of 26.28 feet to a Computed Point; thence with a bearing of N 72°21'35" E a distance of 47.79 feet to a Computed Point; thence with a bearing of N 72°26'02" E a distance of 10.54 feet to a Iron Pipe Found; thence with a bearing of S 01°43'46" W a distance of 63.59 feet to a Iron Pipe Found; thence with a bearing of S 72°21'35" W a distance of 37.31 feet to a Computed Point; thence with a bearing of S 72°29'22" W a distance of 26.41 feet to a Computed Point; thence with a bearing of S 72°37'05" W a distance of 27.99 feet to a Computed Point; thence with a bearing of S 71°33'51" W a distance of 30.18 feet to a Computed Point; thence with a bearing of S 71°25'07" W a distance of 29.31 feet to a Computed Point; thence with a bearing of S 70°55'38" W a distance of 26.93 feet to a Computed Point; thence with a bearing of S 69°12'13" W a distance of 28.71 feet to a Computed Point; thence with a bearing of S 68°52'34" W a distance of 28.94 feet to a Computed Point; thence with a bearing of S 67°32'57" W a distance of 29.23 feet to a Computed Point; thence with a bearing of S 65°51'51" W a distance of 26.91 feet to a Computed Point; thence with a bearing of S 65°13'10" W a distance of 28.51 feet to a Computed Point; thence with a bearing of S 62°30'26" W a distance of 25.80 feet to a Computed Point; thence with a bearing of S 61°15'46" W a distance of 28.86 feet to a Computed Point; thence with a bearing of S 60°09'18" W a distance of 28.43 feet to a Computed Point; thence with a bearing of S 58°40'06" W a distance of 28.01 feet to a Computed Point; thence with a bearing of S 56°56'31" W a distance of 30.67 feet to a Computed Point; thence with a bearing of S 56°00'13" W a distance of 28.35 feet to a Computed Point; thence with a bearing of S 55°41'36" W a distance of 60.47 feet to a Computed Point ; thence with a bearing of S 55°13'19" W a distance of 12.79 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 33,669.21 square feet or 0.77 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Total to be annexed: 22.39 Acres.

Adopted this, the 17th day of March, 2026.

ATTEST TO:

Linda C. McKinney, Town Clerk

Michael D. Kondratick, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held March 17. 2026, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of March, 2026

Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 30.

Public Hearings
Title: Voluntary Annexation A25-08 Twin Springs - Legislative Public Hearing (to be continued to May 19, 2026)
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Open and Continue the public hearing to the May 19, 2026 Town Council Meeting.

Explanation:

- The Town has received a petition for voluntary annexation of 44.1037 +/- acres.
- The property is located at 5801 Duncan Cook Road and is owned by Duncan Cook Holdings LLC.
- The majority of the property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits. A small portion (0.3 acres) of the property is in Wake County jurisdiction only and not in the ETJ.
- The annexation must occur prior to consideration of the Twin Springs rezoning for the portion of the site in Wake County jurisdiction.
- The applicant has delayed Town Council consideration of the rezoning, initially intended to occur on February 17th, and previously continued to March 17th.
- The applicant wishes to continue the public hearing to May 19, 2026, to align with the expected date for consideration of the rezoning.

Background:

- The property is contiguous with Town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- Annexation requires a two-step process consisting of a determination of sufficiency followed by a public hearing. This item represents the second and final step in that process.
- The Resolution of Sufficiency was adopted on January 20, 2026.

Funding Source(s):
N/A

Attachment(s):
1. A25-08 Map
2. 26-03 Resolution of sufficiency A25-08

3. A25-08 - 5801 Duncan Cook Rd - Ordinance - Draft

Annexation Information

Annexation Number

A25-08

Total Acres

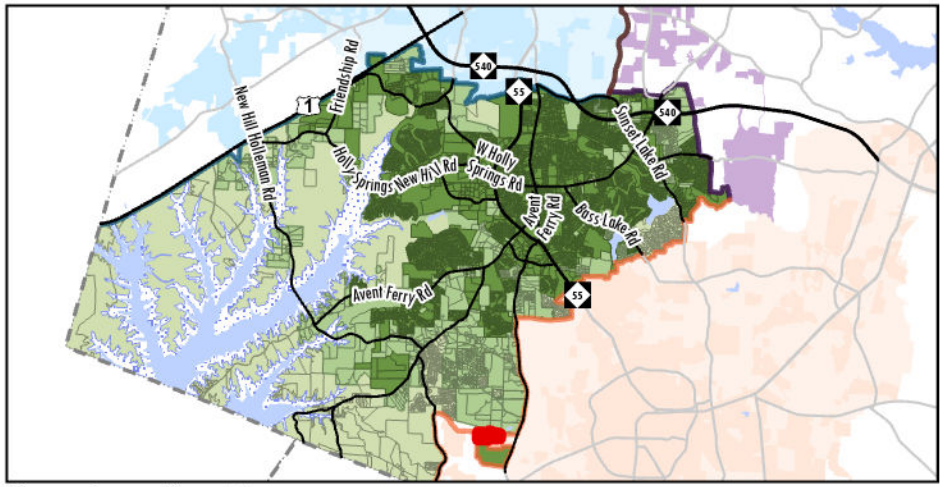
44.1037 +/- | Deed Acres

Property Address

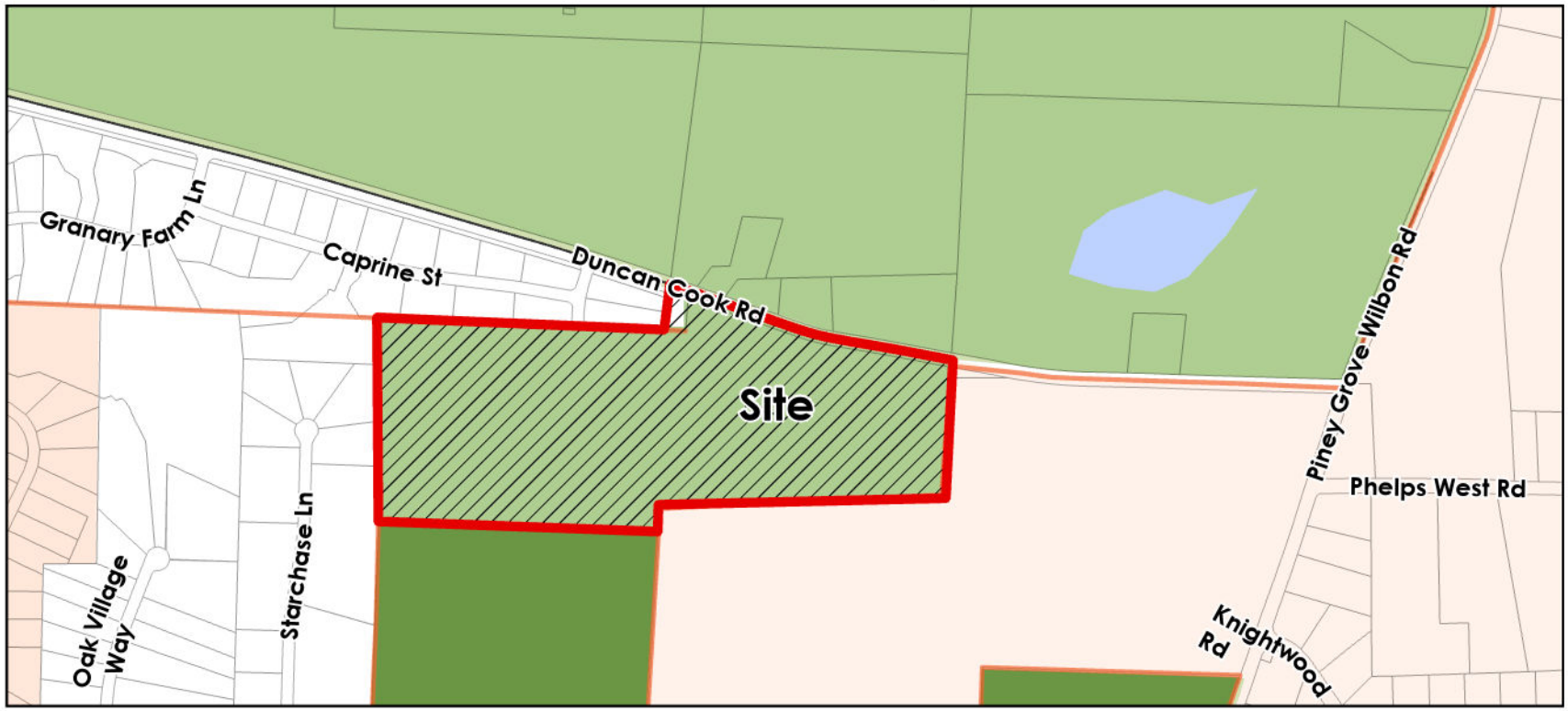
5801 Duncan Cook Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 26-03
Date Adopted: January 20, 2026
Annexation No.: A25-08

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

BEGINNING AT AN EXISTING AXLE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 12 AS SHOWN ON BOOK OF MAPS 2025, PAGES 215-222, WAKE COUNTY REGISTRY, AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19879, PAGE 2680, WAKE COUNTY REGISTRY; AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 668296.00 FEET E: 2044544.82 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 07°22'54"E A DISTANCE OF 194.47 FEET TO A POINT LOCATED IN THE CENTERLINE OF DUNCAN COOK ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 70°55'20"E A DISTANCE OF 39.07 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 41.57 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 6.40 FEET TO A POINT; THENCE S 70°23'25"E A DISTANCE OF 51.08 FEET TO A POINT; THENCE S 70°29'03"E A DISTANCE OF 53.16 FEET TO A POINT; THENCE S 70°21'41"E A DISTANCE OF 50.95 FEET TO A POINT; THENCE S 70°12'10"E A DISTANCE OF 51.11 FEET TO A POINT; THENCE S 70°22'09"E A DISTANCE OF 51.20 FEET TO A POINT; THENCE S 70°33'12"E A DISTANCE OF 53.33 FEET TO A POINT; THENCE S 70°35'54"E A DISTANCE OF 52.00 FEET TO A POINT; THENCE S 70°50'12"E A DISTANCE OF 53.30 FEET TO A POINT; THENCE S 70°39'38"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 71°54'16"E A DISTANCE OF 54.44 FEET TO A POINT; THENCE S 74°37'43"E A DISTANCE OF 51.25 FEET TO A POINT; THENCE S 77°19'41"E A DISTANCE OF 52.85 FEET TO A POINT; THENCE S 79°12'23"E A DISTANCE OF 50.22 FEET TO A POINT; THENCE S 80°02'41"E A DISTANCE OF 50.81 FEET TO A POINT; THENCE S 80°29'45"E A DISTANCE OF 51.39 FEET TO A POINT; THENCE S 80°07'41"E A DISTANCE OF 54.31 FEET TO A POINT; THENCE S 80°04'19"E A DISTANCE OF 55.67 FEET TO A POINT; THENCE S 79°38'55"E A DISTANCE OF 51.48 FEET TO A POINT; THENCE S

79°02'49"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 79°06'35"E A DISTANCE OF 50.92 FEET TO A POINT; THENCE S 79°31'16"E A DISTANCE OF 47.66 FEET TO A POINT; THENCE S 79°10'40"E A DISTANCE OF 49.72 FEET TO A POINT; THENCE S 79°22'53"E A DISTANCE OF 13.92 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 02°56'08"W A DISTANCE OF 30.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF DUNCAN COOK ROAD AND BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY T.M. ADCOCK FAMILY LLC AS RECORDED IN DEED BOOK 6377, PAGE 844, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 35.42 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19986, PAGE 585, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 518.00 FEET TO A POINT; THENCE S 88°42'00"W A DISTANCE OF 1,214.39 FEET TO A POINT; THENCE S 01°27'52"W A DISTANCE OF 113.50 FEET TO AN EXISTING CONCRETE MONUMENT (BENT) AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY TOLL SOUTHEAST BUILDING INC AS RECORDED IN DEED BOOK 19994, PAGE 2465, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE N 87°55'09"W A DISTANCE OF 1,181.11 FEET TO AN EXISTING AXLE AND BEING THE EASTERN PROPERTY CORNER OF LOT 21 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE LEAVING SAID NORTHERN PROPERTY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 00°20'17"W A DISTANCE OF 232.20 FEET AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 20 AS SHOWN ON BOOK OF MAPS 1990, PAGE 1218, WAKE COUNTY REGISTRY; THENCE N 00°22'36"W A DISTANCE OF 190.01 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 19 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE N 00°22'48"W A DISTANCE OF 240.00 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 47 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE N 00°26'26"W A DISTANCE OF 199.04 FEET TO AN EXISTING IRON PIPE (BENT) AND BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LOT 16 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE S 87°35'26"E A DISTANCE OF 1,214.20 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1037 ACRES.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, February 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the

date of the public hearing.

Adopted this, the 20th day of January 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney, Town Clerk

Annexation Ordinance No.: **A25-08**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of February, 2026.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2026, Page ____ in the Wake County Register of Deeds office and described as follows:

BEGINNING AT AN EXISTING AXLE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 12 AS SHOWN ON BOOK OF MAPS 2025, PAGES 215-222, WAKE COUNTY REGISTRY, AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19879, PAGE 2680, WAKE COUNTY REGISTRY; AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 668296.00 FEET E: 2044544.82 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 07°22'54"E A DISTANCE OF 194.47 FEET TO A POINT LOCATED IN THE CENTERLINE OF DUNCAN COOK ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 70°55'20"E A DISTANCE OF 39.07 FEET TO A POINT;

THENCE S 70°19'21"E A DISTANCE OF 41.57 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 6.40 FEET TO A POINT; THENCE S 70°23'25"E A DISTANCE OF 51.08 FEET TO A POINT; THENCE S 70°29'03"E A DISTANCE OF 53.16 FEET TO A POINT; THENCE S 70°21'41"E A DISTANCE OF 50.95 FEET TO A POINT; THENCE S 70°12'10"E A DISTANCE OF 51.11 FEET TO A POINT; THENCE S 70°22'09"E A DISTANCE OF 51.20 FEET TO A POINT; THENCE S 70°33'12"E A DISTANCE OF 53.33 FEET TO A POINT; THENCE S 70°35'54"E A DISTANCE OF 52.00 FEET TO A POINT; THENCE S 70°50'12"E A DISTANCE OF 53.30 FEET TO A POINT; THENCE S 70°39'38"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 71°54'16"E A DISTANCE OF 54.44 FEET TO A POINT; THENCE S 74°37'43"E A DISTANCE OF 51.25 FEET TO A POINT; THENCE S 77°19'41"E A DISTANCE OF 52.85 FEET TO A POINT; THENCE S 79°12'23"E A DISTANCE OF 50.22 FEET TO A POINT; THENCE S 80°02'41"E A DISTANCE OF 50.81 FEET TO A POINT; THENCE S 80°29'45"E A DISTANCE OF 51.39 FEET TO A POINT; THENCE S 80°07'41"E A DISTANCE OF 54.31 FEET TO A POINT; THENCE S 80°04'19"E A DISTANCE OF 55.67 FEET TO A POINT; THENCE S 79°38'55"E A DISTANCE OF 51.48 FEET TO A POINT; THENCE S 79°02'49"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 79°06'35"E A DISTANCE OF 50.92 FEET TO A POINT; THENCE S 79°31'16"E A DISTANCE OF 47.66 FEET TO A POINT; THENCE S 79°10'40"E A DISTANCE OF 49.72 FEET TO A POINT; THENCE S 79°22'53"E A DISTANCE OF 13.92 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 02°56'08"W A DISTANCE OF 30.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF DUNCAN COOK ROAD AND BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY T.M. ADCOCK FAMILY LLC AS RECORDED IN DEED BOOK 6377, PAGE 844, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 35.42 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19986, PAGE 585, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 518.00 FEET TO A POINT; THENCE S 88°42'00"W A DISTANCE OF 1,214.39 FEET TO A POINT; THENCE S 01°27'52"W A DISTANCE OF 113.50 FEET TO AN EXISTING CONCRETE MONUMENT (BENT) AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY TOLL SOUTHEAST BUILDING INC AS RECORDED IN DEED BOOK 19994, PAGE 2465, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE N 87°55'09"W A DISTANCE OF 1,181.11 FEET TO AN EXISTING AXLE AND BEING THE EASTERN PROPERTY CORNER OF LOT 21 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE LEAVING SAID NORTHERN PROPERTY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 00°20'17"W A DISTANCE OF 232.20 FEET AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 20 AS SHOWN ON BOOK OF MAPS 1990, PAGE 1218, WAKE COUNTY REGISTRY; THENCE N 00°22'36"W A DISTANCE OF 190.01 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 19 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE N 00°22'48"W A DISTANCE OF 240.00 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 47 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE N 00°26'26"W A DISTANCE OF 199.04 FEET TO AN EXISTING IRON PIPE (BENT) AND BEING LOCATED ON THE SOUTHERN

PROPERTY LINE OF LOT 16 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE S 87°35'26"E A DISTANCE OF 1,214.20 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1037 ACRES.

Adopted this, the 17th day of March, 2026.

ATTEST TO:

_____ _____

Linda C. McKinney, Town Clerk Michael D. Kondratick, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held March 17, 2026, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of March, 2026.

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 31.

New Business
Title: Avent Ferry Road Festival Street Design Contract Award
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Staff Resource: Sean Ryan, Development Services

Action(s):

- Authorize the Town Manager to negotiate and execute the contract for the Avent Ferry Road Festival Street Design with Bolton & Menk, Inc, in an amount not to exceed $500,000.

Explanation:

- Staff recommends a contract for the Avent Ferry Road Festival Street Design be awarded to Bolton & Menk, Inc.
- Bolton & Menk, Inc.has demonstrated the skills and experience to successfully complete the various aspects of this project, including concept design development, civic construction drawing development, and essential and community engagement that includes stakeholder interviews, engagement coordination, public and stakeholder meetings and gathering input during the concept phase.
- The design process is expected to begin in early April and be finished in winter 2026/2027.
- From this design process, the Town will have civil construction drawings and design documents for construction. Construction funding is subject to consideration in future budget years.

Background:

- In 2023, the Holly Springs Town Council adopted the Downtown Area Plan which describes the community's vision for the Downtown, with a specific focus on the Downtown core. The Plan aspires to create a downtown where people can live, work and be entertained.
- The Downtown Area Plan identified five key community priorities for Downtown, including the development of a Festival Street on Avent Ferry Road.
- The Festival Street concept is a redesign of portions of Avent Ferry Road to emphasize the pedestrian experience and allow for the closure to vehicular traffic during events. Through changes in paving materials and enhanced landscaping, the Festival Street can become an adaptive place to better connect Main Street and the Cultural Center.
- The Avent Ferry Road Festival Street is anticipated to have the following design characteristics:

    - A curbless street design to allow better flexibility as a public space.
    - Retractable bollards, entry features, or other elements to separate the Festival Street from vehicular travel and to protect pedestrians at all points of entry.
    - Paving materials and other street features that delineate vehicular areas and create a low-speed street environment when vehicular use is allowed.
    - Paving materials and patterns and vegetation that provide a streetscape with a unique look and feel that also complements and reinforces the downtown brand.
    - Enhanced landscaping that provides a large tree canopy and enhances stormwater treatment.
    - Ability to accommodate periodic closures to vehicular traffic for events such as outdoor markets, parades, or community celebrations while maintaining the ability for the street to serve local business, institutional uses, and public parking lots, including designated on-street parking areas, when the street is not closed to vehicles.
    - Street lighting, overhead string lights, gathering spaces and seating, and public art.
    - Intersection improvements at Avent Ferry Road and W. Ballentine Street to improve pedestrian safety.
    - Other elements as determined through the design development process.
- The Request for Qualifications (RFQ) was issued in October 2025 and proposals were received from five consultant teams.
- The firms were evaluated on a number of criteria, including the consulting team's relevant experience, proposed project strategy, and writing and graphic skills demonstrated in work samples.
- The top three firms were invited to interview.
- Following interviews, the selection committee recommends Bolton & Menk, Inc.

Funding Source(s):

- Community Investment Plan - General Fund PAYGO

Attachment(s):

1. 26-1003 RFQ Avent Ferry Festival Street Design_Final
2. Bolton & Menk_Submittal_Town of Holly Springs_Avent Ferry Road Festival Street Design

Town of Holly Springs

REQUEST FOR QUALIFICATIONS

RFQ#26-1003 Avent Ferry Road Festival Street Design

ISSUE DATE: October 3, 2025

DUE DATE: December 19, 2025

Prepared by
Holly Springs Development Services
September 2025
Holly Springs, North Carolina

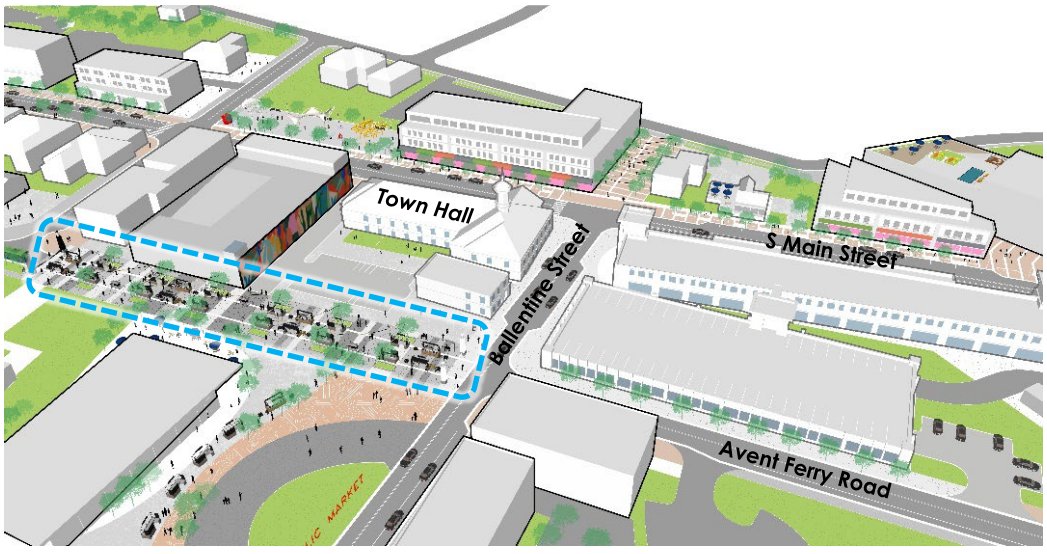
I. PURPOSE

The **Town of Holly Springs** is seeking Qualifications from qualified consulting firms (Consultants) to provide professional engineering and design services for the Avent Ferry Road Festival Street in downtown Holly Springs. The goal of this project is to create a pedestrian Festival Street designed to prioritize the pedestrian experience and provide a location for events and festivals throughout the year. The street would generally be open to vehicular traffic with a reduced street width but could be closed to vehicular traffic during events. The design is anticipated to include elements such as a curbless street section, enhanced paving materials, a large tree canopy, decorative lighting, gathering spaces and seating, and public art. The Town is also interested in incorporating new technologies into the design to create an exceptional user experience.

II. PROJECT BACKGROUND INFORMATION

Over the last 20 years, Downtown Holly Springs has transitioned from a sparsely populated, small town residential district complemented by important historic properties, community churches, and a handful of businesses and civic buildings to an active, mixed-use destination for a community that has seen tremendous residential growth in that time. Downtown today is experiencing an important evolution that must balance the community's desire to build a more vibrant community and cultural center while respecting the integrity of historic development patterns and the expectations of long-term residents.

Downtown functions as one of the few truly mixed-use districts in Holly Springs. The diversity of civic, cultural, employment, residential, retail, and food and beverage uses across the district creates the framework for the social and economic success of Downtown. In 2023, the Holly Springs Town Council adopted the Downtown Area Plan (Appendix E to Vision Holly Springs Section 1: Land Use & Character Plan) which describes the community's vision for the Downtown, with a specific focus on the Downtown core. The Plan aspires to create a downtown where people can live, work and be entertained.



This image from the Downtown Area Plan shows the vision for Downtown Holly Springs with a focus on the intersection of S Main Street and Ballentine Street. The proposed Festival Street can be seen behind Town Hall, outlined in blue.

The Downtown Area Plan identified five key community priorities for Downtown, including the development of a Festival Street on Avent Ferry Road. The Festival Street concept is a redesign of portions of Avent Ferry Road to emphasize the pedestrian experience and allow for the closure to vehicular traffic during events. Through changes in paving materials and enhanced landscaping, the Festival Street can become an adaptive place to better connect Main Street and the Cultural Center.

Illustrative images of a potential design for the Festival Street were created for the Downtown Area Plan to communicate the intended use of the street and the Town is now seeking qualified consulting firms (Consultants) to provide professional services for conceptual design (and a probable cost estimate), community engagement, civil construction drawings, permitting, and construction management for the Festival Street.



This image from the Downtown Area Plan demonstrates a potential design for the Festival Street from the intersection of Avent Ferry Road and Ballentine Street looking north towards Center Street.

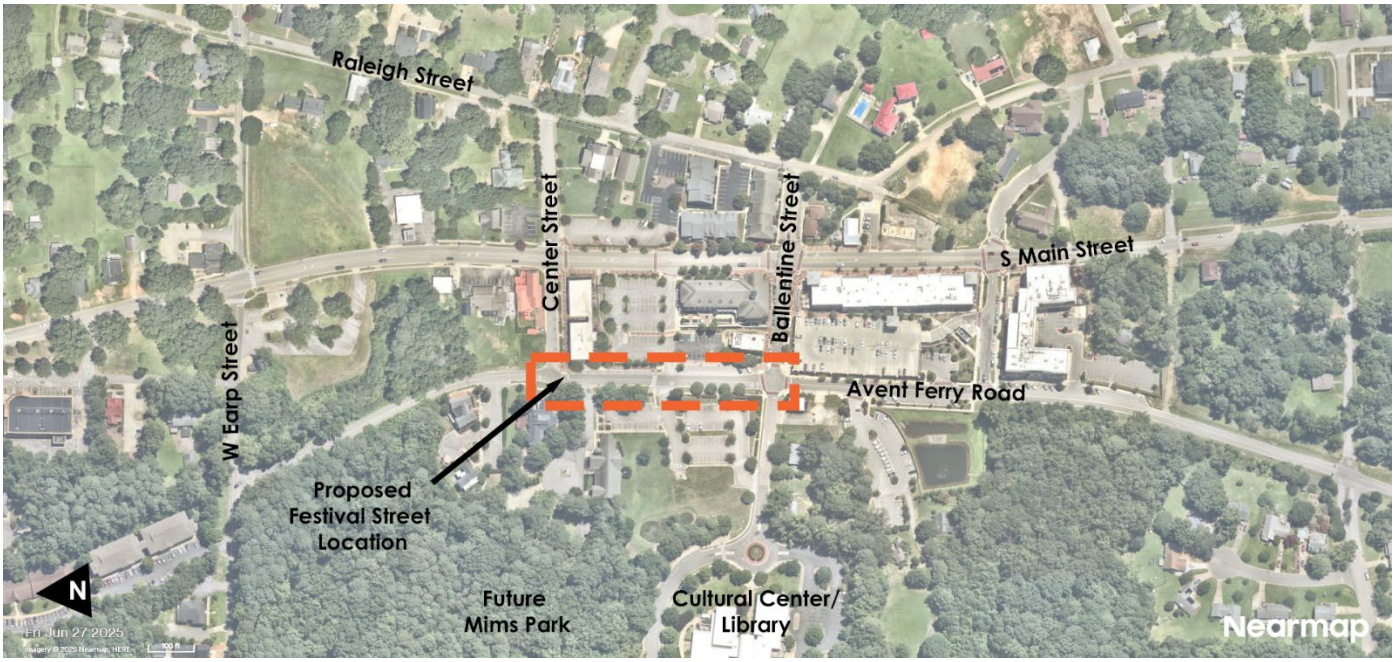
Avent Ferry Road Existing Conditions

Avent Ferry Road through Downtown Holly Springs is a 2-lane collector street with on-street parking spaces located on one side of the cross section. The street serves as a parallel route to S Main Street and provides access primarily to local business, institutional uses, and public parking lots. Formally an NCDOT maintained facility, the Town took over street maintained several years ago. As Avent Ferry Road leaves the Downtown Area, it intersects with NC 55, a 4-lane limited access highway, and continues south as a 4-lane median divided facility. The Avent Ferry Road corridor provides access to the Downtown area for several neighborhoods and commercial areas west of NC 55.

Project Limits

The focus of the Festival Street design project is Avent Ferry Road between W Ballentine Street to E Center Street (approximately 500 linear feet). Through the design process, the Town seeks a design that can be expanded in future years either north to W Earp Street,

to provide a connection to the future Mims Park located at the southeast corner of W Earp Street and Avent Ferry Road, or south to Rogers Street. While the future expansion is not part of this process, it should be considered in concept development.



Project Area Map

III. SCOPE OF SERVICES

The Avent Ferry Road Festival Street is anticipated to have the following design characteristics:

- A curbless street design to allow better flexibility as a public space.
- Retractable bollards, entry features, or other elements to separate the Festival Street from vehicular travel and to protect pedestrians at all points of entry.
- Paving materials and other street features that delineate vehicular areas and create a low-speed street environment when vehicular use is allowed.
- Paving materials and patterns and vegetation that provide a streetscape with a unique look and feel that also complements and reinforces the downtown brand.
- Enhanced landscaping that provides a large tree canopy and enhances stormwater treatment.
- Ability to accommodates periodic closures to vehicular traffic for events such as outdoor markets, parades, or community celebrations while maintaining the ability for the street to serve local business, institutional uses, and public parking lots, including designated on-street parking areas, when the street is not closed to vehicles.
- Street lighting, overhead string lights, gathering spaces and seating, and public art.
- Intersection improvements at Avent Ferry Road and W Ballentine Street to improve pedestrian safety.
- Other elements as determined though the design development process.

The Consultant will develop and implement an extensive and innovative community engagement program that seeks to gain meaningful input from community members of all ages and backgrounds. Broad-based community engagement is considered critical to the success of this Project. It is anticipated that this would include an advisory/working group of town staff and a variety of workshops and participatory events with the public. In addition, online community engagement software/tools will need to be utilized in order to provide a robust and well-rounded community engagement program. The Consultant will facilitate all community engagement activities and provide sufficient personnel to run these events. It is expected that at least two (2) large community workshops will be conducted in Phase 1 and one (1) large community workshop in Phase 2, as well as a variety of smaller outreach events (i.e. pop-up events) unless the Consultant's program details an acceptable alternative engagement program. At a minimum, the community engagement program should address the following:

- Identification and engagement with key stakeholders/property owners along the corridor.
- Engagement strategies and activities, tied back to reaching all identified stakeholder groups.
- Elected official engagement.
- Timeline for community engagement activities and desired type of community feedback at project checkpoints or milestones (visioning, validating, etc.).
- Communication methods for sharing information.
- Strategy for effective and consistent messaging across platforms and messengers.
- Meaningful involvement of low income and underrepresented populations.

The professional services that may be required to undertake this project include, but are not limited to:

- Civil Engineering
- Urban Design & Placemaking
- Landscape Architecture
- Public Engagement
- Structural Engineering
- Hydraulic/Environmental Engineering
- Transportation Engineering
- Traffic Analysis
- Land Surveying
- Utility Coordination
- Construction Administration
- Geotechnical
- Construction Engineering
- Cost Estimation and Bid Price Comparison
- Bridge/Structure Inspections
- Permitting (Local, State, Federal)

Responses should demonstrate overall qualifications to fulfill the requirements of the scope, to implement concept design development, public engagement, civil construction documents, project permitting, construction administration, construction engineering/inspections, and construction materials testing.

IV. ANTICIPATED DESIGN PROCESS

Phase 1: Concept Designs
Develop three (3) initial concept design alternatives and a final, preferred concept for the Avent Ferry Road Festival Street.

Phase 2: Construction Drawings
Based on the preferred concept design for the Avent Ferry Road Festival Street, develop civil construction drawings and design documents for construction.

V. SCHEDULE

The following table shows the schedule of events for the conduct of this solicitation. Details for some of the events are described in subsequent sections. Funding has been authorized for concept designs (Phase 1) and civil construction drawings (Phase 2) in the FY 2026 adopted budget. Funding for construction is anticipated in a future budget year. All dates are subject to change.

DATE / TIME	EVENT
Issue RFQ	October 3, 2025
Questions Due	November 7, 2025
Answers Issued	November 21, 2025
Responses Due	December 19, 2025
Evaluation of Responses	January 2026
Interviews	January 2026
Selection Committee recommendation to Town Council	February 2026
Project Kick-Off	March 2026
Phase 1 Completion	August 2026
Phase 2 Completion	January 2027

VI. SUBMITTAL INSTRUCTIONS

Format

Responses shall be submitted in a single, digital PDF file and contain the content described below. The file should be a maximum of 15 pages in length, not including the cover letter or authorized appendices detailed in the content section. Please use size 11 point or larger font for readability.

Content

Responses must satisfy the criteria outlined below to be responsive to this solicitation. Any modifications or enhancements proposed beyond the identified scope of work outlined in this document must be clearly identified. The successful consultant must demonstrate previous similar project expertise, working knowledge of the Town, technical capabilities of the proposed staff, and a solid understanding of the proposed scope of work and

issues. The consultant must also possess sufficient technical and staff availability to complete the project within the expected timeline.

Cover Letter [no more than one (1) page]
Provide the legal name, address, and telephone number of the firm along with the designated contact's name, title, email address, and telephone number. Provide the type of business entity (Corporation, partnership, sole proprietor, etc.) and the year the business was established. Provide the location in which the majority of the work will be executed and managed. Provide the same information for each subconsultant or each member of a joint venture, if applicable).

Include a statement attesting to the submittal's accuracy and signed by an individual authorized to execute binding legal documents for the firm. Communicate your understanding of the scope and a brief description of your approach to performing the requested services.

Qualifications and Experience of the Consultant Firm(s)
Please describe the prime consultant's recent experience relevant to this project. Provide 3 similar projects completed by the proposed project team within the past two years, as appendices. Include brief project profiles with project reference contact information for each profile. Place emphasis on projects managed by the key personnel proposed for this project.

Qualifications and Experience of Key Staff
Identify key individuals (task leaders) to be assigned to this project and include the qualifications and expected responsibilities of each of the identified individuals. Provide experience summaries of key individuals, placing emphasis on previous experience with similar projects in similar roles. Resumes of key individuals, including licensure information if applicable, should be included in the appendices and will not be counted in the response page limitation.

For each subconsultant or each member of a joint venture, please include a brief description of relevant experience and qualifications. Describe what work and the percentage of work will be shared with a subconsultant or other business entity.

Project Approach/Work Plan
This section should include a detailed description of the proposer's understanding of the intent, objectives, and overall approach to the project to deliver services in an effective, timely, and professional manner. Describe the firm's project management, coordination, and quality control procedures. The project approach must identify whether subconsultants/firms will be utilized and the subconsultants to be used. The proposer should identify the level of assistance required from the Town and/or project partners to complete each task.

Schedule
The schedule should show all milestones, critical stakeholder/public meetings, and deliverables to maintain project progress by the project end date.

Appendices
Appendices to include the following (pages will not be counted in the response page limitation):

- Copy of engineering firm license to practice in North Carolina
- Resumes of key individuals, including licensure information if applicable
- Three (3) References to Previous Work (similar to this proposed work) along with key contacts. If possible, hyperlinks can be added for past projects.
- Certificate of Insurance evidencing that all coverages, limits, and endorsements required herein are maintained and in effect:
    - Professional Liability Insurance greater $5M per occurrence, and per aggregate. OR an umbrella policy of $5M plus general commercial liability of $2M aggregate/$1M per occurrence
    - Commercial General Liability
    - Automobile Liability
    - Worker's Compensation within statutory limits
    - Employers Liability
- (Optional) Standard contract language or general conditions that the firm seeks to incorporate.

No work product, design, or costs/fees specific to this Project may be submitted. Failure to meet the requirements listed in this section may deem the submission as non-responsive and be removed from consideration.

Submittal Instructions

Firms should submit one (1) navigable PDF file electronically via email to the contact listed below by the response due date. Please reference the solicitation name and number in the email's subject line. Upon receipt, all responses and supporting materials become the property of the Town and are subject to public record. Responses received after this deadline will not be considered.

All responses must be received no later than 2:00 PM (EDT) on Friday, December 19, 2025.

Brettany DeVolld, Purchasing Manager
RFQ#26-1003 Avent Ferry Road Festival Street Design
purchasing@hollyspringsnc.gov

Questions Contact Information

Respondents shall submit all questions, in writing, to the contacts listed below. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable.

Question submissions must be received by 2:00 PM EDT on Friday, November 7, 2025.

Sean Ryan, Planning Division Manager, Development Services
dsintake@hollyspringsnc.gov

Questions submitted after the deadline do not require a response, though the Town will

make reasonable efforts to provide clarification before the response deadline, if possible. Apart from question submissions, respondents should refrain from contacting Town staff prior to the response deadline.

Responses to question submissions and addenda (if applicable) will be posted on the Town of Holly Springs website at the following hyperlink:
https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals

It is suggested that you sign up for email updates at the bottom of this page to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understood all posted addenda.

VII. EVALUATION CRITERIA

Responses will be reviewed by a Selection Committee designated by the Town and per the evaluation criteria defined below

- **Relative Experience (35%)**
  Demonstrated relative experience in creating similar planning studies working with a diverse group of stakeholders and the ability to prepare user-friendly planning products. Emphasis will be placed on firms that demonstrate experience in urban design and placemaking and experience and skills in meaningful public participation to ensure that the community's vision is included within the project.

- **Qualifications (30%)**
  Qualifications of the firm and personnel assigned to this project, demonstrating the consultant's capacity to complete requested services, experience completing similar projects, and experience with data collection and analysis related to the scope of work elements.

- **Overall Project Understanding (30%)**
  Demonstrated overall project understanding and regional work experience/familiarity. The outlined project approach demonstrates the ability and commitment to ensuring a successful project.

- **References (5%)**
  References to previous similar work.

VIII. SELECTION

Firms will be selected on the basis of demonstrated competence and qualification for the services required. The Town encourages minority firm participation. A resident firm, defined as a firm that has paid unemployment taxes or income taxes and whose principal place of business is located in the state of North Carolina, shall be granted a preference over a nonresident firm. No project-specific work product, design, or costs/fees, with the exception of unit price information, will be considered as part of the selection process.

IX. CONTRACT AWARD

Upon completion of response evaluations and potential interviews, if the Town has determined a suitable candidate, a contract will then be negotiated at a fair and reasonable fee with the best qualified firm. If a contract cannot be negotiated with the best qualified firm, negotiations with that firm shall be terminated and initiated with the next best qualified firm. All respondents will be notified of the contract award decision via email. The Town reserves the right to award all, none, or part of the services, which may be done with or without re-solicitation.

It is anticipated that a recommendation will be forwarded to the Town Council for contract award in February of 2026. The awarded firm is expected to begin work upon receipt of the notice to proceed shortly after.

X. TOWN'S RIGHTS AND OPTIONS

The Town reserves the right, at the Town's sole discretion, to take any action affecting this solicitation, this solicitation process, or the services or facilities subject to this solicitation, that would be in the best interests of the Town, including:

- To supplement, amend, substitute, or otherwise modify this solicitation, including the schedule, or to cancel this RFQ, at any time;
- To require any respondent to supplement or clarify its submission or provide additional information relating to its response;
- To investigate the qualifications, experience, capabilities, and financial standing of each respondent submitting a response;
- To waive any defect or irregularity in any response received;
- To reject any or all responses;
- To share the responses with Town employees, as deemed necessary by the Town;
- To award all, none, or any part of the services and enter into contracts with one or more of the respondents deemed by the Town to be in the best interest of the Town, which may be done with or without re-solicitation;
- To discuss and negotiate with any respondents their response terms and conditions, including but not limited to financial terms; and
- To terminate discussions and negotiations with any respondent at any time and for any reason.

Accuracy of Solicitation and Related Documents

Each respondent must independently evaluate all information provided by the Town. The Town makes no representations or warranties regarding any information presented in, or otherwise made available during this procurement process, and assumes no responsibility for conclusions or interpretations derived from such information. Additionally, the Town will not be bound by or responsible for any explanations or conclusions regarding this or any related documents other than those provided by an addendum issued by the Town. Respondents may not rely on any oral statement by the Town or its agents, advisors, or consultants.

If a respondent identifies potential errors or omissions in this or any other related

documents, the respondent should immediately notify the Purchasing Manager of such potential discrepancy, in writing. The Town may issue a written addendum if it determines correction is necessary.

Expense of Solicitation Process

The Town accepts no liability and respondents will have no actionable claims for reimbursement of any costs or expenses incurred while participating in this solicitation process. This includes expenses and costs related to response submission, submission of written questions, interview attendance, contract negotiations, or activities required for contract execution.

XI.DISCLOSURES

Confidentiality

Responses to the solicitation will become public records and, therefore, will be subject to public disclosure. However, North Carolina General Statutes Section 132-1.2 provides a method for protecting some documents from public disclosure. If the respondent follows the procedures prescribed by those statutes and designates a document confidential or trade secret, the Town will withhold the document from public disclosure to the extent that is entitled or required to do so by applicable law.

Equal Employment Opportunity

The Town of Holly Springs does not discriminate in administering any of its programs and activities. The selected respondent will be required to ensure that no person shall be denied employment, fair treatment or be discriminated against on the basis of race, sex, religion, age, national origin, or handicap.

Minority/Women/Small Business Enterprise

It shall be the practice of the Town of Holly Springs to provide minority-owned, women-owned, and small business enterprises (collectively "M/W/SBE") as well as other responsible vendors with fair and reasonable opportunity to participate in the Town's business opportunities including but not limited to employment, construction development projects, and material/services consistent with the laws of the State of North Carolina. The policy of the Town prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran status. It is further the policy of the Town to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve all claims of such discrimination.

Contracting

Any contract developed for work shall be construed and enforced in accordance with the laws of the state of North Carolina. Any controversy or claim arising because of contracting shall be settled by an action initiated in the appropriate division of the General Court of Justice in Wake County, North Carolina.

Conditions and Limitations

The Town reserves the right to reject any or all responses to the solicitation, to advertise for new responses, or to accept any response deemed to be in the best interest of the Town. A response to this solicitation should not be construed as a contract nor an indication of a commitment of any kind on the part of the Town nor does it commit either to pay for costs incurred in the submission of a response to this request or for any cost incurred prior

to the execution of a final contract. The Town will reserve the right to dismiss any part or all of the contracted team when, in the Town's opinion, the project is not moving as scheduled or is hindered in any way by the actions or personalities of team members.



HOLLY SPRINGS
Discover the Source.

QUALIFICATIONS FOR AVENT FERRY ROAD FESTIVAL STREET DESIGN

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

DECEMBER 19, 2025

BOLTON & MENK

Real People. Real Solutions.

Contact:
Grant Meacci, PLA, FASLA, LEED AP
910-409-5076
Grant.Meacci@bolton-menk.com

242 South Main Street | Suite 206
Holly Springs, NC 2754
984-376-0415 | Bolton-Menk.com

242 South Main Street | Suite 206
Holly Springs, NC 2754
984-376-0415 | Bolton-Menk.com

December 19, 2025

Brettany DeVolld
Purchasing Manager
Town of Holly Springs
128 S. Main Street
Holly Springs, NC 27540

RE: Qualifications for Avent Ferry Road Festival Street Design

Dear Brettany,

Downtown Holly Springs deserves a street that does more than connect points on a map, it should invite people in, celebrate community, and create a stage for life. Bolton & Menk, Inc. is excited to partner with you to transform Avent Ferry Road into a flexible, pedestrian-first Festival Street that reflects the heart of Holly Springs.

Design for people first

Our curbless design will allow Avent Ferry Road to function as a lively plaza during events and a smooth, efficient corridor on regular days. We'll integrate lighting, enhanced paving, and clear sightlines for safety and accessibility. We've delivered similar transformations in Fergus Falls and Le Sueur, Minnesota, where streets became destinations for markets and festivals—proof that we know how to make flexibility real.

We celebrate your identity with creativity

Holly Springs is evolving, and this project will balance historic character with modern vibrancy. We'll use materials and design cues that respect the town's heritage while introducing features—like public art and flexible seating—that energize the corridor. Our in-house landscape architects and public engagement specialists will ensure the design feels authentic and inclusive, not cookie-cutter.

Ready and responsive

Our Holly Springs office is steps from the project site, and our multidisciplinary team is already aligned. That means immediate mobilization and seamless coordination across civil, stormwater, and landscape disciplines. While competitors may need weeks to assemble teams, we're ready now, with proven processes that keep momentum strong and minimize disruption.

We're thrilled at the opportunity to help Holly Springs realize this vision. Please contact me at 910-409-5076 or Grant.Meacci@bolton-menk.com with any questions.

As an individual authorized to execute binding legal documents for the firm, I confirm this proposal accurately reflects Bolton & Menk's approach and commitment to the Town of Holly Springs.

Respectfully,
Bolton & Menk, Inc.

Grant Meacci, PLA, FASLA, LEED AP
Principal-in-Charge | Authorized Signatory

Bolton & Menk, Inc. was established in 1949 and is a privately-held, C-corporation.



BOLTON & MENK

QUALIFICATIONS AND EXPERIENCE OF THE CONSULTANT FIRM

We believe all people should live in safe, sustainable, and beautiful communities.

The Bolton & Menk planning and urban design staff help clients plan and design their future. Rooted in skilled technical analysis, visionary yet practical insights, and intentionally inclusive public engagement, our team facilitates community-centered consensus for buildable, sustainable solutions. Bolton & Menk helps solve multifaceted problems with technical, regulatory, funding, and community expertise. We deliver plans and designs for projects that transcend expectations.

Our planning, placemaking and policy practice area focuses on delivering innovative solutions for master plans, small areas, districts, transit-oriented development, corridors, private development feasibility, parks, trails, and placemaking.

Alongside our expertise in transportation, water resources, funding, project communication, and related services, we offer a comprehensive approach for communities looking to make their vision a reality to help create and maintain great places. Today, Bolton & Menk has more than 1,000 employees including a professional staff of more than 300 engineers, planners, landscape architects, and surveyors.

We promise every client two things: we'll work hard for you and we'll do a good job. At the end of the day, we're *Real People* offering *Real Solutions*.

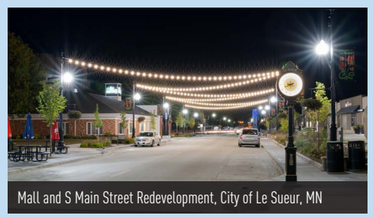
Recent Experience

Project profiles can be found in the Appendix.



Downtown Riverfront Improvements – Phase II, Fergus Falls, MN

Revitalized Fergus Falls riverfront with splash pad, art, and vibrant public spaces.



Mall and S Main Street Redevelopment, City of Le Sueur, MN

Reopened Le Sueur Main Street with storefronts, flexible streetscape, and gathering areas.



Downtown Park and Streetscape, Simpsonville, SC

Transformed Simpsonville with Gracely Park and downtown for events and walkability.

QUALIFICATIONS AND EXPERIENCE OF KEY STAFF

We've assembled a team that blends local insight with multidisciplinary design expertise. Each member brings a strong track record of delivering streetscape, infrastructure, and placemaking projects that reflect community values and support implementation momentum. From concept through construction, our team will work collaboratively with the Town to transform Avent Ferry Road into a pedestrian-first destination that celebrates Downtown Holly Springs' evolving identity. Full resumes are included in the Appendix



ROBERT BEALE, PLA, LEED AP

Project Manager

Robert will lead the team and oversee all aspects of project design and delivery.

Robert brings more than a decade of experience managing complex streetscape projects. He's known for his collaborative approach and ability to guide multidisciplinary teams from concept through construction. Robert's leadership ensures projects stay on track and reflect the community's vision.

Relevant Experience:

- Bicentennial Plaza, Raleigh, NC
- North Carolina Museum Plaza, Raleigh, NC
- Downtown Park Improvements, Cary, NC
- Cates Avenue Streetscape & Plazas, Raleigh, NC
- Downtown Streetscape, Rocky Mount, NC
- Peace Street Streetscape, Raleigh, NC



GRANT MEACCI, PLA, FASLA, LEED AP

Principal-in-Charge

Grant will provide strategic oversight and guide our team's design and engagement with the Town of Holly Springs

Grant's career spans more than 30 years of shaping public spaces that reflect community identity and support long-term growth. Before joining Bolton & Menk, he served as assistant planning director for Charlotte and Raleigh, where he led urban design and preservation initiatives. Grant's work balances vision with implementation, helping communities shape places that reflect their identity and support long-term growth.

Relevant Experience:

- Bicentennial Plaza Conceptual Design, Raleigh, NC
- Festival Streetscape, Simpsonville, SC
- Camden Road Festival Street, Raleigh, NC
- Market & Exchange Plazas, Raleigh, NC
- Brevard Street Festival Street Implementation, Charlotte, NC
- Five Points Plaza and Festival Street, Charlotte, NC



SAM KESSEL, PLA, LEED AP

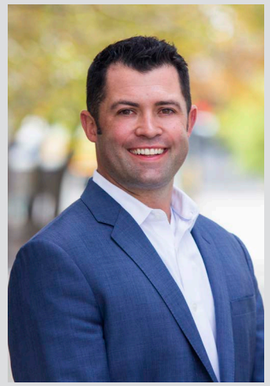
Landscape Architecture Advisor

Sam will guide the design of public spaces and help shape a pedestrian-first Festival Street that reflects Holly Springs' identity.

Sam brings 20 years of experience leading urban infill and streetscape projects. He specializes in transforming complex sites into vibrant, community-centered places through sustainable design and inclusive engagement. Sam's collaborative approach ensures that each space is rooted in local culture and built to last.

Relevant Experience:

- Downtown Riverfront Improvements, Fergus Falls, MN
- Main Street Reconnection, Le Sueur, MN
- Roosevelt Cultural District Streetscape, Des Moines, IA
- Broadway Avenue Streetscape, Albert Lea, MN



KYLER BENDER, PE, PTOE

Civil Infrastructure Advisor

Kyler will advise on utility coordination and site infrastructure to support a pedestrian-first design.

With a background in geotechnical engineering and a passion for client-focused delivery, Kyler has led civil infrastructure projects across the Southeast and Midwest. His nearly two decades of experience spans land development, transportation, and municipal services, and he's known for fostering collaboration across disciplines to keep projects moving and aligned with community goals.

Relevant Experience:

- Friendship Road Widening, Holly Springs and Wake County, NC
- Grove 98 Mixed-Use Development, Wake Forest, NC
- E-District Mixed-Use Development, Garner, NC
- Whitetail Woods Regional Park, Dakota County, MN



LORNA ALLEN, PLA

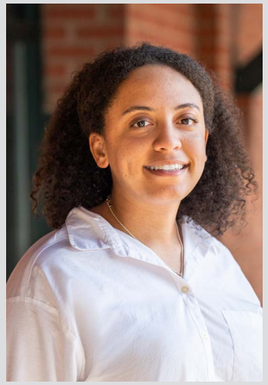
Senior Landscape Architect

Lorna will lead placemaking and streetscape programming, ensuring the Festival Street reflects Holly Springs' evolving identity.

Lorna blends public, private, and nonprofit experience to deliver inclusive, community-driven design. Her work has earned national recognition for its creativity and impact, and she's known for building consensus through meaningful engagement. Before joining Bolton & Menk, Lorna served as senior urban designer for the City of Charlotte, where she led planning and placemaking initiatives.

Relevant Experience:

- West Boulevard Placemaking Master Plan, Charlotte, NC
- Downtown Plan, Matthews, NC
- Rural Renewal Master Plan, West Pelzer, NC
- Belmont Street Better Block, Charlotte, NC



ALYSA SCOTT, EIT

Stormwater/Hydraulics

Alysa will lead stormwater design and permitting, ensuring resilient infrastructure that supports a pedestrian-first environment.

Alysa joined Bolton & Menk in 2023 with a focus on protecting water resources and improving environmental outcomes for local communities. Her work spans wetland restoration, erosion control, and stormwater modeling. Alysa brings a passion for sustainability and a commitment to designing systems that serve people and nature.

Relevant Experience:

- City Park Stormwater Management and Erosion Control Plan, Simpsonville, SC
- Jones Sausage Road Extension, Garner, NC
- Arrowridge Industrial Stormwater Management and Erosion Control Plan, Charlotte, NC
- Stoney Creek DMS Resiliency Project, Goldsboro, NC



BRITTNEY HANSON, PE

Roadway Engineering

Brittney will support roadway and sidewalk design, ensuring safe, accessible connections.

Brittney specializes in transportation design for offsite improvements tied to private development. Since beginning her career in 2017, she's led projects across North Carolina and Virginia with a focus on collaboration, creative problem-solving, and community impact. Her work transforms ideas into tangible infrastructure that improves daily life.

Relevant Experience:

- Medical Office Building Offsite Improvements, Holly Springs, NC
- Yield 2.0 – Phase 1, Holly Springs, NC
- Southside Durham Traffic Calming Project, Durham, NC
- Wake Forest Fire Station Offsite Improvements, Wake Forest, NC



JOEL ALVARADO LOPEZ, PLS

Survey Manager

Joel will lead survey coordination and data collection, ensuring accurate base mapping to support design and permitting.

Joel has delivered survey solutions for transportation, land development, and renewable energy projects across the Southeast. His expertise spans boundary, topographic, and ALTA/NSPS Land Title Surveys, and he regularly integrates SUE and LiDAR technologies. Joel values collaboration and precision, providing reliable data that supports infrastructure and community development.

Relevant Experience:

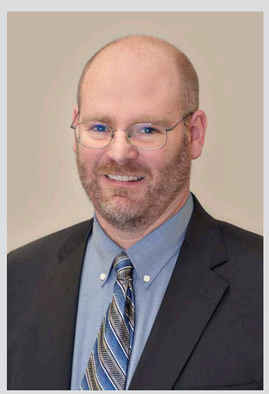
- Gateway Boundary, ALTA, and Topographic Survey, Apex, NC
- Purnell Road ALTA Survey, Wake Forest, NC
- Tokay Park Court Conversion, Fayetteville, NC
- Corridor Topographic Survey, Blue Ridge Parkway

SUBCONSULTANT PARTNERS

To deliver a comprehensive and high-quality design for the Avent Ferry Festival Street, Bolton & Menk has assembled a team of trusted partners who bring specialized expertise to key aspects of the project. Terracon will provide geotechnical services to ensure a strong foundation and long-term durability. A public artist, chosen from your pool of recently selected artists, will contribute creative elements that celebrate community identity and add vibrancy to the streetscape. Together, these partners complement our in-house capabilities and share our commitment to collaboration, safety, and excellence, ensuring the final design is functional, beautiful, and reflective of Holly Springs' vision.

Terracon

Terracon is an employee-owned, multidiscipline engineering consulting firm founded in 1965. With more than 7,000 professionals in more than 180 locations nationwide, they provide facilities, environmental, geotechnical, and materials services that support projects from site selection through design, construction, and maintenance. Terracon consistently ranks among the top 20 design firms by Engineering News-Record and has expanded through innovation and the acquisition of more than 60 specialized firms. Its team of engineers, scientists, architects, and field experts delivers real-time, data-driven insights to create an unmatched client experience. A strong commitment to safety, collaboration, and problem-solving drives Terracon's mission to help clients turn big ideas into reality. Wherever a project begins, Terracon is ready to meet clients there and provide expertise that ensures success.



ANDREW NASH, PE (TERRACON)

Geotechnical Engineer

Andrew will lead geotechnical analysis and foundation design, ensuring stable, durable infrastructure.

Andrew brings more than 24 years of geotechnical engineering experience, specializing in transportation infrastructure and design-build projects. He provides expertise in foundation design, slope stability, and pavement systems, supported by advanced subsurface testing methods. Andrew's collaborative approach ensures enhanced safety and performance for complex roadway and municipal projects.

Relevant Experience:

- Utley Creek Greenway Connection, Holly Springs, NC
- McCrimmon Parkway, Raleigh, NC
- NCTA R-2829A Complete 540, Garner, NC
- Atlantic Avenue Widening, Raleigh, NC

WE SEE AVENT FERRY ROAD NOT JUST AS A CORRIDOR, BUT A CANVAS.



PROJECT APPROACH/WORK PLAN

The Town of Holly Springs has set its downtown evolution toward a bright future with the streetscape and safety enhancements completed in recent years. Coupled with new character appropriate development, it has established the character of downtown public realm, and now the Avent Ferry Festival Street will complete another critical piece of the public realm puzzle. This project isn't just about infrastructure; it's about authenticity, supporting events, calming traffic and increasing the downtowns multimodal shared infrastructure. At its best, the Festival Street will serve as a flexible, pedestrian-first corridor that supports everyday life and the seasonal celebration "Authentic-To-Holly-Springs." It must have the character and flexibility to feel comfortable for long-time residents and newcomers alike, all while inviting new energy into Downtown.

We understand the urgency to implement the Downtown Area Plan and the importance of getting this right. That means designing a space that's beautiful and functional, rooted in Holly Springs' character, and ready to evolve with the community. Our team lives and works here. We've walked the corridor, talked with your staff, and listened to the vision. We're ready to move quickly, collaboratively, and creatively—bringing the full talent of Bolton & Menk's multidisciplinary expertise to deliver a Festival Street that's safe, sustainable, and beautiful.

OUR APPROACH

We see Avent Ferry Road not just as a corridor, but a canvas. A place where everyday life and extraordinary moments intersect. Our approach is rooted in the belief that great streets are more than infrastructure—they're invitations to gather, connect, and celebrate.

A Design Dilemma: How might we create an engaging festival street when its edges are largely absent of active uses?

Our design process will solve this dilemma together with you. We know that festival streets, when designed correctly, can offer an efficient way to use car-first streets for people purposes, transforming them into linear pedestrian plazas yet still functioning to move vehicles through downtown.

The process will reveal a design that is highly flexible but with enough organization and material definition to balance the safety of people on foot even though its primary user changes. The resulting public space must be legible for anyone moving through the space yet comfortable for pedestrians whether the street is open to vehicular traffic or not. The design must accommodate a variety of programming, from traditional tents to food trucks, pop-up retail kiosks, temporary art installations to stage performance all accommodated through the innovative use of infrastructure specific to each of those uses.

Open Street

Subtle changes in paving materials and pettern direct people and cars

String lights tie the market to the street



On street parking when street is open

Street trees and seating provide structure for parking and comfort

Interactive public art and overhead lighting announce the gateways

Elevated patio can be used as a stage

Closed Street

Consider moving market to active festival street edge

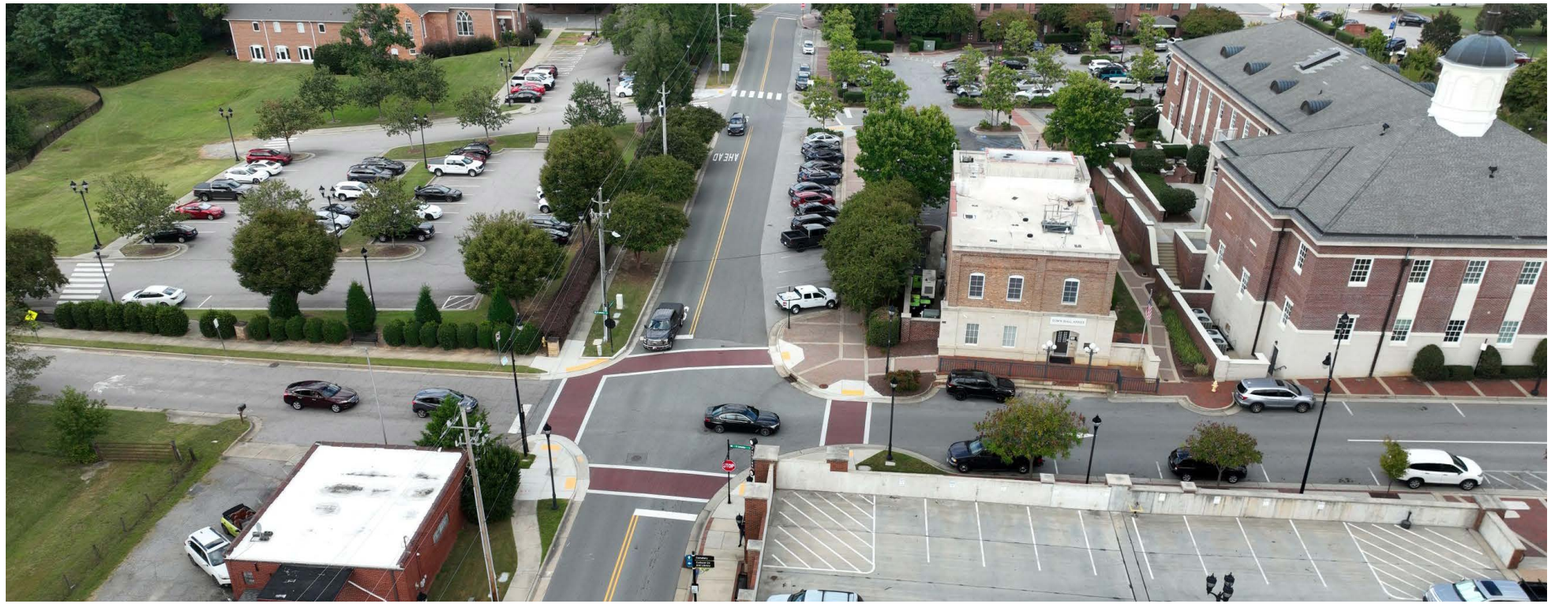
Repurpose building for retail use activation



Modular street furniture allows for flexible space programming

Moveable planters create safety barriers when closed

Extend sidewalk to allow for sidewalk dining











You should know that whatever the design solution we craft together is, it will:

1

Design for People First

We'll lead with a pedestrian-first mindset. Our team will explore flexible street configurations that prioritize safety, comfort, and accessibility while accommodating vehicles when needed. We'll study how the street can transform seamlessly from daily use to event mode, using materials, lighting, and furnishings (both movable and fixed) that support both.

2

Honor the Past, Embrace the Future

Downtown Holly Springs is evolving. We'll design with intention—respecting the historic fabric and scale while introducing contemporary elements that reflect the community's aspirations. Our work will help celebrate the town's identity through public art and storytelling.

3

Build Momentum Through Implementation

We understand the Town's desire to move quickly. Our team will identify early wins and phasing strategies that align with available funding and minimize disruption. With our office just steps from the site, we're positioned to respond in real time and keep the project moving.

4

Collaborate Creatively

We'll bring the right people to the table—engineers, landscape architects, artists, and community members—to co-create a space that's functional and inspiring. Our process is inclusive, iterative, hands-on and grounded in the belief that the best ideas come from listening first.

This approach will be brought to life through a concept rendering that illustrates our vision for a safe, sustainable, and beautiful Festival Street. We look forward to sharing that with you.

WORK PLAN

Our work plan is designed to move quickly, engage deeply, and deliver a Festival Street that reflects Holly Springs' vision. We'll begin with a focused discovery phase to confirm goals, gather input, and align on priorities. From there, we'll move into concept development, technical design, and implementation support.

Phase 1A: Concept Design

- Kickoff meeting with Town staff
- Corridor walk and site analysis
- Stakeholder interviews and engagement coordination
- Review of Downtown Area Plan and related documents

Phase 1b: Prototyping and Preferred Concept Selection

- Festival Street layout options
- 3D modelling
- Prototyping use scenarios
- Public art, lighting, and flexible event infrastructure testing
- Coordination with permitting and utility teams
- Cost Estimation

Phase 2: Construction Drawings

- Civil, stormwater, transportation, and landscape design
- Phasing and cost alignment
- Coordination with geotech, survey, and construction services

Phase 3: Implementation Support

- Final documentation and bid support
- Ongoing coordination with Town staff
- Responsive presence from our Holly Springs office

We'll tailor each step to meet the Town's timeline and priorities, ensuring a safe, sustainable, and beautiful outcome.



PROJECT MANAGEMENT, COORDINATION, AND QUALITY CONTROL

Our project management approach focuses on clear communication, accountability, and quality at every stage. From kickoff to implementation, we follow a structured process to deliver the Festival Street vision efficiently and to the highest standards.

Project Management and Coordination
Robert will manage all phases and serve as your main point of contact. Grant will provide strategic oversight and guide our engagement with the Town. Our team will set a detailed schedule with clear milestones, regular check-ins, and open reporting to keep the project on track. We will use collaborative tools to monitor progress, manage tasks, and document decisions so everyone stays informed and aligned.

We will meet regularly, both in person and virtually, to coordinate design, permitting, utilities, and construction. Early engagement with permitting agencies and utility providers will help us spot and resolve challenges before they affect the schedule. Our Holly Springs location will allow us to provide timely, hands-on support during key phases.

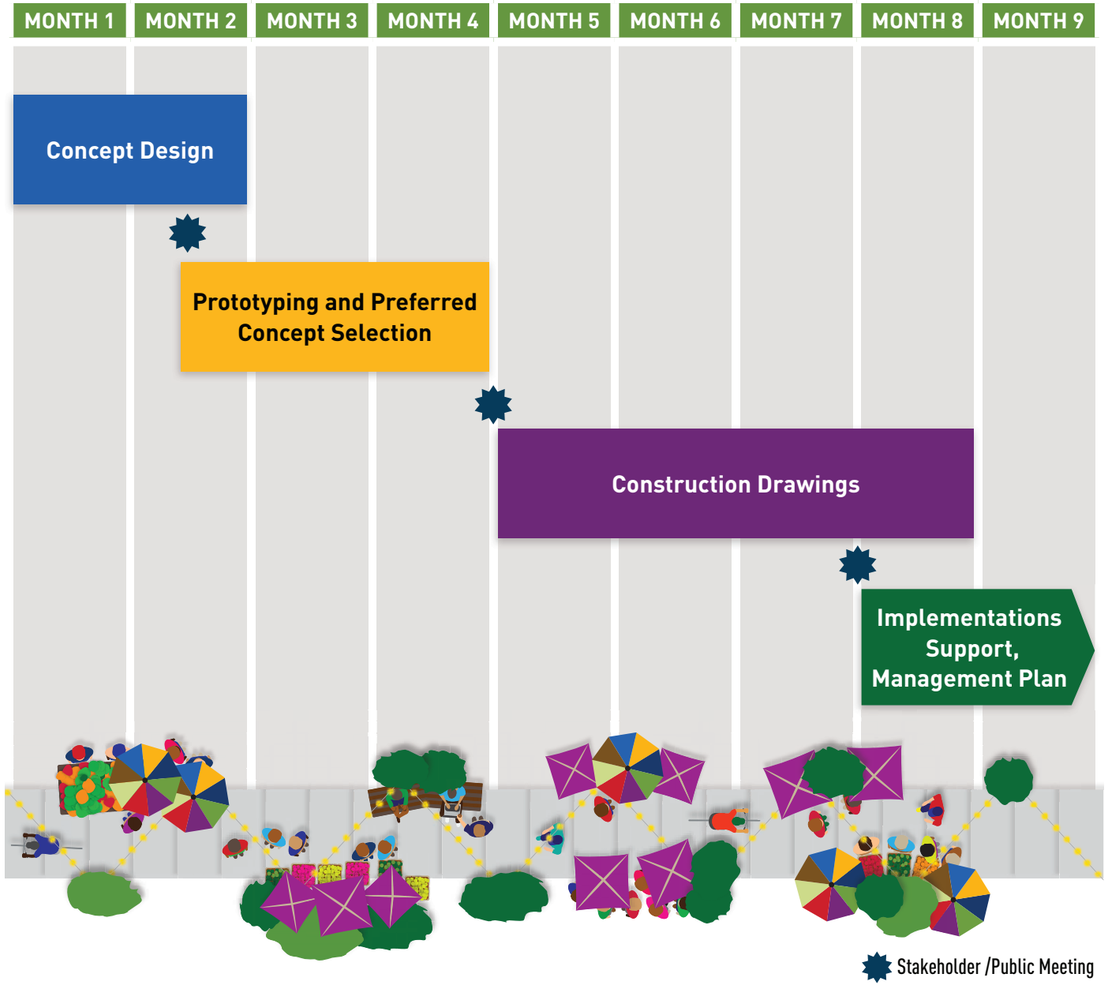
Quality Control Procedures
We will embed quality assurance in every step. Senior staff will review each deliverable to ensure accuracy, constructability, and compliance with Town standards. We will use quality control checklists for each phase, from concept design through construction documents, to confirm all requirements are met and community input is included. Before final submission, we will peer review all plans and specifications to catch discrepancies and improve clarity.

Continuous Improvement
We will value feedback and adjust our approach as needed. At key milestones, we will ask for input from Town staff and community members, using lessons learned to improve project outcomes. Our responsive approach will ensure the Festival Street design meets expectations for safety, sustainability, and community impact.

This collaborative process, led by Robert, Grant, and our team, will keep the project on schedule, manage risks, and deliver a public space that reflects Holly Springs' vision.

SCHEDULE

Our schedule is designed to keep the project moving efficiently while allowing time for collaboration and creativity. We've outlined key milestones that ensure timely delivery, align with the Town's priorities, and provide flexibility for community engagement. This approach gives you confidence that every step—from concept to completion—will be managed with care and transparency.



APPENDIX

NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTS

State of North Carolina

BE IT KNOWN THAT

Bolton & Menk, Inc. d/b/a ColeJenest & Stone

Having fully met the requirements of the General Statutes of North Carolina, Chapter 89A, "Landscape Architects," and Chapter 55B, "Professional Corporation Act," is hereby granted this

CERTIFICATE OF REGISTRATION

by the

NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTS

and is entitled to provide services of

LANDSCAPE ARCHITECTURE

in the state of North Carolina

CERTIFICATE NUMBER C-596

First Issued
03/09/2021

Board Chair

Expires on
June 30, 2026

NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd Suite 310
Raleigh, North Carolina 27609

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001

This is to Certify that:

Bolton & Menk, Inc. is licensed with the North Carolina Board of Examiners for Engineers and Surveyors, and is authorized to practice ***engineering and land surveying*** under the provisions of Chapter 89C and 55B of the General Statutes of North Carolina.

This authorization must be renewed annually, and **expires on June 30, 2026**

License No. : F-1409

THE NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS

Executive Director

POST IN PLACE OF BUSINESS

Issued 06/10/2025

Telephone	FAX	EMAIL Address	WEB Site
(919) 791-2000	(919) 791-2012	ncbels@ncbels.org	www.ncbels.org



EDUCATION
Bachelor of Landscape Architecture - Landscape Architecture
Virginia Polytech Institute State University

REGISTRATION
- Professional Landscape Architect, NC

CERTIFICATIONS
Green Building Certification Institute
- LEED AP - LEED AP

ROBERT BEALE, PLA, LEED AP

PROJECT MANAGER

BOLTON & MENK
Real People. Real Solutions.

SUMMARY
Robert is a landscape architect project manager at Bolton & Menk who started his career in 2010. He is responsible for the management of the day-to-day work on landscape architecture projects, the development of project design and construction documentation, preparation of specifications, and construction administration. Robert has extensive software experience in Adobe Creative Suite, ArcGIS, and AutoCAD. He has always enjoyed being in natural environments and is driven by creating landscapes for other people to be in and experience.

EXPERIENCE
- Downtown Park Improvements, Town of Cary, NC
- Duke Raleigh South Pavilion Improvements, Duke Health
- Talley Student Union Improvements, North Carolina State University
- Tryon Street Pocket Park, City of Charlotte, NC
- Peace Street Streetscape, City of Raleigh, NC
- Bicentennial Plaza Renovation, City of Raleigh, NC
- NC History Museum, City of Raleigh, NC
- Downtown Streetscape, City of Rocky Mount, NC

Municipal Buildings
- Albermarle Building Renovation, City of Raleigh, NC
- Critical Public Safety Facility, City of Raleigh, NC
- Wake County Recycling Site 11, Town of Wendell, NC

Transit
- Douglas Block Revitalization, City of Rocky Mount, NC
- Triangle Expressway Landscaping in Raleigh, NCDOT

Mixed-Use
- Carolina Square, Town of Chapel Hill, NC
- Grove 98, Town of Wake Forest, NC
- Hillsborough Mixed-Use Development, Town of Hillsborough, NC

Office
- Keystone Technology Park, City of Durham, NC
- Northchase Office Park Redevelopment, City of Raleigh, NC
- Perimeter Park, Town of Morrisville, NC
- SAS Office Tower, Town of Cary, NC
- Van Alen, City of Durham, NC

Healthcare



GRANT MEACCI, PLA, FASLA, LEED AP

BOLTON & MENK
Real People. Real Solutions.

PRINCIPAL-IN-CHARGE

EDUCATION

Bachelor of Environmental Design - Architecture
North Carolina State University

Master of Landscape Architecture - Landscape Architecture
Cornell University

REGISTRATION

- Professional Landscape Architect, SC
- Professional Landscape Architect, NC

CERTIFICATIONS

Green Building Certification Institute
- LEED AP - LEED AP

American Society of Landscape Architects
- ASLA Council of Fellows - FASLA

American Red Cross
- First Aid/CPR/AED

AWARDS

Award of Excellence – South End Vision Plan, City of Charlotte, NC - International Downtown Association

SUMMARY

Grant is an urban design group leader at Bolton & Menk who began his career in 1992. Prior to joining Bolton & Menk in 2021, Grant worked in public service as an assistant planning director managing the Urban Design and Preservation Division for the City of Charlotte and the Urban Design Center for the City of Raleigh. As a Bolton & Menk landscape architect practice area leader, he has experience with a wide variety of plans and design projects in both the public and private sector. This experience allows him to balance both the practical and aspirational elements needed to develop plans and design strategies for redevelopment that lead to implementable actions and transformative change. His career has focused on designing projects that create vibrant places, enhance people's quality of life, and foster stronger communities.

EXPERIENCE

Zoning, Vision Planning, and Corridor Studies

- Southern Gateway Corridor Study, City of Raleigh, NC
- West Sugar Creek Corridor Playbook, City of Charlotte, NC
- South Boulevard/South Tryon Corridor Studies, City of Charlotte, NC
- Monroe Road Corridor and Streetscape, City of Charlotte, NC
- 335 East Matthews Road Visioning & Corridor Study, Town of Matthews, NC
- West Pelzer Zoning Ordinance and Master Plan, Town of West Pelzer, SC
- Feasibility Study, Town of Lyman, SC
- Bruton Smith Blvd. Corridor Study, City of Concord, NC
- Causeway Corridor Study in Holden Beach, GSATS

Community Planning

- Myrtle Beach Arts and Innovation District Streetscape, City of Myrtle Beach, SC
- 335 Matthews Revitalization, Town of Matthews, NC
- Polk Park Renovation, City of Charlotte, NC
- Market Plaza, City of Raleigh, NC
- Exchange Plaza, City of Raleigh NC
- Five Points Plaza, City of Charlotte, NC
- Parklets Standards and Program, City of Raleigh, NC
- Placemaking Hub, City of Charlotte, NC
- Eastland Rising, Tactical Urbanism, City of Charlotte, NC
- Better Block Belmont, Tactical Urbanism, City of Charlotte, NC
- Placemaking Program, City of Charlotte, NC
- Public Space Program, City of Charlotte, NC
- Brevard Street Festival Street Implementation, City of Charlotte, NC
- Downtown Plan, City of Raleigh, NC
- Center City Vision Plan 2040, City of Charlotte, NC
- North Tryon Vision Plan, City of Charlotte, NC
- South End Vision Plan, City of Charlotte, NC



SAMUEL KESSEL, PLA, LEED AP

BOLTON & MENK
Real People. Real Solutions.

LANDSCAPE ARCHITECTURE ADVISOR

EDUCATION

Associate of Applied Science - Commercial Horticulture
Des Moines Area Community College

Bachelor of Landscape Architecture - Landscape Architecture
Iowa State University College of Design

REGISTRATION

- Professional Landscape Architect, MN
- Professional Landscape Architect, IA
- Professional Landscape Architect, WI

CERTIFICATIONS

Green Building Certification Institute
- LEED AP - LEED AP

SUMMARY

Sam is an urban infill practice leader with 20 years of experience. Over the last decade, Sam has been a driving force in revolutionizing site development projects across the Midwest. His focus on integrating sustainable design practices into complex and often contaminated sites has been transformative. With Sam's dynamic leadership, multidisciplinary teams have created development opportunities that truly resonate with each local community and their unique culture. His enthusiasm for working with and leading diverse teams shines through in his ability to forge strong relationships with clients and consultant partners, actively engaging project stakeholders in the design process. Sam is dedicated to fostering both internal and external support, ensuring that every project will stands the test of time.

EXPERIENCE

Urban Design and Downtown Streetscapes

- The Artery Streetscape Master Plan, City of Hopkins, MN
- Mainstreet Improvements, City of Hopkins, MN
- Riverfront Renaissance, City of Hastings, MN
- Broadway Avenue Streetscape, City of Albert Lea, MN
- Roosevelt Cultural District Streetscape, City of Des Moines, IA
- Hub Plaza Improvements, Iowa State University, Ames, IA
- Walnut Street Improvements, City of Muscatine, IA
- Erie Street Stormwater and Streetscape Improvements, City of Storm Lake, IA
- Downtown Riverfront Improvements, City of Fergus Falls, IA
- Ashwaubenon Phase I, Slingshot Architecture
- 4th Street Reconstruction, Minneapolis, MN
- Main Street Reconnection, Le Sueur, MN
- Downtown Design Assessment, Carroll, IA
- Downtown Design Assessment, Grinnell, IA

Parks and Recreation Facilities

- Riverfront Renaissance, Hastings Riverwalk, City of Hastings, MN
- Three Affiliated Tribes Amphitheater, New Town, ND
- Fountain Lake Park Reconstruction, City of Albert Lea, MN
- Emmetsburg Marina, City of Emmetsburg, IA
- Trails Master Plan, City of Ogden, IA
- Hamlet Park Sports Complex, City of Cottage Grove, MN
- Recreation Complex Master Plan, City of Elko New Market, MN
- Benson Park, City of North Mankato, MN
- German Park Amphitheater, City of New Ulm, MN
- Water Trails Tool Kit, Iowa DNR
- Canary Park Site Plan, City of Clive, IA
- Grassman Park, City of Jordan, MN
- Hidden Point Park, City of West Des Moines, IA



KYLER BENDER, PE, PTOE

CIVIL INFRASTRUCTURE ADVISOR

BOLTON & MENK
Real People. Real Solutions.

EDUCATION
Bachelor of Science - Civil Engineering
University of Central Florida

REGISTRATION
- Professional Engineer, NC
- Professional Engineer, MN
- Professional Engineer, SC
- Professional Engineer, WI
- Professional Engineer, VA
- Professional Engineer, TN

CERTIFICATIONS
Transportation Professional Certification Board
- Professional Traffic Operations Engineer - PTOE

NOTABLE ACCOMPLISHMENTS
40 under 40 Winner, The Business Journal

SUMMARY
As director of southeast business development, Kyler has a passion for client and project management. This passion has led to a track record of successfully delivering highly visible, fast paced, and challenging projects. This success, in part, is due to the priority he places on maintaining effective communication with clients. He understands the interdependent relationships between various functional project areas and promotes synergy between them to surpass our clients' expectations. Kyler began the practice of engineering in 2008 with a focus on geotechnical design and construction. In 2017, he pivoted his passion for client and project management towards delivering a spectrum of civil based projects in design and construction. This spectrum includes land development, utility distribution systems, transportation, and municipal services.

EXPERIENCE
Design and Construction
- Friendship Road Widening, Town of Holly Springs and Wake County, NC
- Ting Park Parking Lot, Town of Holly Spring, NC
- Garner V Highway 70 Industrial, Town of Garner, NC
- Grove 98, Town of Wake Forest, NC
- Friendship Road Widening, Town of Holly Springs and Wake County, NC
- WakeMed Whole Health Campus, Town of Garner, NC
- Coon Rapids Dam Regional Park, Anoka County, MN
- 2016 Reconstruction Projects, City of Maplewood, MN
- 2012-2016 Reconstruction Projects, City of Burnsville, MN
- Woodley Street Improvements, City of Northfield, MN
- 2012-2016 Street Reconstruction Projects, City of Mendota Heights, MN
- Business Park Development, City of Cottage Grove, MN
- Pioneer Road Rehabilitation, City of Woodbury, MN
- Bell Museum, University of Minnesota
- Aquatic Invasive Species Research Center, University of Minnesota
- Veterinary Isolation Research Facility, University of Minnesota
- Bee Research Laboratory, University of Minnesota

Parks and Greenways
- Minnesota River Greenway Trail in Fort Snelling, Dakota County, MN
- Whitetail Woods Regional Park Expansion in Empire Township, Dakota County, MN

Private/Multifamily
- E-District Mixed Use Development, Garner, NC
- Grove 98 Mixed-Use Development, Wake Forest, NC
- San Mar Distribution Warehouse, Shakopee, MN
- Fed Ex Distribution Center, Lakeville, MN
- Southwest Light Rail Project, Metropolitan Council



LORNA ALLEN, PLA

SENIOR LANDSCAPE ARCHITECT

BOLTON & MENK
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EDUCATION
Bachelor of Science - Horticultural Sciences
North Carolina State University at Raleigh

Master of Landscape Architecture - Landscape Architecture
North Carolina State University at Raleigh

REGISTRATION
- Professional Landscape Architect, NC
- Professional Landscape Architect, SC

AWARDS
Award of Excellence in Communication for SHIFT: Infrastructure - American Society of Landscape Architects

Award for Site as a Machine for Health - Tri State American Society of Landscape Architects

West Pelzer Rural Renewal Master Plan Achievement Award - Municipal Association of South Carolina (MASC)

Salt Lake Community College Juniper Campus at Herriman Master Plan - American Society of Landscape Architects Utah Chapter

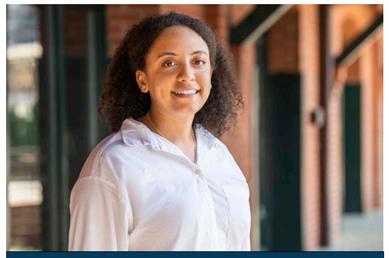
NOTABLE ACCOMPLISHMENTS
8 80 Cities Knight Foundation - Emerging City Champion

Partner for Parks Board Member

Leadership Charlotte Class 42

SUMMARY
Lorna is a senior landscape architect project manager who began her career in 2010. Prior to rejoining our team, Lorna was a senior urban designer for the Charlotte Urban Design Center, for the City of Charlotte Planning, Design, and Development Department. Having experience practicing in the nonprofit, private, and public sectors, Lorna provides extensive planning, urban design, and placemaking experience building consensus through community input and engagement. Her work has been published and has won state and national awards in master planning, communication, and site design. In addition to her professional achievements, Lorna was named an 8 80 Cities Knight Foundation Emerging City Champion and is a member of Leadership Charlotte Class 42.

EXPERIENCE
Civic
- Rural Renewal Master Plan, Town of West Pelzer, NC
- Land Use Plan Update, Town of Boiling Springs, NC
- Comprehensive and Downtown Plan, Town of Matthews, NC
- Downtown Master Plan, City of Westminster, SC
- Comprehensive and Downtown Master Plan, City of Hendersonville, NC
- Economic and Downtown Master Plan, City of Loris, SC
- Whitehall Ayrsley CNIP + Brown-Grier Road Upgrades, City of Charlotte, NC
- West Boulevard Playbook, Corridors of Opportunity, City of Charlotte, NC
- Ablemarle Road Playbook, Corridors of Opportunity, City of Charlotte, NC
- Center City Vision Plan 2040, City of Charlotte, NC
- Uptown Connects Mobility Study, City of Charlotte, NC
- 6th Street Cyclelink, City of Charlotte, NC
- Stonewall Street Streetscape, City of Charlotte, NC
- West Boulevard Placemaking Master Plan, City of Charlotte, NC
- Belmont Avenue Corridor Study, City of Charlotte, NC
- Fayetteville Multimodal Transit Center, City of Fayetteville, NC
- First Ward Park, City of Charlotte, NC
- Union County Human Services Building, City of Monroe, NC
- Bearden Promenade–3rd Street Linear Park, Charlotte, NC
- Gadsdenboro Park, City of Charleston, SC
- McColl Park, City of Charlotte, NC
- Arts and Innovation District Streetscape, City of Myrtle Beach, SC
- Collector Street Plan, Grand Strand Area Transportation Study, SC



ALYSA SCOTT, EIT

STORMWATER/HYDRAULICS

BOLTON & MENK
Real People. Real Solutions.

EDUCATION

Bachelor of Science - Environmental Engineering
North Carolina State University

CERTIFICATIONS

Engineer-in-Training - EIT
Confined Space Entry

SUMMARY

A water resources design engineer, Alysa debuted her professional career with Bolton & Menk in 2023. Her responsibilities include conserving, protecting, and ensuring access to clean water for local communities. Alysa's drive stems from her passion for protecting our natural environment and making a better tomorrow for the next generation.

EXPERIENCE

- E District Roadway Design Engineering, Raleigh, NC
- GIS Inventory for Stormwater Features, Horry County, SC
- US Hwy 169 and CSAH 4 Design, Sherburne County, MN
- Jones Sausage Road Extension, Garner, NC
- Bear Creek Watershed, Southeastern Drainage Office
- WeyerCo Wetland, North Carolina Coastal Federation
- Pat Simmons Wetland Restoration, North Carolina Coastal Federation
- Burus Canal Wetland Restoration, North Carolina Coastal Federation
- Mariculture Hub, North Carolina Coastal Federation
- North River Farms Donor Marsh, North Carolina Coastal Federation
- Stoney Creek DMS Resiliency Project, Goldsboro, NC
- GIS Inventory for Stormwater Features, Horry County, SC
- On-Call Stormwater Projects, Jacksonville, NC
- City Park Stormwater Management and Erosion Control Plan, Simpsonville, SC
- Arrowridge Industrial Stormwater Management and Erosion Control Plan, Brick O Real Estate, Charlotte, NC
- Collins Jollie Tract C Stormwater Modeling, Conway, SC
- Waterside Common Amenity Stormwater Management, North Myrtle Beach, SC
- Nolen Farms Erosion Control Plan and Permitting Submittal, Suncrest Real Estate and Land, Gastonia, NC
- Greenway Gartens Stormwater SDs, Cornelius, NC
- Auberon Woods Stormwater Modeling, Horry County, SC
- Stormwater Management and Erosion Control Plan, Charlotte Christian School, NC
- Marlowe Road Force Main Extension Design, Columbus County, NC
- Caldwell Crossing Pump Station Design, Huntersville, NC
- RIDE Transportation Project, Horry County, SC
- Watershed Plan, Coharie Intra-Tribal Council, NC



BRITTNEY HANSON, PE

ROADWAY ENGINEERING

BOLTON & MENK
Real People. Real Solutions.

EDUCATION

Bachelor of Science - Civil and Environmental Engineering
University of Maryland

REGISTRATION

- Professional Engineer, NC

SUMMARY

Brittney is a transportation design project manager at Bolton & Menk, where she leads the planning, development, and execution of offsite roadway projects. Beginning her career in 2017 and bringing a solution-oriented mindset to every project, her expertise lies in transportation design for offsite improvements necessitated by private development. She is passionate about transportation design because it allows her to collaborate with others, solve problems creatively, and transform ideas into tangible solutions that improve communities.

EXPERIENCE

- Bennett Offsite Improvements, RST Bennett. Town of Garner, NC
- Sherron Offsite Improvements, M/I Homes. City of Durham, NC
- Wake Forest Fire Station Offsite Improvements. Town of Wake Forest, NC
- Witherspoon Woods Offsite Improvements, Cambridge Properties. Town of Mooresville, NC
- Medical Office Building Offsite Improvements, Triland Commercial. Town of Holly Springs, NC
- Yield 2.0 - Phase 1, Cresent Communities. Town of Holly Springs, NC
- C Street Sidewalk. Town of Butner, NC
- Southside Durham Traffic Calming Project. City of Durham, NC
- N MacMillan Avenue, University of North Carolina. City of Wilmington, NC
- Norwood Access Road. City of Emporia, VA
- J Morris Commons. Town of Morrisville, NC



JOEL ALVARADO LOPEZ, PLS

SURVEY MANAGER

BOLTON & MENK
Real People. Real Solutions.

EDUCATION

Coursework - Civil Engineering
University of North Dakota - Grand Forks

Bachelor of Science - Land Surveying and Mapping Science
University of Puerto Rico, Mayaguez

Associate in Applied Science - Engineering
University of Puerto Rico-Ponce

REGISTRATION

- Professional Land Surveyor, NC
- Professional Land Surveyor, SC

CERTIFICATIONS

Federal Aviation Administration
- Remote Pilot

SUMMARY

Joel is a survey manager at Bolton & Menk with a career that began in 2018. In his role, Joel leads survey projects while serving as the primary client contact and ensuring deliverables meet technical standards, timelines, and budget constraints. His technical expertise in boundary calculations and survey principles enables him to resolve complex challenges in both field and office environments.

Joel's technical expertise spans boundary, topographic, and ALTA/NSPS Land Title Surveys. He manages multidisciplinary efforts involving SUE and LiDAR (terrestrial and airborne), and has delivered survey solutions for transportation, land development, and renewable energy projects—including work for NCDOT and large-scale solar installations.

He is a member of the North Carolina Society of Surveyors and is driven by the precision and impact of surveying—delivering reliable data that supports infrastructure, engineering, and community development. He values cross-disciplinary collaboration and is committed to contributing meaningfully to project success. Joel is passionate about surveying because it blends technical precision with real-world impact and takes pride in shaping communities through transportation, land development, and utility infrastructure projects.

EXPERIENCE

Survey

- Tokay Park Court Conversion. City of Fayetteville, NC
- Purnell Road ALTA Survey. Town of Wake Forest, NC
- Apex Gateway Boundary, ALTA, and Topographic Survey. Town of Apex, NC
- Blue Ridge Parkway Corridor Topographic Survey, Blue Ridge Parkway
- Boundary, ALTA, and Topographic Surveys, Multiple Solar Farm Sites
- ALTA Surveys with Photogrammetry and SUE, Industrial and Commercial Sites

Andrew A. Nash, P.E.

Senior Geotechnical Engineer



PROFESSIONAL EXPERIENCE

Andrew is a Senior Geotechnical Engineer and Engineering Department Manager in Terracon's Raleigh office. He brings over 25 years of experience in construction materials testing, geotechnical engineering, and project management. Andrew focuses on transportation infrastructure work and design-build projects.

Andrew has performed flexible and rigid pavement designs, slope stability analysis, ground improvement, groundwater control, retaining wall design, embankment settlement, embankment surcharge design, spread footing capacity, pile capacity, dynamic analysis of driven piles, drilled shaft capacity and lateral stability, and capacity for piles and shafts. Andrew has prepared structure foundation designs in accordance with AASHTO LRFD Bridge Design Specifications.

In addition, he has experience in processing, using, and operating the equipment used to collect cone penetration tests (CPT), dissipation tests, shear wave data, dilatometer (DMT), vane shear data, and hammer energy transfer calibrations. Further, Andrew possesses significant knowledge of drilling tooling and equipment for both geotechnical and environmental sites.

PROJECTS

Church Street Park Cricket Expansion – Morrisville, NC
Senior project manager engineer for the geotechnical aspects overseeing subsurface exploration, soil testing, and engineering recommendations. Coordinated with the construction team to address site-specific challenges, such as variable soil conditions and water table management.

McCrimmon Parkway - Raleigh, NC
Project Manager for geotechnical services as a consultant to NCDOT (through Kimley-Horn) for the section of the McCrimmon Parkway realignment (U-5747) that intersects with an EPA Superfund Site (Koppers).

City of Raleigh Fire Station 14 - Raleigh, NC
Andrew was the geotechnical department manager for the full-scale geotechnical consultation for the design and construction of a new fire station in the western portion of Raleigh. The project included a 300-foot-long cast-in-place retaining wall up to 25 feet in height. Terracon provided the owner and design team, as well as independent project review engineers, with detailed stability analyses and backfill recommendations for the design and construction of the retaining wall.

EDUCATION

Master of Science, Engineering, North Carolina State University, 2002

Bachelor of Science Civil Engineering, North Carolina State University, 2000

REGISTRATIONS

Professional Engineer: North Carolina, No. 031022; Virginia, No. 041385; Tennessee, No. 114879

EXPERIENCE

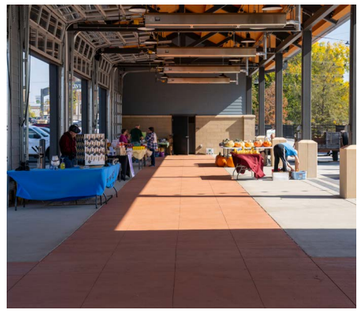
In industry: since 1998
At firm: since 2011

Terracon









DOWNTOWN RIVERFRONT IMPROVEMENTS – PHASE II

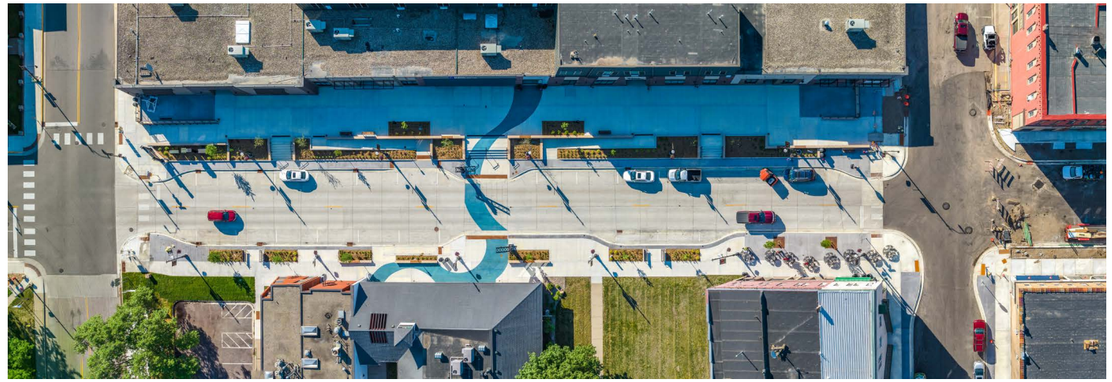
City of Fergus Falls, Minnesota

Bolton & Menk, Inc. partnered with the City of Fergus Falls to implement its Downtown and Riverfront Master Plan, completing both Phase I and Phase II of the riverfront corridor improvements. Phase I introduced a market structure, parking upgrades, and a regional bike trail extension.

Phase II, completed in 2024, focused on creating vibrant public spaces, including a multitiered splash pad, interactive river feature, shade structures, public art, and multiple gathering areas. Our team led extensive public engagement throughout both phases, using pop-up booths, surveys, and community events to shape a design that reflects local identity and supports year-round activation.

The city leveraged our design development documents to secure funding for construction, totaling $7.1 million across both phases. Our collaborative approach and commitment to placemaking helped transform the riverfront into a safe, sustainable, and beautiful destination for residents and visitors alike.

Reference:
Andrew Bremseth| City Administrator
218-332-5400 | andrew.bremseth@ci.fergus-falls.mn.us







MALL AND S MAIN STREET REDEVELOPMENT

City of Le Sueur, Minnesota

This block of Main Street in downtown Le Sueur was originally intended as a pedestrian-only mall, but over the last couple of decades, it had become an underused area that was uninviting to the pedestrians it was intended to cater to. A major factor contributing to its lack of use was that this area was the “back door” of a small shopping mall. Pedestrians had few destinations in the area and little reason to be in the space other than to move through it to other destinations.

City staff knew that reactivating this space would require a complex approach including multiple public/private partnerships. The city partnered with area business owners and a private developer to redevelop the back of the mall into a series of storefront retail spaces to bring new investment into the area and to create destinations on the block. Collaboration with the private developer throughout the project would be vital to the success of the project because both projects were being designed and constructed simultaneously.

The city hired Bolton & Menk to facilitate stakeholder discussions to reimagine the public right-of-way and to prepare construction plans to make imagination into reality. Interventions included reopening the street to vehicular traffic and creating vibrant pedestrian-centric streetscapes with patios, numerous places to sit and gather, street trees and landscaping, and gateway-style monuments. The street was designed with temporary closures in mind for community events from farmers’ markets to street dances and concerts, a vibrant space for residents of Le Sueur to be community together.

Reference:
Joe Roby | City Administrator
507-351-7886 | jroby@cityoflesueur.com







GRACELY PARK REDESIGN AND DOWNTOWN STREETSCAPE

City of Simpsonville, SC

Bolton & Menk is transforming downtown Simpsonville through the revitalization of Gracely Park and the creation of Festival Street. The newly opened Gracely Park event space features a flexible design, allowing part of the roadway to convert into seating and a performance area for community events. This approach enhances recreational opportunities and positions the park as a central gathering place.

The redesign was informed by a thorough evaluation of existing features, mature trees, and site constraints, ensuring new amenities and green infrastructure blend with historic elements like the Arts Center and Historic Library. Three new municipal buildings—City Hall, Police Station, and Fire Department—are strategically placed to maximize accessibility and functionality.

The new Festival Street, now under construction, will provide a pedestrian-friendly corridor that links key destinations and supports daily activity and special events. Supported by a C-Fund grant and collaboration with CoTransCo and SCDOT, the streetscape redesign advances Simpsonville's vision for a safer, more walkable downtown. Bolton & Menk's leadership spans from early visioning through construction administration, aligning every phase with the city's long-term goals for engagement and vitality.

Reference:
Tee Coker | City Administrator
864-967-9526 | tcoker@simpsonville.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 1120 South Avenue North Mankato MN 56003	**CONTACT NAME:** Bridget Whipps CISR **PHONE (A/C, No, Ext):** (507) 344-4501 **FAX (A/C, No):** (866) 800-6596 **E-MAIL ADDRESS:** Bridget.Whipps@bbrown.com
INSURED Bolton & Menk Inc 1960 Premier Dr Mankato MN 56001	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** EMCASCO Insurance Company 21407 **INSURER B :** Employers Mutual Casualty Company 21415 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 25/26 Term **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR [X] Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC OTHER:			6D50852-26	01/01/2025	01/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			6E50852-26	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	[ ] **UMBRELLA LIAB** [X] OCCUR [X] **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 0			6J50852-26	01/01/2025	01/01/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6H50852-26	01/01/2025	01/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Leased/Rented Equipment			6C50852-26	01/01/2025	01/01/2026	Limit	$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Town of Holly Springs, NC 128 S Main Street PO Box 8 Holly Springs NC 27540	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** Bridget Whipps

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II. ACKNOWLEDGEMENT OF ADDENDUM

The undersigned acknowledges receipt and use of this Addendum in preparation of their response submission for the solicitation.

Signature: _____

Print Name: Grant Meacci, PLA, FASLA, LEED AP

Title: Urban Design Group Leader | Principal

Date: December 18, 2025

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 32.

New Business
Title: Rezoning 24-REZ-06 Sunset Lake Road Bank
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Ordinance RZ26-02 to adopt the Plan Consistency Statement, Statement of Resonableness, and approve / deny / defer Rezoning 24-REZ-06 Sunset Lake Road Bank.

Explanation:

- The Town has received a Conditional District Rezoning Option 1 with Development Plan request to rezone 0.92 acres located at 5260 Sunset Lake Road from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional District to allow for a Financial Institution.
- Option 1 Conditional District Rezoning was included in the June 2024 Unified Development Ordinance Amendments. This option allows the applicant to combine the Development Plan 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 legislative hearing process for Type 6 (receive public comments regarding the proposal) Legislative Action Reviews, including Rezoning, is prior to the Planning Board review and recommendation.

Staff Recommendation: Approve Rezoning

- The requested Zoning Map Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides lot-intensity, unobstructive development that is at a scale and design compatible with nearby residential development.
- It is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including small front setbacks, limiting parking between the building and the street, and providing low impact landscaping design techniques and sustainable stormwater practices.

Town Council Public Hearing

- The public hearing was held on February 17, 2026. A link to the public hearing video is included in the staff report.
- Summary of issues:
    - Traffic and Traffic Calming along Lassiter Road.
    - Impacts of the site lighting on the adjacent properties.

Planning Board Recommendation: Approve (4-2) [3 absent]
A summary of the Planning Board discussion is in the staff report. *(Note: This Report is a separate attachment from the Staff Report).*

Proposal Updates

- Added a condition to pay a fee in lieu for traffic-calming or traffic control measures along Lassiter Road.
- Add a sign stating "left only" on the site exit onto Lassiter Road.

Background:

- The project area is located within Town Limits.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, February 17th - Town Council Public Hearing
    - Tuesday, February 24th - Planning Board review and recommendation
    - Tuesday, March 17th - Town Council consideration and decision

Funding Source(s):
N/A

Attachment(s):
1. 24REZ06_SunsetLakeChaseBank_StaffReport_TCDecision
2. 24REZ06_PlanningBoardActionReport
3. 24REZ06_Application
4. 24REZ06_Planset
5. 24REZ06_RezoningOrdinance_DRAFT

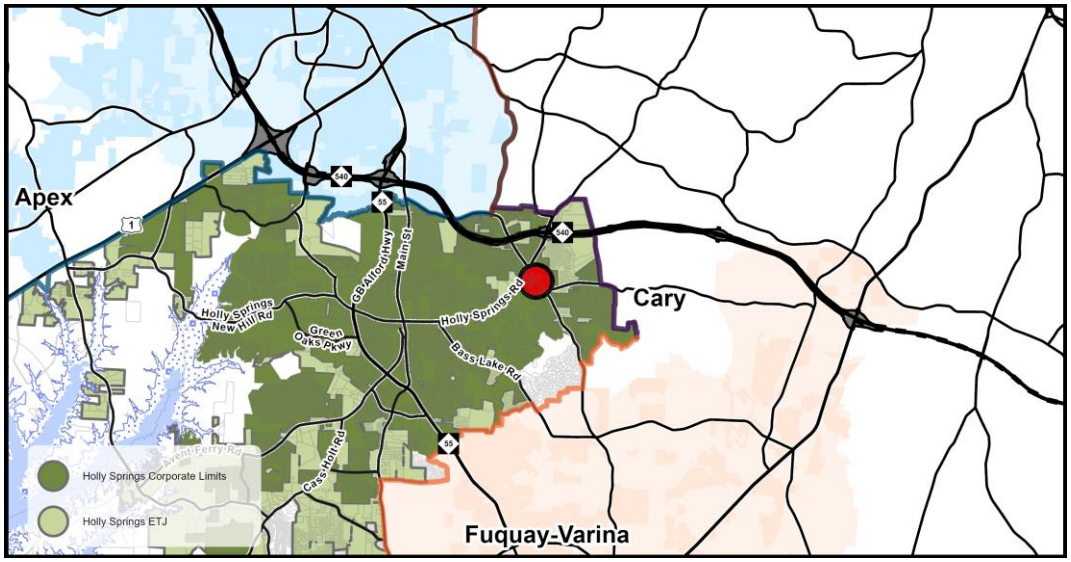
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
SXCW Temp, LLC. (on behalf of Chase Bank)

Property Address: 5260 Sunset Lake Rd.

Property Area: 0.92 ac.



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

Project Summary:

A rezoning of 0.92 acres from SR Suburban Residential to NMX-CD Neighborhood Mixed-Use Conditional Zoning District location at 5260 Sunset Lake Rd. for the development of a 3,432 square foot financial institution with a drive through. The site includes 22 parking spaces and .11 acres of open space. The Option 1 rezoning allows the applicant to combine the Development Plan with the rezoning application in order to provide specific development proposal information with the rezoning request.

Requested Action:

Legislative Decision: Having previously held a Legislative Public Hearing to receive public comments, the Town Council must make a determination on whether or not to approve the policy or modification.

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Case Summary

Current Zoning:
SR Suburban Residential
☐ Conditional Zoning District

Proposed Zoning:
NMX Neighborhood Mixed-Use
☒ Conditional Zoning District
Detailed Plan (Option 1)



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
Northeast Gateway Master Plan

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

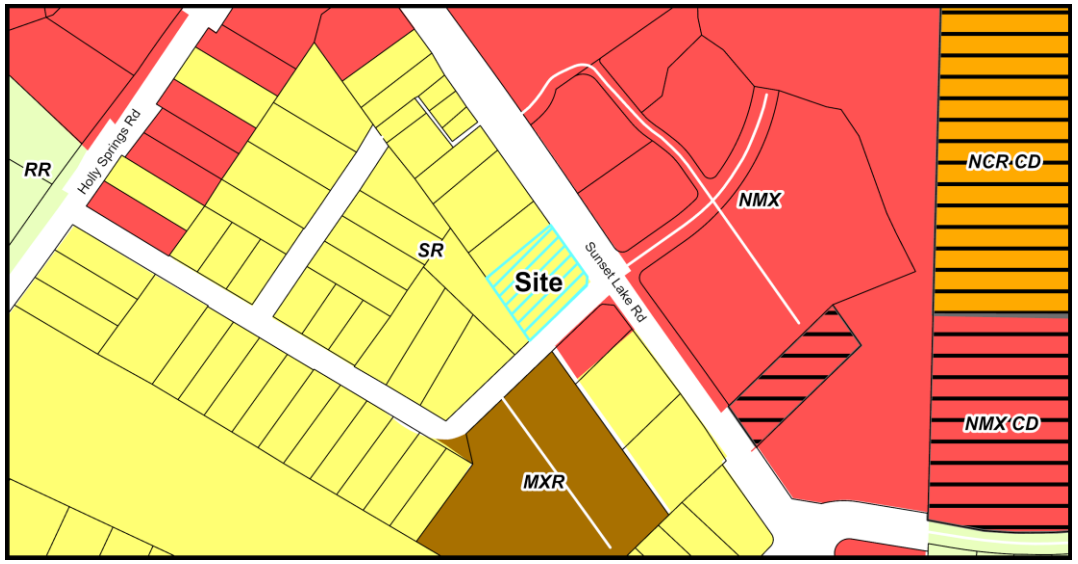
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. The proposed rezoning, and associated development plan, implements these goals through minimal UDO modifications, such as small front setbacks which allows the building to serve as the focal point at the corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort. By requesting a Conditional Zoning District, the applicant is able to provide a detailed site plan at time of zoning, rather than having to submit a Special Use Permit (SUP) to the Board of Adjustment, which helps provide certainty of the development to adjacent property owners and decision-makers.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0669064639	SR	0.92 acres
	Total Area	**0.92 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	SR Suburban Residential	Single Family Home
North	SR Suburban Residential	Single Family Home
South	NMX Neighborhood Mixed Use & MXR Mixed Residential Neighborhood	Commercial & Apartments
East	NMX Neighborhood Mixed Use	Commercial
West	SR Suburban Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update Zoning Reassignment)
Original Zoning: R-10
Approved Zoning: SR Suburban Residential
Approval Date: March 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

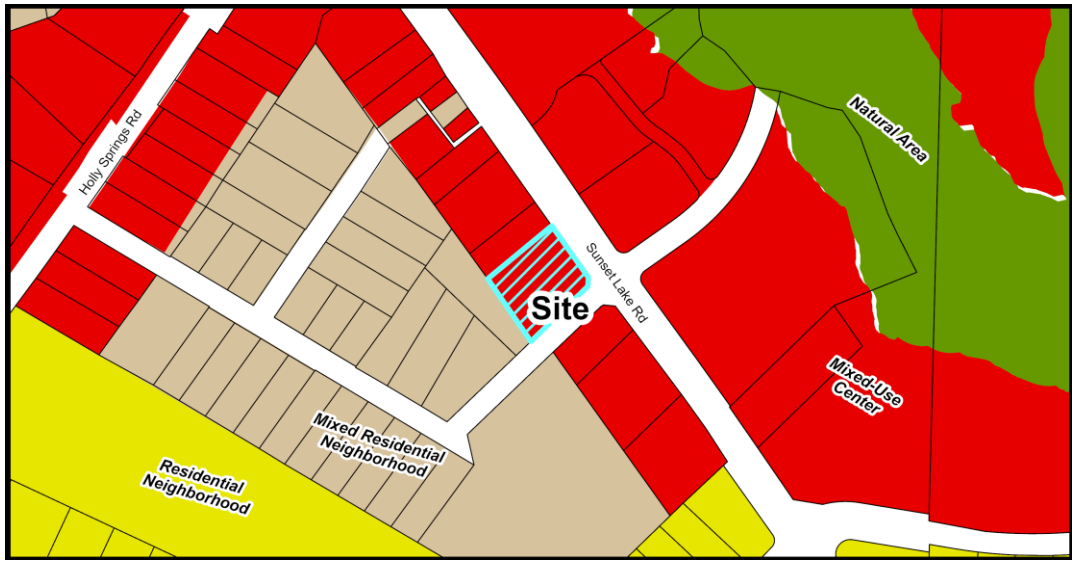
Small Area Plan: Northeast Gateway Master Plan

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

Growth Strategy Map: Places to 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 investments – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment – to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Mixed-Use Center
A **Mixed-Use Center** offers 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. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. 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.

A large-scale, **Mixed-Use Center** may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Some areas designated **Mixed-Use Center** on the Future Land Use Map started off as suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change. Build-out under the Mixed-Use Center category should follow the same use, height, mix, design, and parking expectations described for this character area in the paragraphs above; however, infill development and redevelopment activities should be coordinated closely with the Town (on a case-by-case basis) to phase development, program improvements, and set expectations during the transformation.

Key Characteristics Include:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These 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. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.

Land Use & Character Information (cont.)

- Primarily auto-oriented, but should also be located along corridors served by transit.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: Northeast Gateway Master Plan
The property is located within the boundaries of the Northeast Gateway Master Plan and is located within Function Subarea 4 Commercial Center. Functional Subarea 4 is located in the southwest portion of the Northeast Gateway, including the land area around the intersection of Holly Springs Road and Sunset Lake Road. Much of the area is developed with primarily auto-oriented commercial uses. Future development in this Functional Subarea should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right of way. Special consideration should be given to housing affordability in this area to minimize the displacement of current residents.

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The Future Land Use Map of the Land Use and Character Plan designates this site as Mixed-Use Center and shows that it is located within the Commercial Center of the Northeast Gateway Masterplan. The proposed Option 1 Conditional Zoning District rezoning includes a detailed plan for an approximately 3,500 square foot financial institution (Chase Bank) with drive-through.

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. To implement these goals, the proposed building is located at the corner of Sunset Lake Road and Lassiter Road providing small front setbacks which allows the building to serve as the focal point at this corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort.

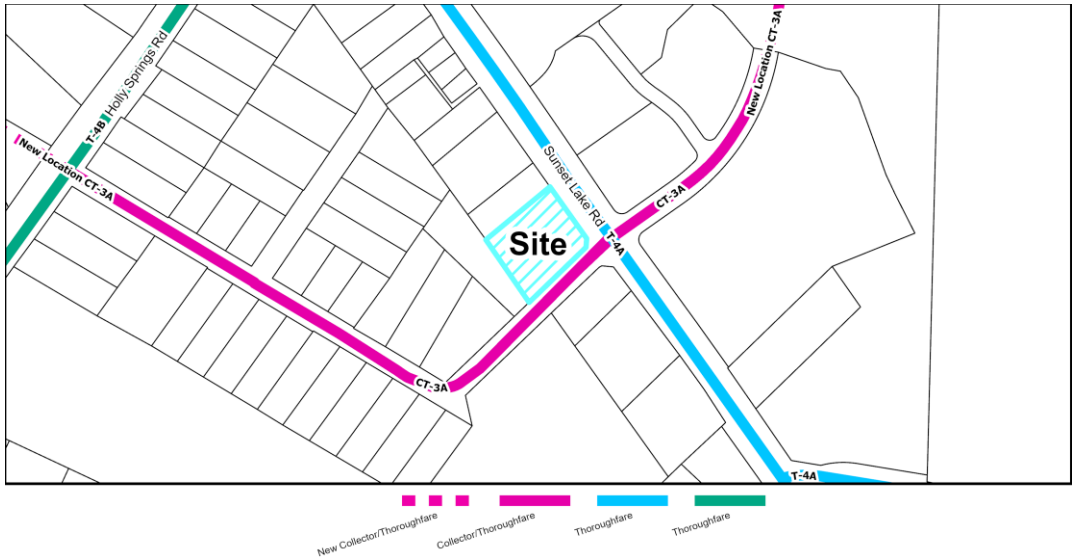
The site and building design also meet key characteristics of the Land Use & Character Plan and Northeast Getaway Master Plan. The stormwater control measure serving the site will be located underground to minimize the impact on adjacent properties and help to hide this from the public view. The building's height allows for an appropriate transition from the adjacent lower density residential and achieved a design guideline of the Northeast Gateway Masterplan. Additional design guidelines from the Northeast Gateway Master Plan being achieved by this plan include main entrance being visually defined by the inclusion of the double doors, increased glazing and located on a tower feature of the building. The design of the drive through, with it being located on the rear of the building with a screening wall blocking the drive isle from public right of way, creates minimal visual impacts. Overall, the project meets several key characteristics of both the Mixed-Use Center Designation and the Northeast Gateway Master Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Lassiter Road to meet the ½ of the ultimate cross-section (CT-3A), which is a 3-lane roadway. Previous projects on the south side of Lassiter Road constructed road improvements including curb, gutter, and sidewalk at a location that is not consistent with the current 3-lane CTP cross section. This project is proposing to provide enough right-of-way dedication and will construct the roadway to accommodate the complete 3-lane cross section along the Lassiter Road frontage. Included with the road frontage improvements, this project will construct a new 5-foot sidewalk along the property frontage on Lassiter Road, and will replace the existing 5-foot sidewalk on Sunset Lake Road with a 10-foot sidepath.

New Location Roadways:

There are no new location roadways on this site. This project will provide a drive aisle stub to the northern property line for future connectivity.

Hotspot/Safety Study Location:

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

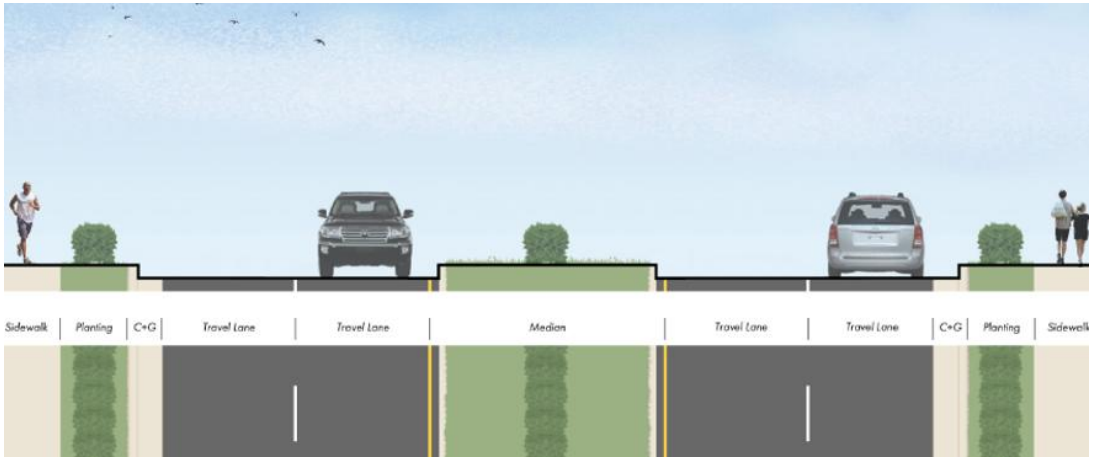
Improvement Prioritization:

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 Trip Generation and Distribution Assessment (Tier 1 Study) was completed with this project in accordance with the Traffic Study Policy. The project is anticipated to generate approximately 232 new daily trips. Due to the minimal trip generation, this project will have minimal impact on the surrounding roadway network. Therefore, further analyses of nearby intersections, or mitigation improvements are not warranted with this project.

Transportation Staff Analysis:

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

The traffic study and proposed frontage widening are consistent with the Town's policies and Comprehensive Transportation Plan.

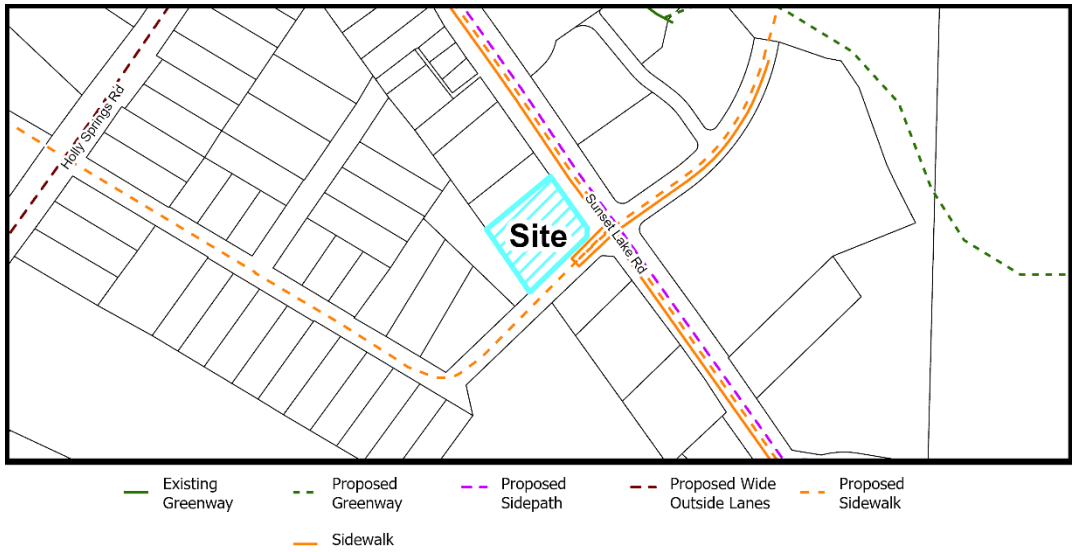
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

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

Parks, Recreation, & Greenways Staff Analysis:

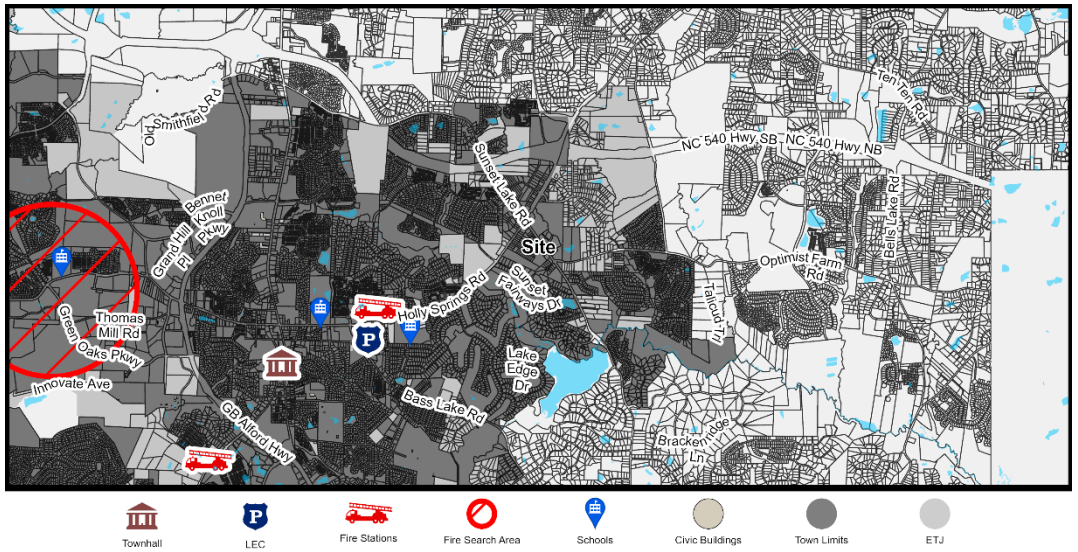
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along the south side of Sunset Lake Road 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 which this project was submitted (note the recently updated Community Facilities Section identifies the project in the search area of future Fire Station #4).

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:

This site is currently occupied by a single-family home that is connected to Town water and sewer. The project will utilize the existing water and sewer service connections. Water mains exist within Sunset Lake Road and Lassiter Road, so no water line extensions are required with this project. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system to support this project.

Sanitary Sewer:

This project will utilize an existing sewer service. The project provided a Sewer Verification Memo to show the proposed use (bank) generates the same or less wastewater than the existing use (single-family home).

Reclaim:

This project is outside of the Town's reclaimed service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary

This project is not subject to the Water Resource Management Policy. The proposed development will be removing a 2-bedroom single-family home (150 GPD) and replacing it with a bank (150 GPD). Therefore, there would be no net increase in sewer flow to the wastewater treatment plant.

Infrastructure & Utility Staff Analysis:

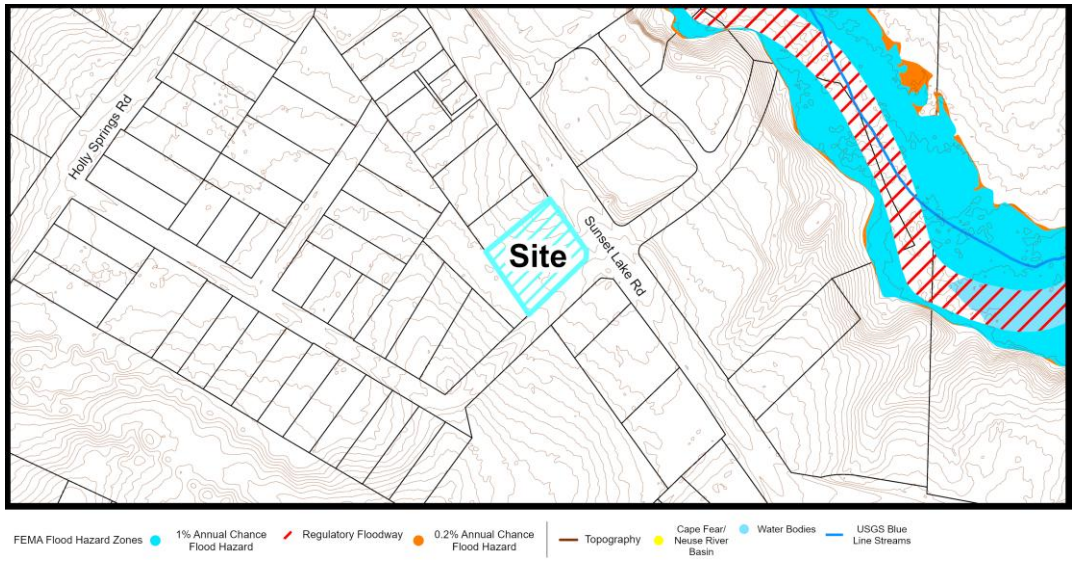
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed water and sewer connections and completed Engineering Studies are consistent with the UDO and other Town policies and standards.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**12% or 0.11 ac.**
Tree Preservation Area	10%
Active Recreation Area	0%
Urban Civic Space	0.5%
Flexible Space	1.5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is providing the minimum required open space for this development. This site is less than 2 acres and not required to provide Tree Preservation Area, however, the applicant is preserving existing trees on the site and dedicating this toward a tree preservation area for a total of .04 acres. The proposed application is providing a 3,117 square foot urban civic space. Overall, the site is providing the minimum required .11 acres of open space.

Stormwater:

The project is located within the Neuse River Basin and is proposing to treat new impervious surfaces onsite with underground Stormwater Control Measures (SCM).

Natural Resources & Open Space Staff Analysis:

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

The project is proposing to meet the minimum required open space of 12% with Urban Civic Space and some Tree Preservation Area. New impervious will be treated with underground SCM. Overall, the open space is consistent with the Unified Development Ordinance.

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):

Use	UDO Standard	Proposed Standard
Drive In / Drive Through	SUP	P

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback (front)	25'	14.4'
Side – Corner Setback	5'	9.6'
All Other Setbacks (Side and Rear)	5'	101.1' & 120.8'

Building Height	UDO Standard	Proposed Standard
Minimum Building Height	20'	21.5'
Maximum Building Height	45'	

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	Type A- Open	Type A - Open
North	Type B– Semi-Opaque	Type B – Semi-Opaque
South	Type A- Open	Type A - Open
West	Type B– Semi-Opaque	Type B – Semi-Opaque
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 understory tree
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	123 small shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	4 islands: 4 trees & 45 shrubs
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	7 trees

Parking (UDO Section 6):

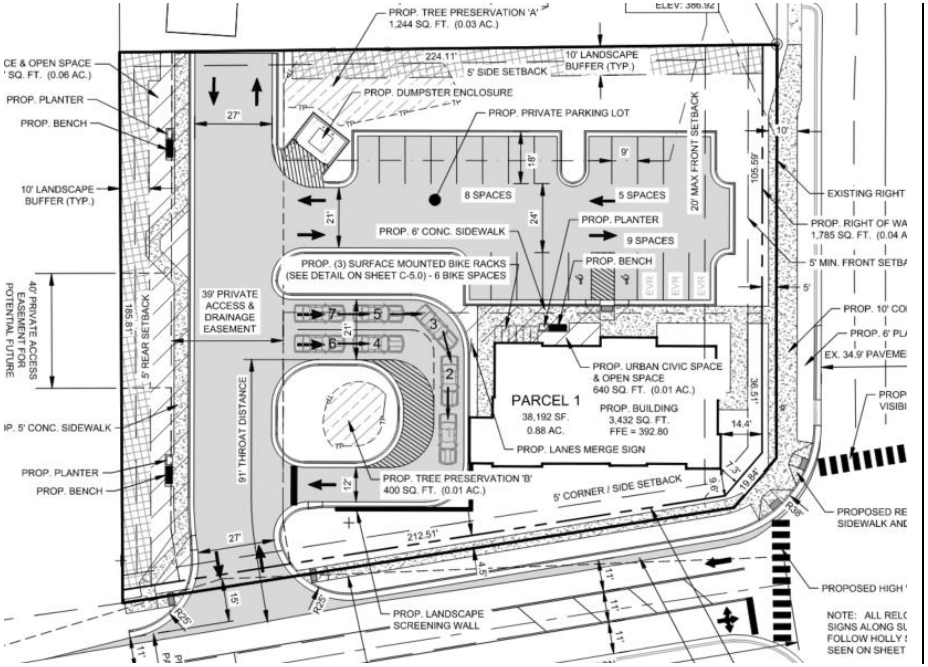
	UDO Standard	Proposed Standard
Vehicle Parking Locations	Side & Rear Yard Only	Side & Rear Yard Only
Minimum Parking	7 spaces	22 Spaces
Maximum Parking	14 spaces	
Bike Parking	5 spaces	6 spaces
EV Parking	10% EVSE Ready: 2.2 spaces	3 spaces

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

	Proposed Standard
Building Design	
Building Materials	Interstate Brick, Cultured Stone, & Aluminum Composite Material Panel.
Horizontal Variation	Base, Middle & Top of the building are provided with the middle being greater than 50%.
Vertical Variation	Variations provided a minimum of every 30'.
Roof Expression	Expression provided a minimum of every 60'.

	Proposed Standard
Site Design	
Pedestrian Access & Circulation	Sidewalks provided around the building and from the public right of way.
Public Realm	50% increase in the Urban Civic Space

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



Site Design Highlights

- 3,432 square foot financial institution with a drive-through ATM.
- 22 parking spaces with 3 spaces being EV Ready.
- Urban Civic Space located in front of the building as well as along the Southern property line.

Building Elevations (UDO Section 8 and Conditional Zoning District)



Building Elevation Highlights

- Large glazing feature located at the corner of the building and the road frontages.
- Type 1 materials (Brick & Stone) are utilized over much of the building.
- Human scale design elements include repeating soldier course and horizontal sunshade.

Conditional Zoning District Standards Staff Analysis

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

The Comprehensive Plan and the Northeast Gateway Master Plan both emphasize that future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. To accomplish these goals, the applicant is proposing modifications to the Unified Development Ordinance through this Conditional Zoning District, the largest change being a reduction of the front setback, which allows the building to be moved closer to the corner of the property and become the focal point. Without this reduction to the front setback, the building would be required to be pushed further into the site and would limit opportunities for interaction with the public right-of-way.

The applicant is also requesting an increase in parking requirements for the building. This request is in response to the neighborhood meeting in which residents shared concerns regarding both this building and adjacent uses not having enough parking to serve their buildings. The applicant has shared the potential for a shared parking agreement in the future with adjacent uses to help mitigate some of the existing parking concerns. While this increase in parking may impact design goals for the Northeast Gateway area, the parking is located to the side of the building and is hidden from the right-of-way with a low wall that also increases pedestrian comfort.

Through the staff review process and following conversations with adjacent property owners, the development has changed several times. Additional properties along Lassiter Road are no longer being included in the application partially based on feedback from residents about a potential stormwater control measure being too close to homes. The exclusion of those properties has required the applicant to modify the location of the stormwater control measure to underground and minimize the impact of this site element on the adjacent properties.

Overall, the applicant is requesting minimal changes to the Unified Development Ordinance and the standards they are requesting to change are either in response to concerns shared by the neighbors or to help achieve better design more consistent with the Comprehensive Plan.

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

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. The proposed rezoning, and associated development plan, implements these goals through minimal UDO modifications, such as small front setbacks which allows the building to serve as the focal point at the corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort. By requesting a Conditional Zoning District, the applicant is able to provide a detailed site plan at time of zoning, rather than having to submit a Special Use Permit (SUP) to the Board of Adjustment, which helps provide certainty of the development to adjacent property owners and decision-makers.

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: 5/29/2024
Summary of Issues:

- Concerns regarding vehicular and pedestrian safety with the existing amount of cut-through traffic on Lassiter Rd.
- Concerns regarding existing uses and buildings not having enough parking.
- Concerns regarding the site access being located along Lassiter Rd. rather than Sunset Lake Rd.
- Concerns regarding the stormwater Control Measure that is being utilized for the site.

Legislative Public Hearing

Public Hearing Date: 2/17/2026

Public Hearing Video: https://hollyspringsnc.portal.civicclerk.com/event/639/overview (Public Hearing begins at **2:22:10**)

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:

- Discussed traffic-calming along Lassiter Road.
- Discussed the lighting on the property and how it may affect the adjacent properties.

Planning Board Consideration & Action

Planning Board Meeting Date: 2/24/2026

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Application Modifications

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

- Including a condition stating, "Prior to construction drawing approval, Applicant shall pay a $6,500 fee-in-lieu to the Town for appropriate traffic calming or traffic control measures on Lassiter Road, as determined by Town staff".
- Included a "Left Turn Only" sign on the site exit onto Lassiter Road.

Town Council Consideration & Action

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

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

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

Town Council Decision Type: Legislative Decision

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

Staff Recommended Consistency and Reasonableness Statement:

The requested Zoning Map Amendment from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides lot-intensity, unobstructive development that is at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including small front setbacks, limiting parking between the building and the street, and providing low impact landscaping design techniques and sustainable stormwater practices.

Potential Zoning Map Amendment Petition Motion(s)

Adopt Ordinance #RZ26-02 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Planning Board Meeting Date: 2/24/2026

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

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

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

The Planning Board discussed the following issues and concerns:
- Traffic and traffic calming along Lassiter Road.

Zoning Map Amendment Plan Consistency Statement
Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (6 - 0) *[3 absent]*

The requested Zoning Map Amendment from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides a lot-intensity, unobstructive development that is at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including small front setbacks, limiting parking between the building and the street, and providing low impact landscaping design techniques and sustainable stormwater practices.

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council approve Zoning Map Amendment 24-REZ-06 to change the zoning of 0.92 acres of Wake County PIN #0669064639 from SR: Suburban Residential to NMX-CD: Neighborhood Mixed Use Conditional Zoning District as submitted by SXCW Temp, LLC.

The Planning Board voted in favor of the recommendation (4 - 2) *[3 absent]*

Those voting against the motion:

- Mrs. Sara Kempin – Does not believe that the applicant is providing enough traffic calming along Lassiter Road.
- Mr. Rick Madoni – Believes the applicant should contribute more to traffic calming on Lassiter Road.

Additional Planning Board Actions

Motion to recommend staff work with North Carolina Department of Transportation (NCDOT), this applicant and future applicants to address, however they see fit, traffic calming measures, to mitigate the impacts on the residents of Lassiter Road and the area.

The Planning Board voted in favor of the motion (6 - 0) *[3 absent]*

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: SXCW Temp, LLC c/o Ashley Terrazas	Company: Parker Poe Adams & Bernstein
Mailing Address: 301 Fayetteville Street, Suite 1400	
City, State, Zip: Raleigh, NC 27601	
Telephone: 919-835-4043	E-Mail: ashleyterrazas@parkerpoe.com
Design Professional	
Name: Jeremy Roberts and Steven Prophet	Company: Eagle Engineering
Mailing Address: 2013 Van Buren Avenue, Suite A	
City, State, Zip: Indian Trail, NC 28079	
Telephone: 704-893-1263	E-Mail: jroberts@eagleonline.net
Developer	
Name: SXCW Temp, LLC c/o Genie Lucas	Company: Chase Bank
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.com
Architect	
Name: Stephanie Calamari	Company: VergesRome Architects
Mailing Address: 320 N Carrollton Avenue, Suite 100	
City, State, Zip: New Orleans, LA 70119	
Telephone: 504-488-7739	E-Mail: steph@vergesrome.com
Landscape Architect	
Name: J. Camille LaFoy	Company: J.C. LaFoy & Associates, LLC
Mailing Address: 101C N. Greenville Ave., Suite 242	
City, State, Zip: Allen, TX 75002	
Telephone: 214-502-4036	E-Mail: clafoy@lafoyservices.com
Financially Responsible Party (REQUIRED)	
Name: SXCW Temp, LLC c/o Genie Lucas	Company:
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.com
Property Owner (REQUIRED)	
Name: SXCW Temp, LLC c/o Genie Lucas	Company:
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.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	Sunset Lake Bank
Project Location *Use street address. If none, use closest intersection*	5260 Sunset Lake Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0669064639
Real Estate ID	0065466
Project Acreage	0.88 Partial Parcel? ☑ Yes ☐ No
Current Zoning	Suburban Residential (SR)
Proposed Zoning	Neighborhood Mixed-Use Conditional Zoning District (NMX-CD)
Current Future Land Use Designation	Mixed Use Center and Mixed Use Residential
Proposed Future Land Use Designation	No Change
Small Area Plan Designation *(if applicable)*	N/A
Special Study Scoping Meeting Dates	Sewer: 5/23/24; Traffic: 5/30/24
Sketch Plan Review *(pre-submittal)* Meeting Date:	July 7, 2024
Neighborhood Meeting Date:	May 29, 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: 1/30/2025

PLAN CONSISTENCY STATEMENT

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

See attached consistency statement

SECTION 1: LAND USE & CHARACTER

See attached consistency statement

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached consistency statement

SECTION 3: PARKS, RECREATION

See attached consistency statement

SECTION 4: COMMUNITY FACILITIES

See attached consistency statement

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached consistency statement

SECTION 8: NATURAL RESOURCES

See attached consistency statement

STATEMENT OF REASONABLENESS

See attached consistency statement

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.

See attached consistency statement.

SUNSET LAKE BANK

CONSISTENCY STATEMENT

A PROPOSED BANK DEVELOPMENT
IN HOLLY SPRINGS, NORTH CAROLINA

SUBMITTED TO

The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR

SXCW Temp, LLC
7935 Council Place
Matthews, NC 28105

PREPARED BY

Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Eagle Engineering
2013 Van Buren Avenue, Suite A
Indian Trail, NC 28079

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ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL

SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE REFERENCED SECTION IS NO LONGER APPLICABLE

PROJECT OVERVIEW

This document and the accompanying exhibits submitted herewith (collectively, the "Rezoning") are provided pursuant to Town of Holly Springs Unified Development Ordinance ("UDO") provisions for Conditional Zoning Districts. This Rezoning addresses the development of approximately .88 acres located on the corner of Sunset Lake Road and Lassiter Road. The property is comprised of one tax parcel, PIN 0669064639 (the "Property"). The Property is within the Town's corporate limits.

This Rezoning proposes to rezone the Property from Suburban Residential (SR) to Neighborhood Mixed Use Conditional District (NMX-CD) to allow for the redevelopment of one older, single-family home into a small bank branch with a drive-through ATM. The Rezoning is accompanied by a full development plan, and thus all details of the project will be a part of the zoning. The Property's frontage on Sunset Lake Road is planned to be redeveloped for smaller-scale commercial uses to serve surrounding residents and add to the Town's commercial tax base. The Rezoning helps accomplish this planned change in use, recognizing that single-family residential uses are no longer appropriate on Sunset Lake Road, as it is now a major avenue that supports commercial and office uses. A traffic study has been submitted, as has a sewer memo, which shows that the proposed bank uses the same amount of sewer capacity as the current single-family home it is replacing, making the sewer impact of the project neutral.

The proposed design provides appropriate internal site circulation and street stubs to adjacent properties, attractive landscaping and buffering, and pedestrian improvements on the frontage of Sunset Lake and Lassiter Roads. It is an appropriate design and scale for the proposed commercial use, very near to other residential uses along Lassiter Road.

CONSISTENCY STATEMENT

A. FUTURE LAND USE & COMMUNITY CHARACTER

On the Future Land Use Map (the "FLUM") and on the Northwest Gateway Master Plan, the Property is at the edge of a Mixed Use Center on Sunset Lake Road, and the rear portion of the Property is in a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, ("Comp Plan"), Mixed Use Center areas "offer[] the opportunity to serve broader economic . . . needs in the community." According to the Comp Plan, there are multiple parking strategies that can be appropriate, such as "rear-lot parking strategies," and have a "compact, walkable environment." Comp Plan, p. 66. The Mixed Residential Neighborhood portion of the property is not planned to have commercial uses and is intended to stay residential. Comp Plan, p. 44.

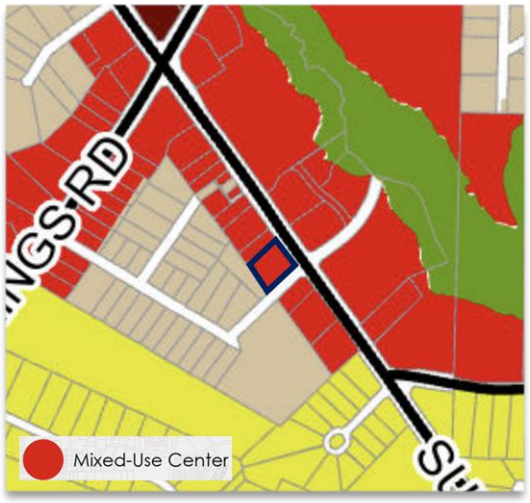
This Rezoning is consistent with the Mixed Use Center and Mixed Residential Neighborhood FLUM designations because the master plan commits to a site design that places the commercial use in the Mixed Use Center, and only stormwater control and landscaping on the portion of the Property that is meant for less-intense residential uses.

The FLUM recommends NMX zoning, and thus this proposal is directly consistent with that guidance. The Sunset Lake Bank project and master plan will include a drive-up ATM, which is a service modern banks typically provide and customers expect, at a location and with a lane configuration that complies with NMX standards.

The Property is also located in the Functional Subarea 4 in the Northeast Gateway Master Plan, which notes that, "[f]uture development in this Functional Subarea should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way." Northeast Gateway Master Plan (NEMP), p. 38. The site design responds to this guidance by providing a 10' sidepath on Sunset Lake Blvd for better pedestrian and bicycle accommodations, a sidewalk from Lassiter Rd along the internal access street, new high-visibility crosswalks at across Sunset Lake Blvd and Lassiter Road, and provides a building orientation that is only about 20' from the pedestrian facilities on Sunset Lake Blvd and provides direct pedestrian access and a street-facing entrance from the building to those facilities. "Parking should be to the side or rear of buildings," NEMP, p. 39, as shown on the proposed development plan. The Town's planned sections here provide appropriate bicycle facilities on each of the public street frontages. *See* NEMP p. 38.

- Sunset Lake Blvd (T-4A): a behind-the-curb sidepath to protect cyclists from faster, heavier traffic on the road most likely to see cyclist trips
- Lassiter Rd (CT-3A): on the road with slower vehicular traffic and fewer trips, a sidewalk provides a behind-the-curb option, and the wider pavement will provide an improved on-street travel option.

The Rezoning proposes a small-scale commercial use that is appropriate at the edge of the Mixed Use Center, in the transitional location between existing commercial uses and residential uses along Lassiter Road. The planned multi-use path on Sunset Lake Road will help contribute to a more compact walkable environment envisioned for Mixed Use Centers.



B. TRANSPORTATION/COMPREHENSIVE TRANSPORTATION PLAN

The Town adopted an updated Comprehensive Transportation Plan on May 17, 2022 (the "Transportation Plan"). The Transportation Plan designates Sunset Lake Road as a 4-lane, median divided Thoroughfare and Lassiter Road as 3-lane Collector or Thoroughfare. Transportation Plan p. 132. The project will also provide a sidepath along the Sunset Lake Road frontage. According to the Town's UDO, this Rezoning shall dedicate and construct the sidepath and half of the ultimate cross section recommended by the Transportation Plan for Sunset Lake Road and Lassiter Road along the Property's frontage. A stub will be provided to the property to the north, which is also designated for commercial development on the FLUM and the NEMP, and a cross-access easement will be provided to the west, which will facilitate a connection if this .75-acre property were to be rezoned and developed for a more intense use than the planned and permitted low-density residential use under this neighboring property's Suburban Residential zoning.

C. PARKS, RECREATION & OPEN SPACE/BEYOND THE GREEN: A PARKS & RECREATION MASTER PLAN

The project is consistent with the goals and themes of the Parks, Recreation, and Greenways Master Plan (the "Parks Plan"). The Greenways Map and Park Search Areas Map do not propose a greenway or park in the vicinity of the Property, but they do identify a proposed sidepath along Sunset Lake Road. This Rezoning includes a 10' sidepath with the required street frontage improvements along Sunset Lake Road. The Rezoning also includes a sidewalk and urban civic space at the rear of the site, which would connect to future development to the north.

D. COMMUNITY FACILITIES

As discussed above, the project will feature public sidewalks and a sidepath along its frontage. It has not been identified as a location for additional community facilities.

E. INFRASTRUCTURE AND UTILITIES

The Property is in the Town's corporate limits and be served by Town water and sewer services. A sewer memorandum has been completed by the applicant, which demonstrates that, because the proposed project will be redeveloping a single-family home with small bank branch, the proposed use will use the same sanitary sewer and public water capacity than the current user. A fire flow analysis was also conducted, which showed that the Property has sufficient flow for fire protection.

F. NATURAL RESOURCES

The project will exceed minimum requirements for open space and urban civic space area in UDO Section 4 by providing .11 acres (12% of the site area) as open space.

PUBLIC BENEFITS STATEMENT

The proposed project will provide benefits to the general public by providing important frontage improvements on Sunset Lake Blvd and Lassiter Rd, that will include a 10' sidepath on Sunet Lake, and widening, curb and gutter, and new sidewalk on Lassiter Rd where there is none today. These important frontage improvements would not be required if the subject lots were redeveloped with larger detached or attached homes under their current zoning. It will also increase the Town's tax base by providing a new and attractive small-scale commercial use on property that is currently occupied by an older single-family home. This will be a small convenient retail use that will be walkable for residents in the area.

DESIGN GOALS

The project will incorporate and/or achieve the following design goals as described in UDO Section 2.4.3.A.

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 features.

   The development is a redevelopment of an existing single family home and will preserve trees along the perimeter with residentially-zoned areas behind the Property.

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.

   The Property is located in a developed area of Holly Springs, across the street from a popular shopping center and close to significant coming road infrastructure with the Holly Springs road widening and I-540 extension. It accomplishes the planned redevelopment of low-density single-family homes into smaller scale commercial uses on Sunset Lake Road.

3. Development of pedestrian oriented communities; development of traditional style neighborhoods.

   This project will incorporate new pedestrian infrastructure that is a part of the Town's larger pedestrian connectivity goals for the area.

4. Development of communities that are visually and functionally connected to one another.

   This Rezoning will facilitate infill commercial redevelopment that is visually and functionally consistent with the shopping center across Sunset Lake Road and the small commercial business across Lassiter Road.

5. Protection of significant watershed areas in order to preserve water quality.

   The Property is not located in a critical or water supply watershed. Stormwater design will comply with Town of Holly Springs and State requirements. The site will not increase the peak flows from pre-development conditions for the 1-year, 24-hour storm event and will treat total nitrogen as required by the Town of Holly Springs.

6. Creativity and imagination in the process of development.

The project will feature a well-designed small commercial development where commercial development is planned to replace existing single-family residential.

7. Unique architecture or sustainable design.

The project will provide an attractive commercial amenity that fits in the surrounding context.

8. Efficient, aesthetic, and desirable use of open space.

The project will meet, if not exceed, the required area of open space and will provide attractive landscaping throughout the development.

9. Variety in housing types and physical development patterns.

The Rezoning does not propose any housing, but it provides appropriate transitions to residential areas.

10. Special considerations for property with a unique history or outstanding physical features.

The Property does not have a unique history or outstanding physical features.

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	May 29, 2024
Meeting Time:	7:00 - 8:00 PM
Meeting Location:	Holly Springs Cultural Center

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

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

Summary of Issues:

See attached neighborhood meeting report.

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

See attached neighborhood meeting report.

Additional attachments required:

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

Preparer's Signature: Date: 1/30/25

Sunset Lake Bank - Neighborhood Meeting Report

On May 29, 2024 at 7:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 13 neighbors attended the meeting. After a presentation of the project, the applicant team answered 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. Multiple comments and concerns about vehicular and pedestrian safety with the existing amount of cut-through traffic on Lassiter Road. There are not any sidewalks adjacent to the single-family residential homes on Lassiter Rd, and the road is narrow. There is a bus stop on Lassiter Road near apartment complex.

   Response: The development team's traffic engineer explained that the proposed bank branch will generate relatively little traffic to Lassiter Rd and the surrounding road network. Additional significant road improvements in the immediate vicinity, such as the Holly Springs Road widening and improvements, improvements to the Sunset Lake Road/Holly Springs Road intersection, and even the coming I-540 extension, should direct some traffic away from Lassiter Road. While the developer of the new residential lots and homes on Lassiter Rd (where many attendees live) was not required to provide frontage improvements, current regulations will require this project to provide frontage improvements adjacent to the development. The Town of Holly Springs has long-term plans to improve Lassiter Rd, and at some point in the future, would likely work with NCDOT on those improvements, as NCDOT owns and maintains the residential portions of Lassiter Rd.

2. Multiple comments and concerns about the existing issues related to G13 Brazilian Jiu-Jitsu (across Lassiter Rd from the rezoning site) not having enough on-site parking and patrons taking jiu-jitsu classes parking on Lassiter Rd. Safety issues related to this situation.

   Response: The development team understands that this is an issue and will provide plenty of on-site parking for employees and patrons of the proposed bank. Perhaps in the future, the bank could have some kind of parking agreement with G13, as G13 holds most of its classes when the bank will likely be closed, but cannot guarantee this. In any event, the bank will not contribute to this issue or make it any worse.

3. Multiple questions and comments about whether site access can be moved to Sunset Lake Road. Many neighbors do not want site access on Lassiter Road. Comments about other existing businesses that had site access points close to major intersections on Sunset Lake Road.

   Response: The development team's traffic engineer explained that, while other businesses in the past may have been able to locate driveways closer to intersections on Sunset Lake Road, under current regulations, this very likely would not be allowed. The development team will explore this with the Town and NCDOT, but it most likely would not be allowed, and the access point would need to be on Lassiter Road.

4. Concern about visibility at the bend on Lassiter Rd. Could the applicant remove or thin out the large existing trees in that area to improve visibility?

Response: Yes, the development team will look at removing those trees to improve visibility and safety at that corner.

5. Questions about the proposed permitted uses for the property and whether other uses could be established later.

   Response: The applicant is proposing a conditional use rezoning, which will have a master plan and design manual that only allows for a bank development in the general configuration shown on the master plan. That would be the only permitted use. If another user were to wish to locate there at some point in the future, they would have to go through a rezoning.

6. Question about the traffic analysis that will be performed.

   Response: The development team's traffic engineer explained that he had not yet held a traffic scoping meeting with Town staff to determine the exact traffic analysis that would be required; however, he expected that, based on the small size of the proposed bank and the relatively small traffic generation of this use, a full traffic impact analysis would not be required.

7. Question about how stormwater runoff will be managed.

   Response: The town and state have strict requirements on managing stormwater runoff volume and quality, which this project with conform to. The main stormwater control device is a dry pond, so it will not have water in it most of the time, and is located at the Lassiter Rd bend, which is the natural drainage location. It will collect stormwater and release it slowly. Stormwater is not being controlled on the property today.

8. Concern and comment about coyotes in the area being attracted to SCM. There are coyotes around the stormwater pond for the apartment complex on Lassiter Rd.

   Response: The applicant was not aware of this issue but does not believe that coyotes will be attracted to the proposed dry pond.

9. Question about SCM screening.

   Response: The applicant plans to screen the dry pond with landscaping, so it should not be very visible and will not have water most of the time.

10. Question about hours of operation of bank.

    Response: The bank would likely be open during normal bank business hours, 9-5 during the weekday and Saturday mornings. The ATM would be accessible 24/7.

11. Question about how this project will be able to change to respond to neighbor's concerns.

Response: The development team will regroup to evaluate the questions and concerns raised by the surrounding community. The team will also respond to staff comments. Through the rezoning process, with several rounds of submission expected, the team plans to make revisions to the project to adapt to feedback where feasible.

12. Question about how view application when it is submitted.

Response: The Town of Holly Springs posts rezoning applications on its website.

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared Jeannette Lucas _____ 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:

0669064639	
0669062446	

and does hereby authorize Ashley Terrazas to act

(name of representative/applicant)

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

J Lucas

Signature of Owner

SXCW Temp, LLC,
a North Carolina limited liability company

By: Jeannette Lucas, Project Manager

Sworn to or affirmed and subscribed before me this 14th day of February, 2025.

NOTARY PUBLIC:

Patricia Marie Wheeler

Official Signature of Notary

(Official Seal)

Patricia Marie Wheeler, Notary Public

Print Name

PATRICIA MARIE WHEELER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Oct. 20, 2026

My commission expires: October 20, 2026

Sunset Lake Road Rezoning

5/29/24 Neighborhood Meeting Sign-In Sheet

Name	Address	Email
JOE PRATER IV	4020 LASSITER RD, HOLLY SPRINGS	JHPRATER4@GMAIL.COM
Alexzandra Volpe	4020 Lassiter Rd, Holly Springs	drali@theatlascentre.com
Lauren Helms	4020 Lassiter Rd Holly Springs	info@pebblebeachplace.com
MARY Beamon	5216 Sunset Lake Rd	muiro1@att.net
Mike+Kim Randolph	6004/6006/6008 Hollylane-HS	Kimran4299@gmail.com
Bharat Patel	2106 Pilot Mountain ct. Apex	bharat_1459@Yahoo.com
Mounia Nadry	4016 Lassiter Rd	
Kimberli Nichols	6003 Holly Ln.	Knichols3@worcester.edu
Kristina Cotolo-Thorpe	3006 Lassiter Rd	Kristinacotolo15@gmail.com
DOUG THORPE	3006 Lassiter Rd.	douglas.l.thorpe@gmail.com
Rafael Latimer	3005 Lassiter RD	rafael_latimer@yahoo.com
Jennifer Sales	3005 Lassiter Rd.	jennifersales10@yahoo.com

CHASE BANK

5260 SUNSET LAKE ROAD, HOLLY SPRINGS, NC.

DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT # PLRZ202400129 / 24-REZ-06

SITE AND DEVELOPMENT DATA	
JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0669064639
REAL ESTATE ID(S):	0065466
SITE ADDRESS:	5260 SUNSET LAKE ROAD
ZONING	NMX - CD
USE CLASSIFICATION	FINANCIAL INSTITUTION
TOTAL SITE AREA	0.88 AC.
R/W DEDICATION	0.04 AC.
MIN-MAX FRONT SETBACK	5-20 FEET
MINIMUM CORNER/SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT	21.5 FEET (1 STORY)
PROPOSED BUILDING AREA	3,432 SQ. FT.
MINIMUM OPEN SPACE	0.11 AC. (12% OF SITE)
PROPOSED OPEN SPACE (TOTAL) (URBAN CIVIC + TREE PRESERVATION)	0.11 AC. (12% OF SITE)
PROPOSED MINI-PARK	2,000 SF. MINIMUM 3,117 SF. PROVIDED
REQUIRED FLEXIBLE SPACE	0.013 AC. (1.5% OF SITE)
PROVIDED FLEXIBLE SPACE (AS URBAN CIVIC SPACE)	0.013 AC. (1.5% OF SITE)
MINIMUM ACTIVE RECREATION	N/A (NMX ZONING)
MINIMUM URBAN CIVIC SPACE	0.004 AC. (0.5% OF SITE)
PUBLIC REALM INCREASE	0.007 AC. (0.75% OF SITE)
URBAN CIVIC SPACE PROVIDED	0.07 AC. (8.0% OF SITE)
MINIMUM TREE PRESERVATION	N/A (LESS THAN 2 AC.)
TREE PRESERVATION PROVIDED	0.04 AC.
MIN. REQUIRED PARKING	2 SPACE / 1000 SQ. FT. = 7 SPACES REQUIRED
MAX. ALLOWED PARKING	4 SPACE / 1000 SQ. FT. = 14 SPACES ALLOWED
PROVIDED TOTAL PARKING	22 SPACES
REQUIRED EV READY PARKING	2.2 SPACES (10%)
PROVIDED EV READY PARKING	3 SPACES (13.6%) - EVR
REQUIRED BIKE PARKING	5 SPACES
PROVIDED BIKE PARKING	6 SPACES
SEWER FLOW RATES GENERAL BUSINESS (BANK)	25 GAL / EMPLOYEE / SHIFT 6 EMPLOYEES - 1 SHIFT 25 x 6 x 1 = 150 GPD

ALL RATES BASED UPON NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 2T - WASTE NOT DISCHARGED TO SURFACE WATERS SECTION 0114.



VICINITY MAP

SCALE: 1" = 500'

SITE NOTES:

1. NO TOWN OF HOLLY SPRINGS INSTALLED GEODETIC MONUMENTS ARE LOCATED WITHIN 2,000' OF THIS SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARINGS SHOWN ON THIS PLAN AREA BASED ON NAD 83/2011. THE NEAREST GEODETIC MONUMENT IS THE 'SHORE' MONUMENT LOCATED APPROXIMATELY +/- 6,500' SOUTH OF THE SITE.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

VOLUNTARY ZONING CONDITIONS:

1. PRIOR TO CONSTRUCTION DRAWING APPROVAL, APPLICANT SHALL PAY A $6,500 FEE-IN-LIEU TO THE TOWN FOR APPROPRIATE TRAFFIC CALMING OR TRAFFIC CONTROL MEASURES ON LASSITER ROAD, AS DETERMINED BY TOWN STAFF.

PURSUANT TO UDO SECT. 2.4.3.C, THE APPLICANT REQUESTS THE FOLLOWING MODIFICATIONS TO UDO STANDARDS:

- UDO TABLE 3.2-A: DRIVE THROUGH IS PERMITTED IN CONDITIONAL DISTRICT WITHOUT A SPECIAL USE PERMIT.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWINGS APPROVAL PROCESS

EAGLE ENGINEERING

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Call before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

PROJECT APPLICANT:	SXCW TEMP, LLC	PROJECT ENGINEER:	EAGLE ENGINEERING	PROJECT LANDSCAPE ARCHITECT:	J.C. LAFOY & ASSOCIATES, LLC
CONTACT:	PAXTON WIDENHOUSE	FIRM LICENSE # :	C-0873	CONTACT:	J. CAMILLE LAFOY
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200	PROJECT ENGINEER:	MATTHEW C. KIRCHNER, P.E.	STREET ADDRESS:	101C N. GREENVILLE AVE, SUITE 242
CITY, STATE, ZIP	MATTHEWS, NC. 28105	STREET ADDRESS:	2013A VAN BUREN AVENUE	CITY, STATE, ZIP	ALLEN, TX 75002
PHONE:	704-574-3494	CITY, STATE, ZIP	INDIAN TRAIL, NC 28079	PHONE:	214-502-4036
EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM	PHONE:	704-882-4222	EMAIL:	CLAFOY@LAFOYSERVICES.COM
		EMAIL:	PC@EAGLEONLINE.NET		
PROJECT DEVELOPER:	SXCW TEMP, LLC	PROJECT ARCHITECT:	VERGESROME ARCHITECTS, LLC	PROPERTY OWNER:	SXCW TEMP, LLC
CONTACT:	PAXTON WIDENHOUSE	CONTACT:	MICHAEL ROUSSEL, A.I.A.	CONTACT:	PAXTON WIDENHOUSE
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200	STREET ADDRESS:	320 N. CARROLLTON AVENUE, SUITE 100	STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200
CITY, STATE , ZIP:	MATTHEWS, NC. 28105	CITY, STATE , ZIP:	NEW ORLEANS, LA 70119	CITY, STATE, ZIP	MATTHEWS, NC. 28105
PHONE:	704-574-3494	PHONE:	504-488-7739	PHONE:	704-574-3494
EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM	EMAIL:	MICHAEL@VERGESROME.COM	EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM

DRAWING INDEX

		REVISION #	02/07/2025	09/05/2025	11/19/2025	01/05/2026	02/05/2026	5	6
	CIVIL DRAWINGS								
C-0.0	COVER SHEET		●	●	●	●	●		
~~C-1.0~~	~~EXISTING CONDITIONS~~		●						
C-1.1	DEMOLITION PLAN		●	●	●		●		
C-2.0	SITE PLAN		●	●	●	●	●		
C-3.0	GRADING & DRAINAGE PLAN		●	●	●		●		
C-4.0	UTILITY PLAN		●	●	●		●		
C-5.0	DETAILS		●	●	●	●	●		
L-1.00	EXISTING TREE PLAN		●	●	●	●			
L-1.01	LANDSCAPE PLAN		●	●	●	●			
A-2.00	BUILDING ELEVATIONS		●	●	●	●			
A-2.02	DUMPSTER ENCLOSURE ELEVATIONS		●	●		●			

EAGLE ENGINEERING
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INDIAN TRAIL, NC 28079
(704) 882-4222
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045509 MATTHEW C KIRCHNER 02/05/2026

NO.	DATE	BY	ISSUE
1	09/05/2025	SAP	ADDRESSED HOLLY SPRINGS COMMENTS
2	11/19/2025	JLR	ADDRESSED HOLLY SPRINGS COMMENTS
3	01/05/2026	SAP	ADDRESSED HOLLY SPRINGS COMMENTS
4	02/05/2026	SAP	FINAL DEVELOPMENT PLAN - REMOVE REVISION CLOUDS

CHASE BANK
5260 SUNSET LAKE ROAD
HOLLY SPRINGS, NC.

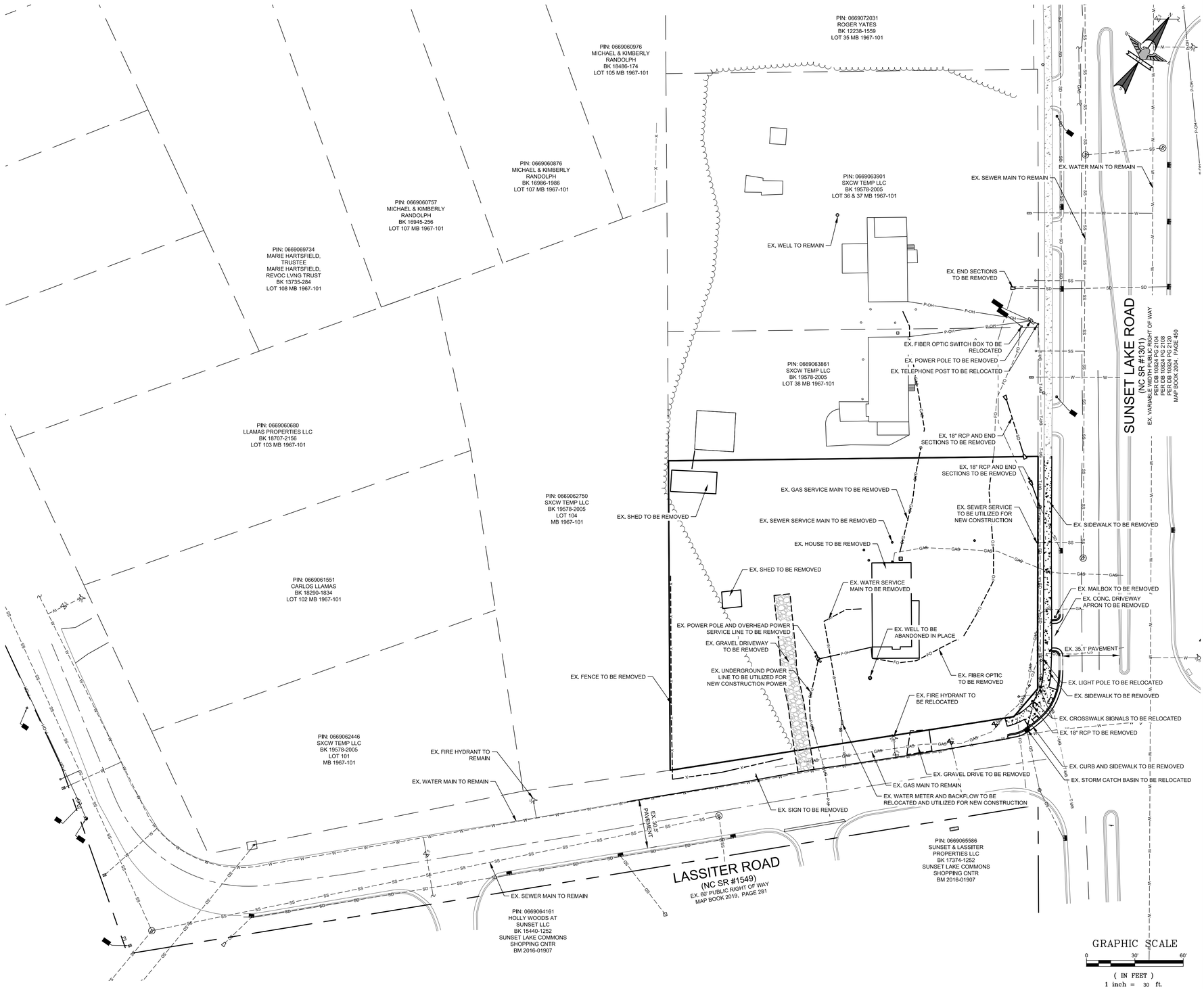
VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

COVER SHEET

DESIGNED BY	DRAWN BY	CHECKED BY
SAP	SAP	JLR
SCALE	DATE	JOB NUMBER
AS SHOWN	01/31/2025	8418

Sheet
C-0.0

PRELIMINARY
NOT FOR CONSTRUCTION



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02/05/2026

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HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

DEMOLITION PLAN

DESIGNED BY	SAP	CHECKED BY	JLR
DRAWN BY	SAP	JOB NUMBER	8418
SCALE	AS SHOWN	DATE	01/31/2025

Sheet
C-1.1

SITE AND DEVELOPMENT DATA

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ALL RATES BASED UPON NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 2T - WASTE NOT DISCHARGED TO SURFACE WATERS SECTION 0114.

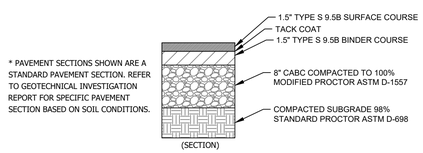
ALL USES PERMITTED IN THE SUBURBAN RESIDENTIAL (SR) DISTRICT ARE PERMITTED ON RESIDUAL PARCEL 2 OUTSIDE OF DESIGNATED TREE PROTECTION AREA. SUCH USES MAY BE DEVELOPED PURSUANT TO THE APPROVAL PROCEDURES IN THE UDO.

NOTES

- ALL TRAFFIC CONTROL BOLLARDS AND SIGN POLE BOLLARDS SHALL BE BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE BUILDING FACADE.

PUBLIC REALM NOTE:

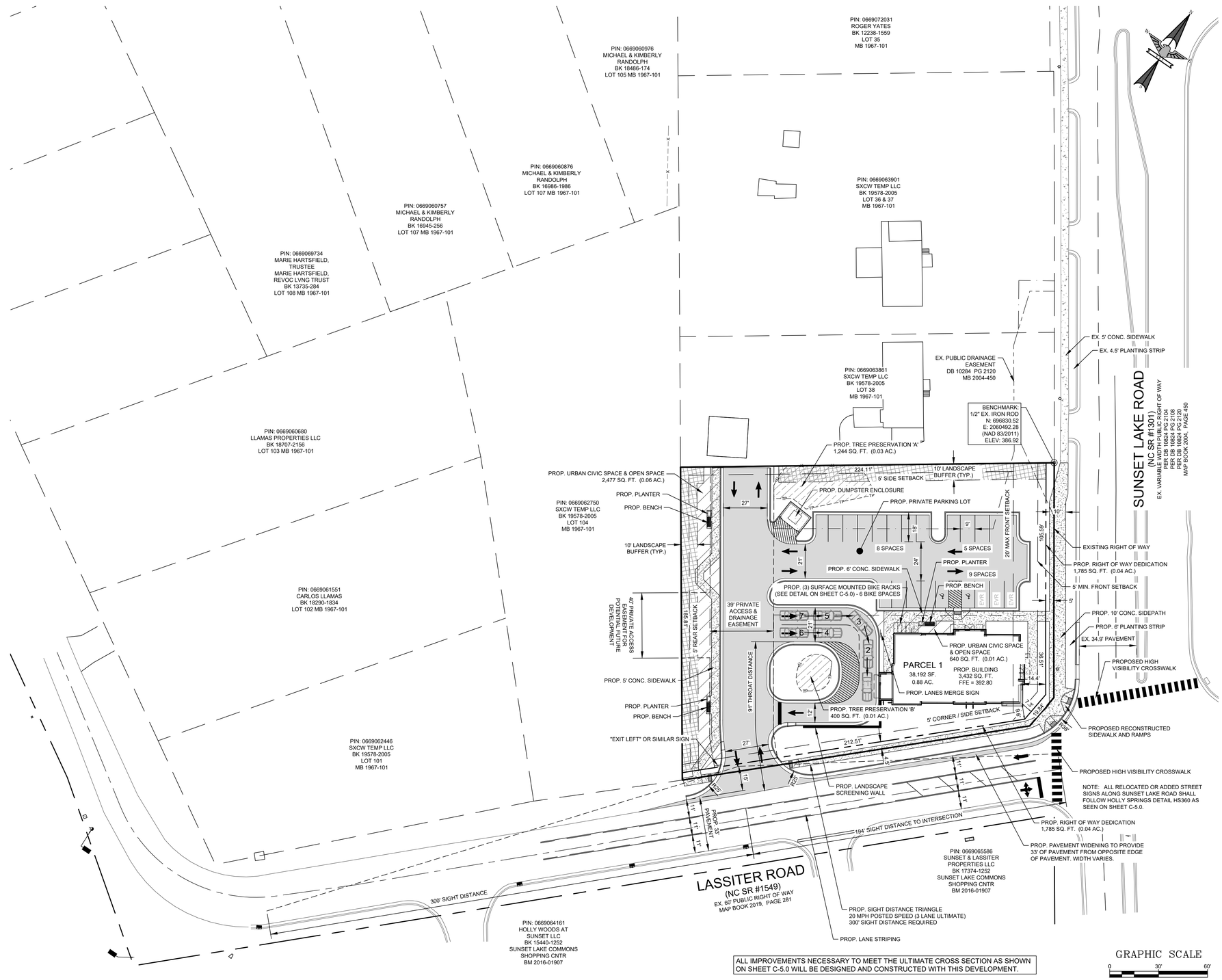
- THIS SITE IS IDENTIFIED AS A MIXED-USE DEVELOPMENT WITH RESPECT TO THE FUTURE LAND USE PLAN, THEREFORE IT REQUIRES 1 PUBLIC REALM OPTION.
  - THIS SITE WILL PROVIDE A 50% INCREASE IN THE URBAN CIVIC SPACE REQUIREMENT.



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

ON-SITE ASPHALT PAVEMENT DETAIL*

(NTS)



ALL IMPROVEMENTS NECESSARY TO MEET THE ULTIMATE CROSS SECTION AS SHOWN ON SHEET C-5.0 WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.

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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

NO.	DATE	BY	ISSUE
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4	02/05/2026	SAP	FINAL DEVELOPMENT PLAN - REMOVE REVISION CLOUDS

CHASE BANK
5260 SUNSET LAKE ROAD
HOLLY SPRINGS, NC.

VERGESCRIME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

SITE PLAN

DESIGNED BY	SAP
DRAWN BY	SAP
CHECKED BY	JLR
SCALE	AS SHOWN
DATE	01/31/2025
JOB NUMBER	8418

Sheet
C-2.0

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	------	0.665	1.447	------	------	4.252	6.232	------	------	PRE-DEV A
2	SCS Runoff	------	5.542	7.393	------	------	12.51	15.62	------	------	POST-DEV A
3	Reservoir	2	0.525	0.608	------	------	2.744	5.312	------	------	Underground Detention
4	SCS Runoff	------	0.014	0.060	------	------	0.307	0.510	------	------	POST-DEV A BYPASS
5	Combine	3, 4	0.539	0.658	------	------	3.048	5.809	------	------	POST-DEV A TOTAL
7	SCS Runoff	------	0.050	0.222	------	------	1.120	1.835	------	------	PRE-DEV B
8	SCS Runoff	------	0.057	0.213	------	------	0.983	1.594	------	------	POST-DEV B

Proj. file: 8418 - Stormwater Pond Hydrographs.gpw | Tuesday, 08 / 26 / 2025

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Tuesday, 08 / 25 / 2025

Pond No. 2 - Underground Detention

Pond Data

UG Chambers -Invert elev. = 383.00 ft, Rise x Span = 5.00 x 5.00 ft, Barrel Len = 130.00 ft, No. Barrels = 5, Slope = 0.00%, Headers = Yes

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	383.00	n/a	0	0
0.50	383.50	n/a	736	736
1.00	384.00	n/a	1,279	2,014
1.50	384.50	n/a	1,555	3,569
2.00	385.00	n/a	1,713	5,282
2.50	385.50	n/a	1,789	7,071
3.00	386.00	n/a	1,789	8,861
3.50	386.50	n/a	1,712	10,573
4.00	387.00	n/a	1,554	12,127
4.50	387.50	n/a	1,278	13,405
5.00	388.00	n/a	735	14,140

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	4.00	0.00	0.00
Span (in)	= 18.00	4.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 383.00	383.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

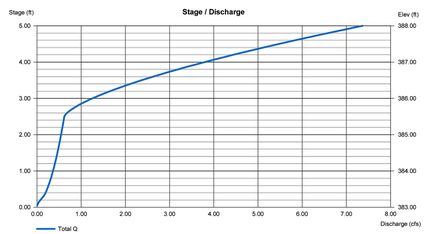
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.50	0.00	0.00	0.00
Crest El. (ft)	= 385.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



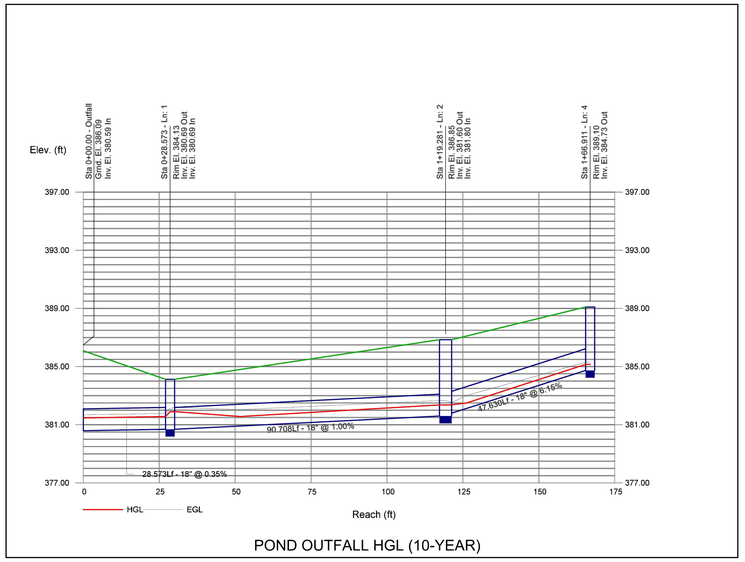
Project Number:	8418	Client:	Verges Rom Arch
Original Date:	8/25/2025	Designed By:	SAP
Revision Date:		Checked By:	JLR

Description: Storm drainage pipe design calculations for 10-year storm event.

Location		Inlet Areas	Storm Runoff						Pipe Sizing Calculations												Pipe Calculations						
Upstream Structure	Downstream Structure	(acres)	Percent Pervious (%)	Percent Impervious (%)	Composite Coeff.-C	I (in/hr)	Inlet Discharge Q (cfs)	Combined Discharge Q(pipe) (cfs)	Material n	Pipe Slope (%)	Pipe Length (ft)	$D_{Req.}$ (in)	Size (in)	Vfull (fps)	Pipe Capacity Q-full (cfs)	Q/Q-full	d/D_o ratio	v/v-full	Actual Slope (ft/ft)	Pipe Time Flow Full Cond.	Actual Pipe Time (min)	Upstream Invert	Downstream Invert	Structure Rim Elevation	Upstream Depth of Cover	Downstream Depth of Cover	O-Ring Gasket Required	Pipe Material	Pipe Flared End Class
106-CB	105-CB	1.26	30%	70%	0.76	7.38	7.1	7.1	0.013	0.30%	31	17.7	24	5.1	15.96	0.45	0.44	0.87	4.42	0.07	0.08	383.45	383.36	390.55	4.84	4.73	-	RCP	III
105-CB	UG Detention	0.21	30%	70%	0.76	7.38	1.2	8.3	0.013	0.30%	32	18.7	24	5.1	15.98	0.52	0.50	0.99	5.03	0.10	0.11	383.16	383.00	390.34	4.93	5.00	-	RCP	III
104-CB	103-CB	0.09	30%	70%	0.76	7.38	0.5	0.5	0.013	1.00%	42	5.7	15	5.3	6.45	0.08	0.17	0.45	2.37	0.13	0.30	387.50	387.08	391.15	2.21	2.21	-	RCP	III
103-CB	UG Detention	0.12	30%	70%	0.76	7.38	0.7	1.2	0.013	2.50%	18	6.6	15	8.3	10.20	0.11	0.23	0.55	4.57	0.04	0.07	386.88	386.43	390.73	2.41	2.46	-	RCP	III
102-CB	101-CB	0.22	30%	70%	0.76	7.38	1.2	1.2	0.013	1.00%	39	8.0	15	5.3	6.45	0.18	0.27	0.66	3.47	0.12	0.19	386.69	386.50	390.33	2.08	2.73	-	RCP	III
101-CB	100-FES	0.13	30%	70%	0.76	7.38	0.7	2.0	0.013	1.00%	60	9.6	15	5.3	6.45	0.30	0.37	0.82	4.31	0.19	0.23	386.30	385.70	390.67	2.93	0.00	-	RCP	III

Storm Sewer Profile

Proj. file: New.stm

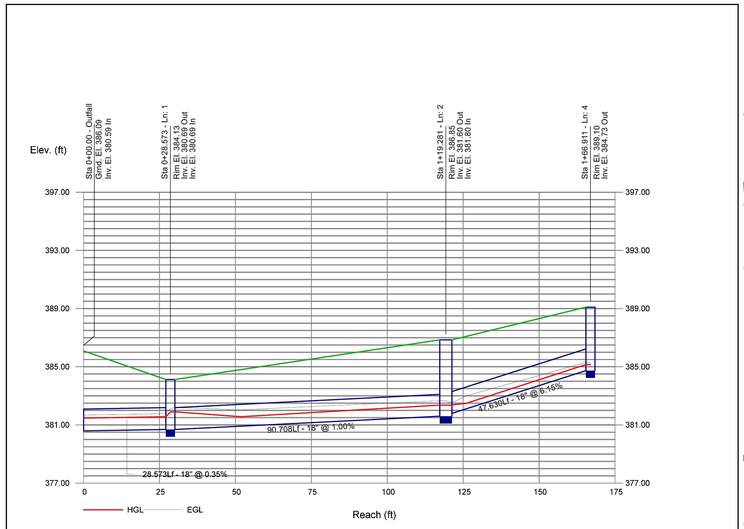


POND OUTFALL HGL (10-YEAR)

Storm Sewers

Storm Sewer Profile

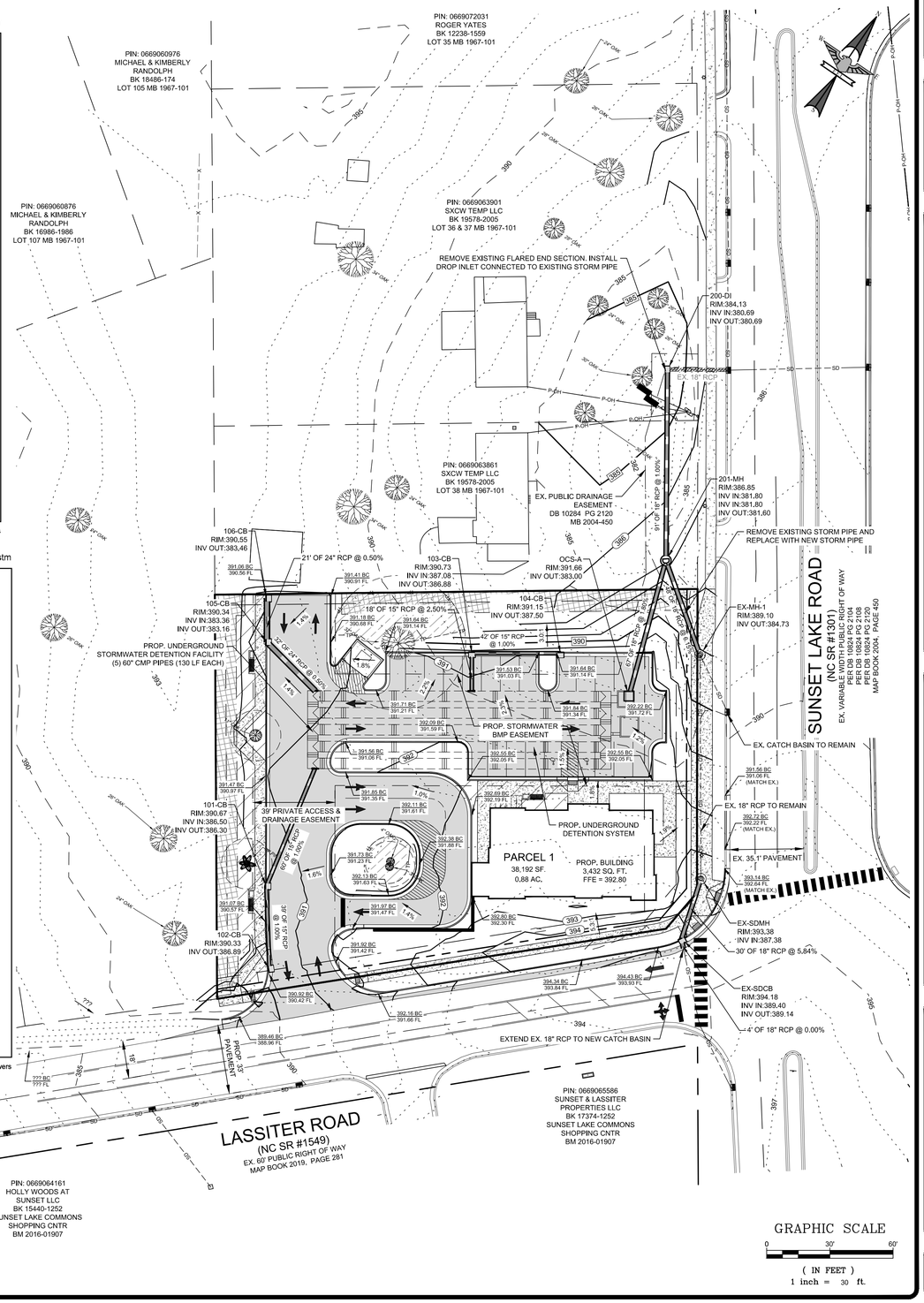
Proj. file: New.stm



POND OUTFALL HGL (25-YEAR)

Storm Sewers

PRELIMINARY NOT FOR CONSTRUCTION



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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

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HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

GRADING & DRAINAGE PLAN

DESIGNED BY	SAP	CHECKED BY	JLR
DRAWN BY	SAP	JOB NUMBER	8418
SCALE	AS SHOWN	DATE	01/31/2025

Sheet C-3.0

PRELIMINARY
NOT FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL
SEAL
045509
ENGINEER
MATTHEW C KIRCHNER
02/05/2026

NO.	DATE	BY	ISSUE
1	09/05/2025	SAP	ADDRESSED HOLLY SPRINGS COMMENTS
2	11/19/2025	JLR	ADDRESSED HOLLY SPRINGS COMMENTS
4	02/05/2026	SAP	FINAL DEVELOPMENT PLAN - REMOVE RETVISION CLOUDS

CHASE BANK
5260 SUNSET LAKE ROAD
HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

UTILITY PLAN

DESIGNED BY: SAP
DRAWN BY: SAP
CHECKED BY: JLR
DATE: 01/31/2025
SCALE: AS SHOWN
JOB NUMBER: 8418

Sheet
C-4.0

PIN: 0669060976
MICHAEL & KIMBERLY RANDOLPH
BK 18486-174
LOT 105 MB 1967-101

PIN: 0669072031
ROGER YATES
BK 12238-1559
LOT 35 MB 1967-101

PIN: 0669060876
MICHAEL & KIMBERLY RANDOLPH
BK 16986-1986
LOT 107 MB 1967-101

PIN: 0669060757
MICHAEL & KIMBERLY RANDOLPH
BK 16945-256
LOT 107 MB 1967-101

PIN: 0669063901
SXCW TEMP LLC
BK 19578-2005
LOT 36 & 37 MB 1967-101

PIN: 0669069734
MARIE HARTSFIELD, TRUSTEE
MARIE HARTSFIELD, REVOC LVNG TRUST
BK 13735-284
LOT 108 MB 1967-101

PIN: 0669063861
SXCW TEMP LLC
BK 19578-2005
LOT 38 MB 1967-101

PIN: 0669060680
LLAMAS PROPERTIES LLC
BK 18707-2156
LOT 103 MB 1967-101

PIN: 0669061551
CARLOS LLAMAS
BK 18290-1834
LOT 102 MB 1967-101

PIN: 0669062446
SXCW TEMP LLC
BK 19578-2005
LOT 101
MB 1967-101

PIN: 0669065586
SUNSET & LASSITER PROPERTIES LLC
BK 17374-1252
SUNSET LAKE COMMONS SHOPPING CNTR
BM 2016-01907

PIN: 0669064161
HOLLY WOODS AT SUNSET LLC
BK 15440-1252
SUNSET LAKE COMMONS SHOPPING CNTR
BM 2016-01907

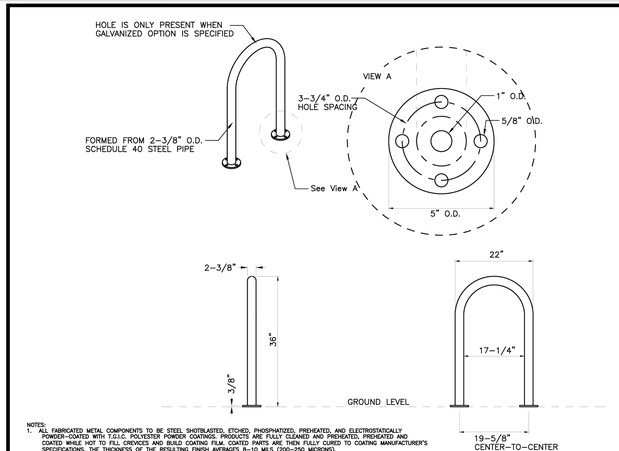
SUNSET LAKE ROAD
(NC SR #1301)
EX. VARIABLE WIDTH PUBLIC RIGHT OF WAY
PER DB 10824 PG 2104
PER DB 10824 PG 2106
PER DB 10824 PG 2108
MAP BOOK 2004, PAGE 450

LASSITER ROAD
(NC SR #1549)
EX. 60' PUBLIC RIGHT OF WAY
MAP BOOK 2019, PAGE 281

PARCEL 1
38,192 SF.
0.88 AC.
PROP. BUILDING
3,432 SQ. FT.
FFE = 392.80

EX. WELL TO REMAIN
EX. TELEPHONE POST TO BE RELOCATED
EX. POWER POLE TO BE REMOVED
EX. 18" RCP
EX. FIBER OPTIC SWITCH BOX TO BE RELOCATED
EX. FIBER OPTIC SERVICE TO BE REMOVED ON SITE - NEW COMMUNICATION LINE TO BE ESTABLISHED BY UTILITY PROVIDER AND CONTRACTOR
EX. 8" SEWER MAIN TO REMAIN
EX. LIGHT POLE TO REMAIN
EX. TELEPHONE LINE TO REMAIN
EX. 4" SEWER SERVICE TO REMAIN IN PLACE, SERVICE LINE TO BE REDIRECTED TO PROP. BUILDING. CONTRACTOR TO PROVIDE TRAFFIC BEARING CLEANOUT COVER.
EX. GAS SERVICE TO REMAIN AND BE UTILIZED FOR PROP. BUILDING. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER AND RE-ALIGN AS NEEDED
PROP. UNDERGROUND DETENTION SYSTEM
PROP. CLEANOUT
PROP. KNOX BOX
EX. CLEANOUT TO BE RELOCATED
EX. 12" PVC WATER MAIN TO REMAIN
PROP. 4" PVC SEWER SERVICE LINE. CLEANOUTS ADDED AT ALL BENDS AND 5' OUTSIDE BUILDING
EX. LIGHT POLE TO BE RELOCATED
EX. FIBER OPTIC LINE TO REMAIN
EX. PEDESTRIAN CROSSWALK POST TO BE RELOCATED
PROP. 5/8" PVC WATER SERVICE LINE
CONDUIT TO BE PROVIDED FOR EV READY SPACES
EX. FIBER OPTIC SWITCH BOX TO REMAIN
EX. TELEPHONE POST TO REMAIN
EX. GAS VALVE TO REMAIN (CONTRACTOR TO RAISE FRAME AND COVER TO PROP. SURFACE GRADE)
EX. FIRE HYDRANT ASSEMBLY TO BE RELOCATED 2' BEHIND PROP. SIDEWALK
EX. GATE VALVE TO REMAIN (CONTRACTOR TO RAISE FRAME TO PROP. SURFACE GRADE AND PROVIDE TRAFFIC BEARING COVER)
EX. 5/8" WATER METER AND BACKFLOW TO BE RESET IN THIS LOCATION. SERVICE LINE TO BE REDIRECTED TO PROP. BUILDING.
EX. WATER MAIN TO REMAIN
EX. 8" PVC WATER MAIN TO REMAIN
EX. FIRE HYDRANT ASSEMBLY TO REMAIN
EX. 8" SEWER MAIN TO REMAIN
PROP. TRANSFORMER PAD CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND SERVICE LINE ROUTE
EX. UNDERGROUND POWER SERVICE LINE TO REMAIN AND BE UTILIZED FOR PROP. BUILDING.
PROP. 32' PAVEMENT
5' SIDE SETBACK
5' REAR SETBACK
5' CORNER / SIDE SETBACK
5' MIN. FRONT SETBACK
20' MAX FRONT SETBACK
21' OF 24" RCP @ 0.50%
18' OF 15" RCP @ 2.50%
42' OF 15" RCP @ 1.00%
30' OF 18" RCP @ 5.84%
4' OF 18" RCP @ 0.00%
200-DI RIM:384.13 INV IN:380.69 INV OUT:380.69
201-MH RIM:386.85 INV IN:381.80 INV IN:381.80 INV OUT:381.80
EX-MH-1 RIM:389.10 INV OUT:384.73
EX-SDMH RIM:393.38 INV IN:387.38
EX-SDCB RIM:394.18 INV IN:389.40 INV OUT:389.14
106-CB RIM:390.55 INV OUT:383.46
103-CB RIM:390.73 INV IN:387.08 INV OUT:386.88
OCS-A RIM:391.66 INV OUT:383.00
105-CB RIM:390.34 INV IN:383.36 INV OUT:383.16
104-CB RIM:391.15 INV OUT:387.50
101-CB RIM:390.67 INV IN:386.55 INV OUT:386.35
102-CB RIM:390.33 INV OUT:386.69

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. LOCATE ANCHOR BOLTS AFTER THE BIKE RACK IS IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.

DRAWING NOT TO SCALE

STANDARD SURFACE MOUNT BIKE RACK

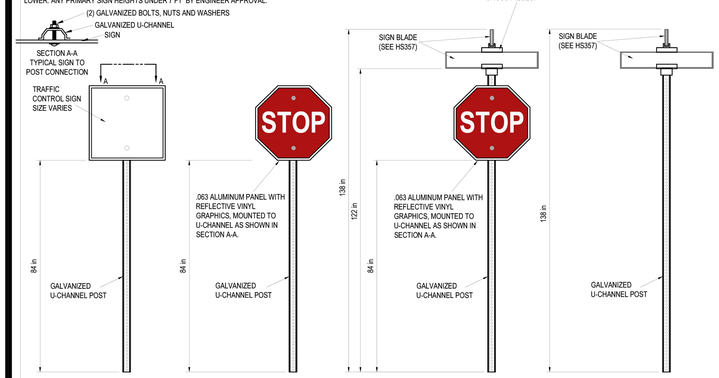
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS008

DATE	REVISIONS
6/18/19	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7 FT (84") TO BOTTOM OF PRIMARY SIGN. PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.

THE SIGN BLADE CONNECTOR IS FURNISHED BY NC DEPT. OF CORRECTIONS: BLADE BRACKETS & CROSS PIECES.



DRAWING NOT TO SCALE

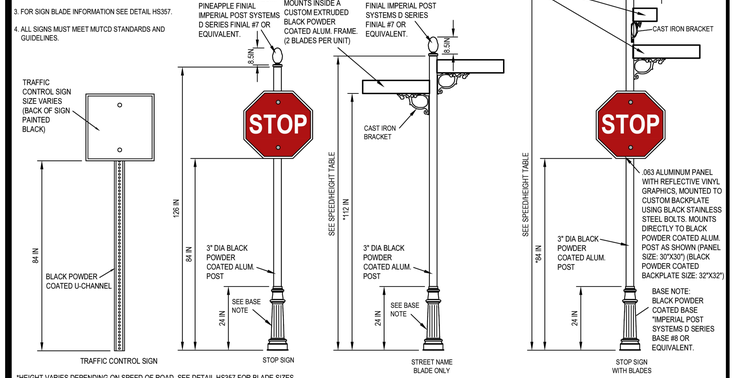
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS359

DATE	REVISIONS
4/2021	
4/2024	
11/2025	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY, SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*HEIGHT VARIES DEPENDING ON SPEED OF ROAD. SEE DETAIL HS357 FOR BLADE SIZES.

	W/ TRAFFIC CONTROL	BLADE ONLY
- LOCAL ROAD - UP TO 25 MPH	162"	150"
- SPEED LIMIT - 26-40 MPH	170"	158"
- SPEED LIMIT - OVER 40 MPH	182"	182"

DRAWING NOT TO SCALE

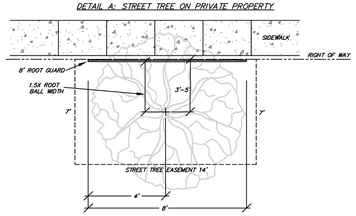
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS

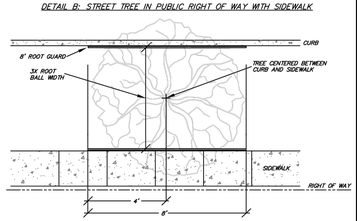
STANDARD DETAIL NUMBER: HS360

DATE	REVISIONS
4/2021	
4/2024	
11/2025	

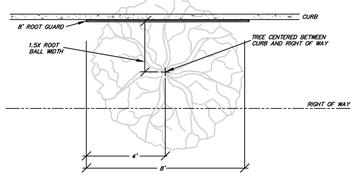
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS816

DATE	REVISIONS
7/27/18	

UB 24-2 Specifications

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 81 Langton St. ♯4 San Francisco, CA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

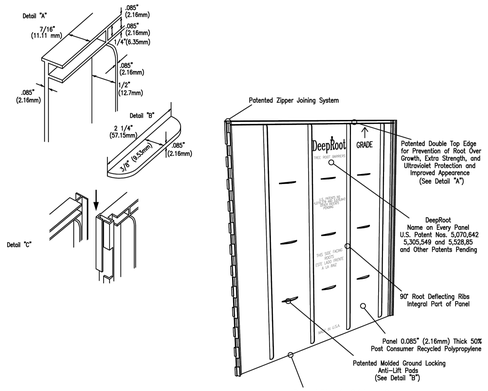
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,848 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

DATE	REVISIONS

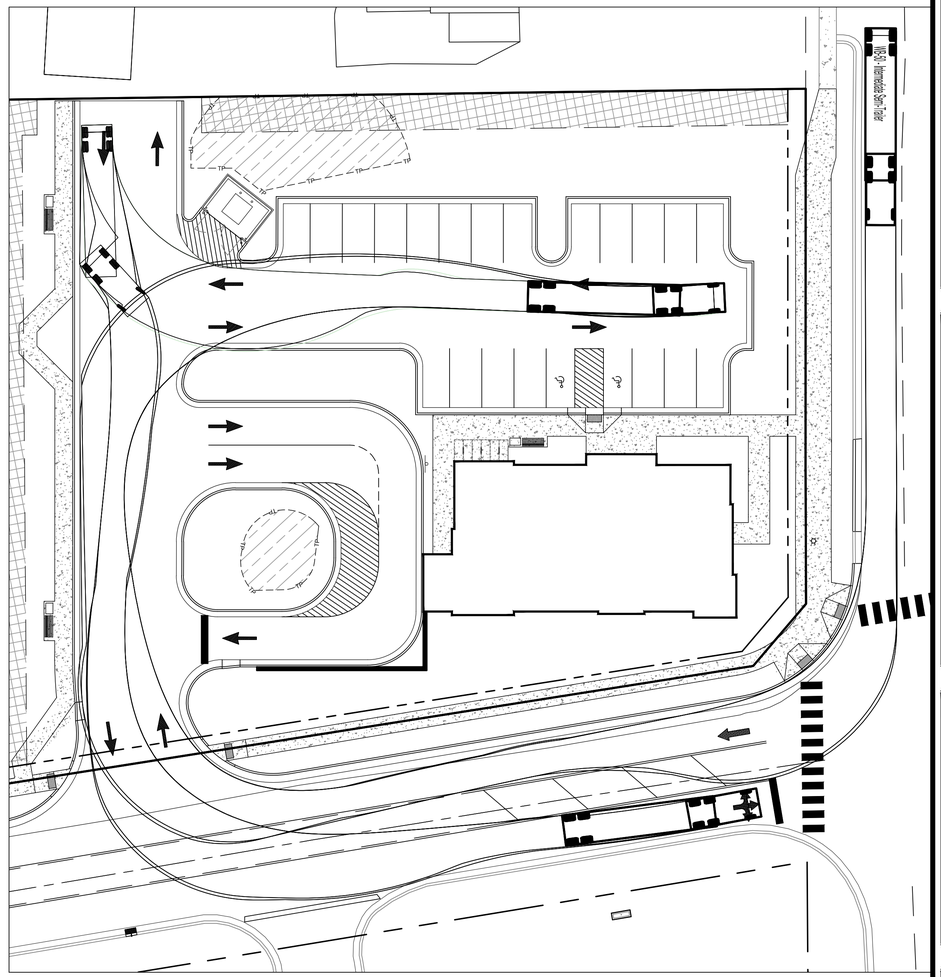
T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

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

CT-3A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	72'	69'	71'	
Back of Curb to Back of Curb *(B/B)*	Yes	35'	41'	38'	35'	
Travel Lanes	2 Lanes	10'	12'	11'	10'	
Center Turn Lane	Yes	10'	12'	11'	10'	
Median	No	-	-	-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	
Paved Shoulder	No	-	-	-	-	N/A
Planting	2 Sides	6'	6'	6'	6'	
On-Street Parking	No	-	-	-	-	
Sidepath	0-2 Sides*	10'	10'	10'	10'	
Sidewalk	0-2 Sides*	5'	5'	5'	-	
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes	-	Included in Travel Lanes	

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

PRELIMINARY NOT FOR CONSTRUCTION


NEW CONSTRUCTION
EXISTING CONSTRUCTION
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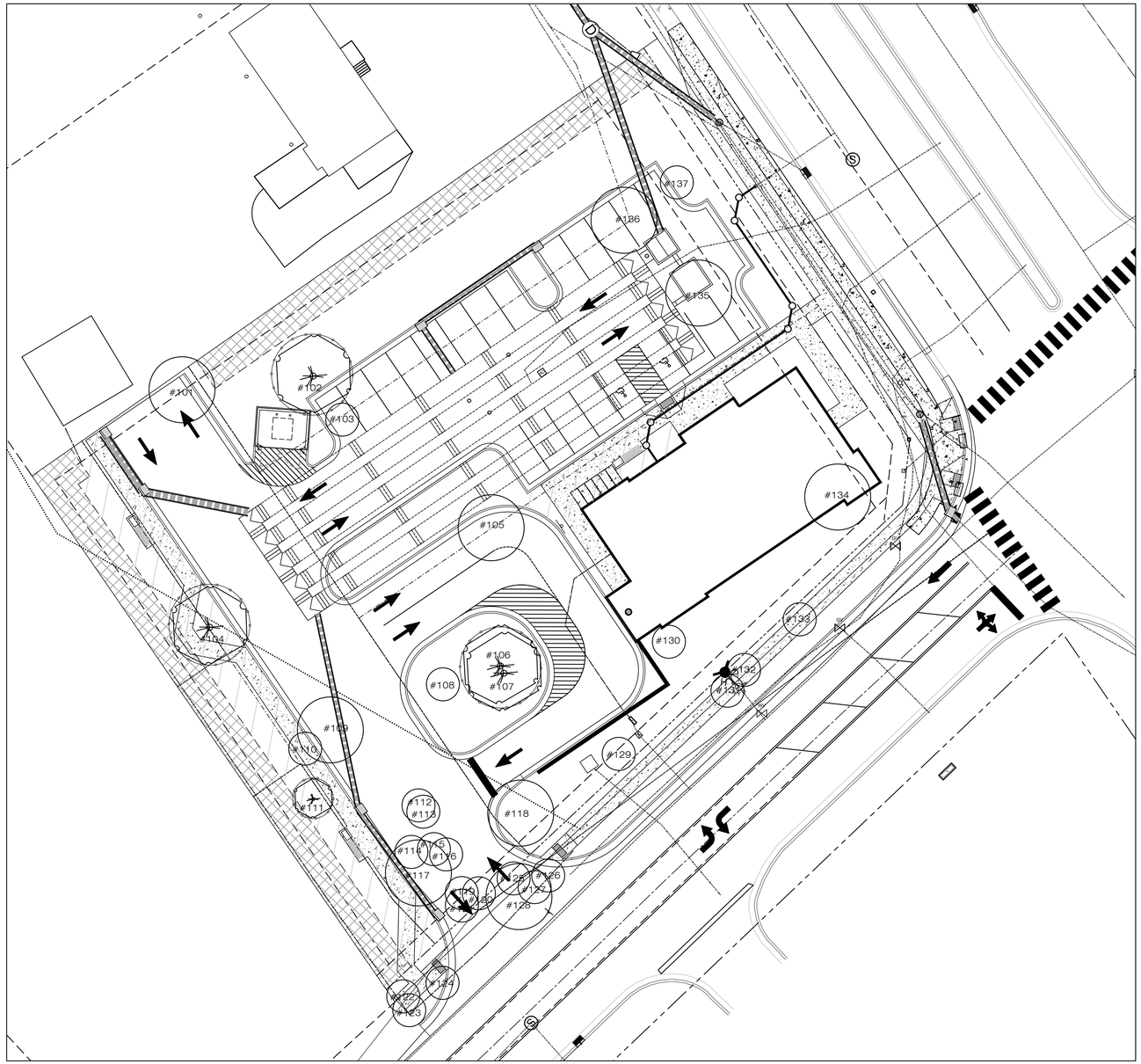

01 **EXISTING TREE PLAN** TRUE NORTH

SCALE: 1" = 20'-0"

EXISTING TREE INVENTORY

ID#	CALIPER INCHES	COMMON NAME	STATUS	NOTES	PROTECTED
101	44	RED OAK	TO BE REMOVED	HEALTHY	Y
102	32	WILLOW OAK	TO REMAIN	HEALTHY	Y
103	10	PEAR	TO BE REMOVED	HEALTHY	N
104	11	WILLOW OAK	TO REMAIN	HEALTHY	Y
105	42	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
106	4	WILLOW OAK	TO REMAIN	HEALTHY	Y
107	3	WILLOW OAK	TO REMAIN	HEALTHY	Y
108	3	FIG	TO BE REMOVED	HEALTHY	N
109	13	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
110	10	PINE	TO BE REMOVED	HEALTHY	N
111	9	PINE	TO REMAIN	HEALTHY	N
112	12	PINE	TO BE REMOVED	HEALTHY	Y
113	12	PINE	TO BE REMOVED	HEALTHY	Y
114	4	PINE	TO BE REMOVED	HEALTHY	N
115	8	PINE	TO BE REMOVED	HEALTHY	N
116	6	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
117	7	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
118	11	TREE OF HEAVEN	TO BE REMOVED	HEALTHY	N
119	3	PINE	TO BE REMOVED	HEALTHY	N
120	12	PINE	TO BE REMOVED	HEALTHY	Y
121	3	PINE	TO BE REMOVED	HEALTHY	N
122	4	SWEETGUM	TO BE REMOVED	HEALTHY	N
123	4	SWEETGUM	TO BE REMOVED	HEALTHY	N
124	12	PINE	TO BE REMOVED	HEALTHY	Y
125	12	PINE	TO BE REMOVED	HEALTHY	Y
126	8	CHESTNUT	TO BE REMOVED	HEALTHY	N
127	4	CHESTNUT	TO BE REMOVED	HEALTHY	N
128	10	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
129	6	PEAR	TO BE REMOVED	HEALTHY	N
130	7	DOGWOOD	TO BE REMOVED	HEALTHY	Y
131	14	EASTERN RED CEDAR	TO BE REMOVED	HEALTHY	Y
132	13.5	CRAPE MYRTLE	TO BE REMOVED	HEALTHY	N
133	13.5	CRAPE MYRTLE	TO BE REMOVED	HEALTHY	N
134	36	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
135	30	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
136	30	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
137	9	DOGWOOD	TO BE REMOVED	HEALTHY	Y
	472				

TREE KEY

EXISTING TREE TO REMAIN WITH FENCE PROTECTION

EXISTING TREE TO BE REMOVED

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

VergesRome
Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

HOLLY SPRINGS, NC

CHASE
SUNSET LAKE ROAD
NEW CONSTRUCTION

5260 SUNSET LAKE ROAD

DATE ISSUED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: JCL
CHECKED BY: JCL

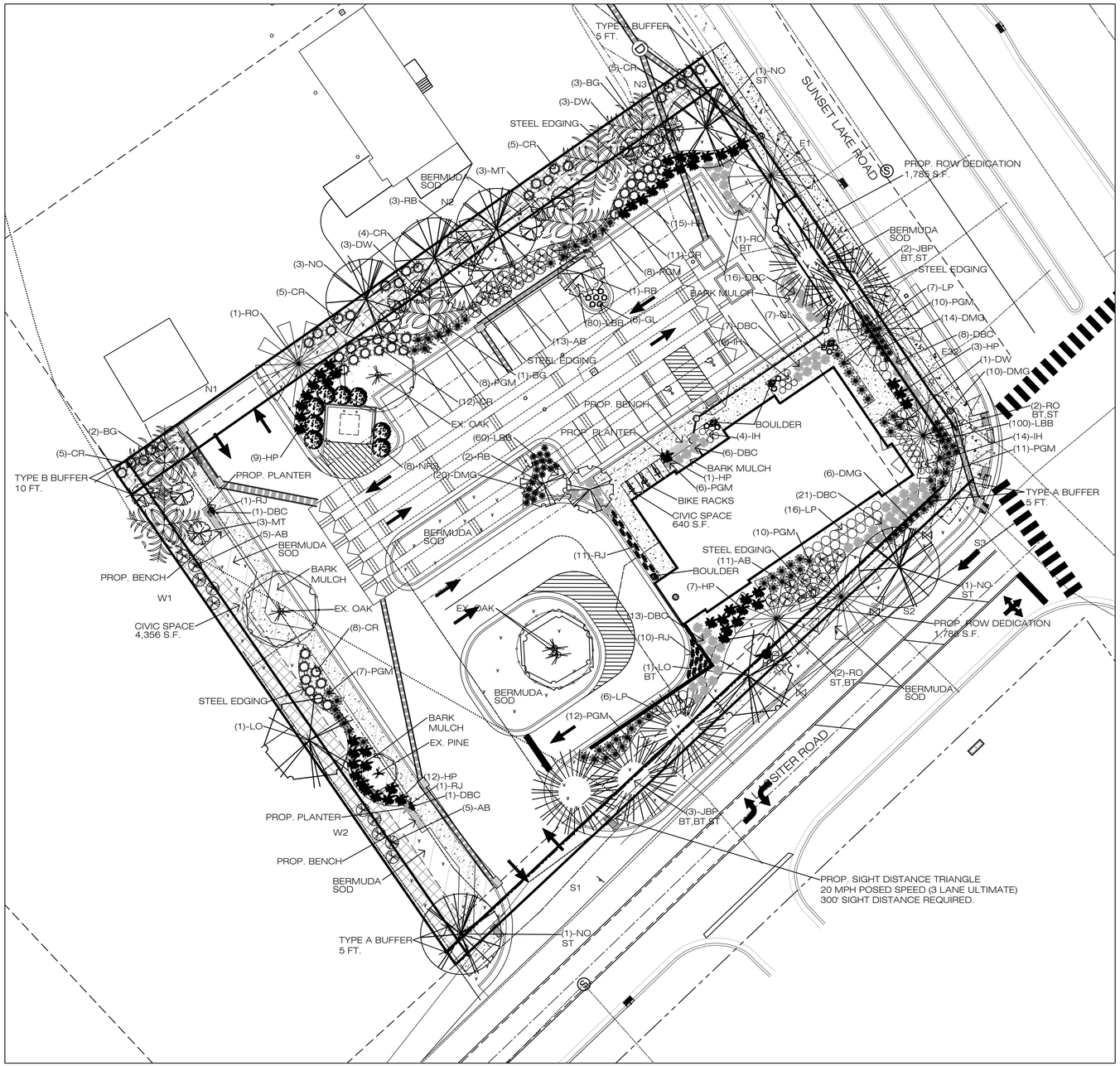
PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
EXISTING TREE PLAN

SHEET:
L1.00

2/6/2024 7:47:49 AM Autodesk Docs://23040_Chase Eastfield Crossing/23040_Chase-Eastfield_ARCH_R22.rvt



01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

SHEET NOTES:

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 objectionable 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 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 MATERIAL LIST

KEY	QUANTITY	CANOPY TREES DESCRIPTION	SIZE	PERCENT OF PLANT MATERIAL
BG	6	NYSSA SYLVATICA BLACK GUM	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
JBP	5	PINUS THUNBERGII JAPANESE BLACK PINE	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	20
NO	6	QUERCUS NUTTALLII NUTALL OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
LO	2	QUERCUS VIRGINIANA LIVE OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	8
RO	6	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**	
DW	6	CORNUS FLORIDA FLOWERING DOGWOOD	3" CAL., 6' HT., 3' SPREAD	17
MT	7	MAGNOLIA X 'JANE' JANE MAGNOLIA TREE	3" CAL., 6' HT., 3' SPREAD	19
RB	6	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., 8' HT., 3' SPREAD	17
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**	
AB	34	ABELIA X 'KALEIDOSCOPE' DWARF ABELIA	5 GAL. MIN. 24" HT.,	8
LP	29	LOROPETALUM CHINENSE 'JAZZ HANDS' JAZZ HANDS LOROPETALUM	3 GAL. MIN. 24" HT., A.S.	7
HP	47	HYDRANGEA PANICULATA LIMELIGHT HYDRANGEA	5 GAL. MIN. 24" HT.,	11
RJ	23	JUNIPERUS HORIZONTALIS RUG JUNIPER	1 GAL. MIN. 12" HT., 12" SPD.	6
DBC	73	DISTYLIUM 'BLUE CASCADE' BLUE CASCADE DISTYLIUM	5 GAL. MIN. 24" HT.	18
IH	24	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	5 GAL. MIN. 24" HT.	6
CR	55	RHODODENDRON CATAWBIENSE CATAWBA RHODODENDRON	5 GAL. MIN. 24" HT.	14
NRS	8	ILEX x NELLIE R. STEVENS NELLIE R. STEVENS	20 GAL. MIN. 48" HT.	2
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**	
DMG	49	MISCANTHUS 'YAKUSHIMA DWARF' DWARF MAIDEN GRASS	1 GAL. 10" HT., 10" SPD.	12
PGM	66	MUHLENBERGIA CAPILLARIS PINK GULF MUHLY GRASS	3 GAL. 24" HT., 24" SPD.	16
KEY	**QUANTITY**	**GROUNDCOVER DESCRIPTION**	**SIZE**	
LBB	150	LIRIOPE MUSCARI 'BIG BLUE' LIRIOPE 'BIG BLUE'	4" POT, FULL	N/A
GL	13	LIRIOPE MUSCARI 'EVERGREEN GIANT' GIANT LIRIOPE	1 GAL. MIN. 8" HT.	N/A

LANDSCAPE REQUIREMENTS

Zoning: NMX - Neighborhood Mixed-Use Corridor
Site: 0.80 acres

MINIMUM LANDSCAPE REQUIREMENTS:

PERIMETER BUFFER LANDSCAPING:

North Property Line - Type B Buffer - 10 ft. wide
3 trees and 10 shrubs/100 l.f. @ 229 l.f.
Trees to be deciduous and shrubs 40% evergreen @ 4'

Required:	Provided:
7 trees and 23 shrubs	7 trees and 24 shrubs

West Property Line - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 198 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
4 trees and 10 shrubs * Existing tree	4* trees and 11 shrubs

Lassiter Road - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 214 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
4 trees and 10 shrubs	4 trees and 17 shrubs

Sunset Lake Road - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 144 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
3 trees and 7 shrubs	3 trees and 18 shrubs

VEHICLE PARKING AREA SCREENING:
A compact row of shrubs planted 3 ft. o.c. and 24 inches at time of planting provided.

INTERIOR VEHICLE PARKING AREA:
One island for every 10 spaces - 8' x 17' @ 22 spaces and contain 1 large or small deciduous tree and 4 shrubs.

Required:	Provided:
2 islands w/trees & 8 shrubs	4 islands w/trees and 45 shrubs

FOUNDATION LANDSCAPING:
2 x Foundation LF @ 2 x 156 l.f. = 312 s.f. required
1,978 s.f. provided

STREET TREES:
1 street tree every 50 l.f.
Lassiter Road @ 214 l.f.

Required:	Provided:
4 trees	4 trees

Sunset Lake Road @ 144 l.f.

Required:	Provided:
3 trees	3 trees

CIVIC SPACE:
34,848 s.f. @ .5% of the site = 21 s.f. required.
154 s.f. provided with bike racks

WATERING METHOD:
Underground sprinkler system with an automated timer and rain/freeze sensor

BIKE RACK:
4 bike racks are required 50 ft. from building entrance

TREE PRESERVATION:
Trees exist on site.

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

VergesRome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

HOLLY SPRINGS, NC

CHASE 9
SUNSET LAKE ROAD
NEW CONSTRUCTION

5260 SUNSET LAKE ROAD

DATE ISSUED:	07 JANUARY 2026
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	JCL
CHECKED BY:	JCL

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
LANDSCAPE PLAN

SHEET:
L1.01

2/6/2024 7:47:49 AM Autodesk Docs://23040_Chase Eastfield Crossing/23040_Chase-Eastfield_ARCH_R22.rvt

INTERSTATE BRICK- MIDNIGHT BLACK

INTERSTATE BRICK- PEWTER

WESTLAKE ROYAL CULTURED STONE
HEWN STONE

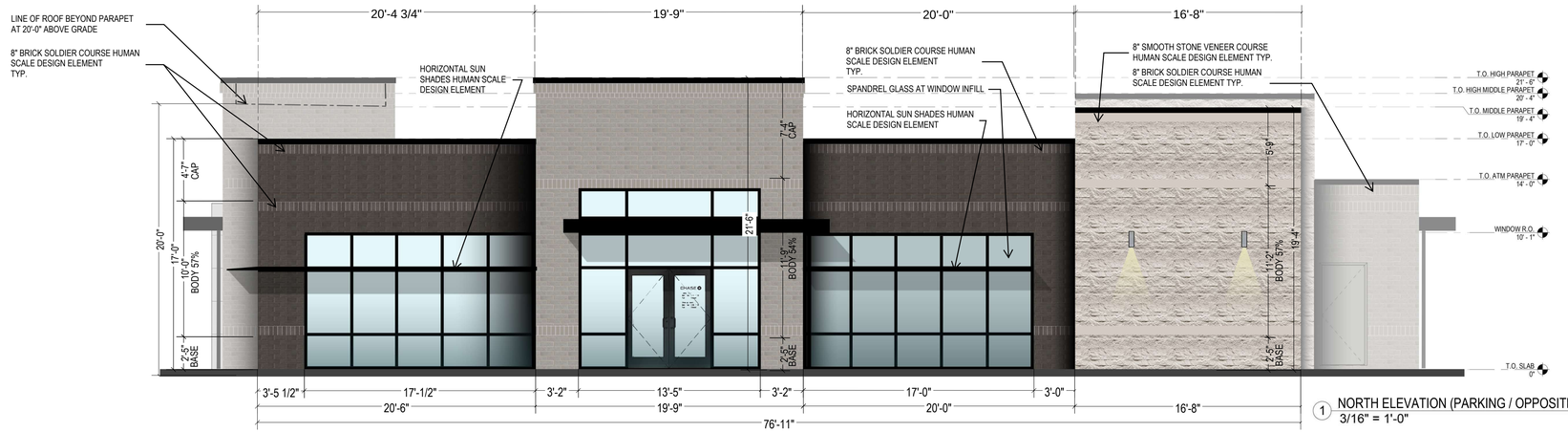
ACM

BLACK ANODIZED
STOREFRONT /
COPING / CANOPIES

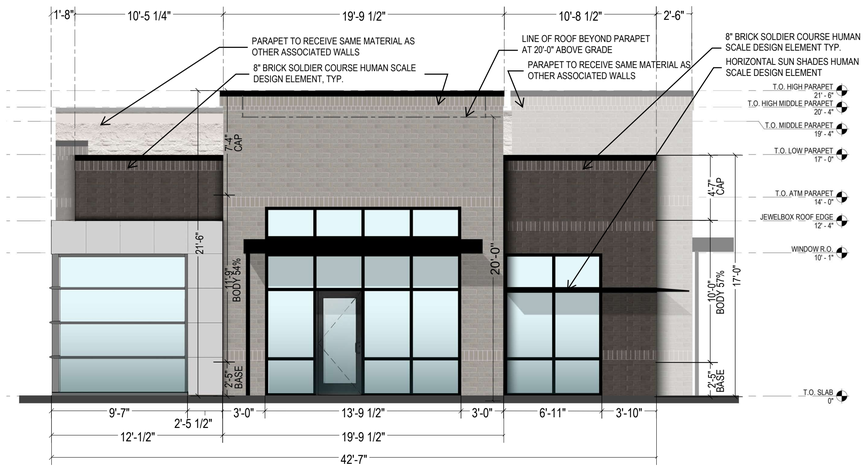
CLEAR GLAZING

SPANDREL GLAZING

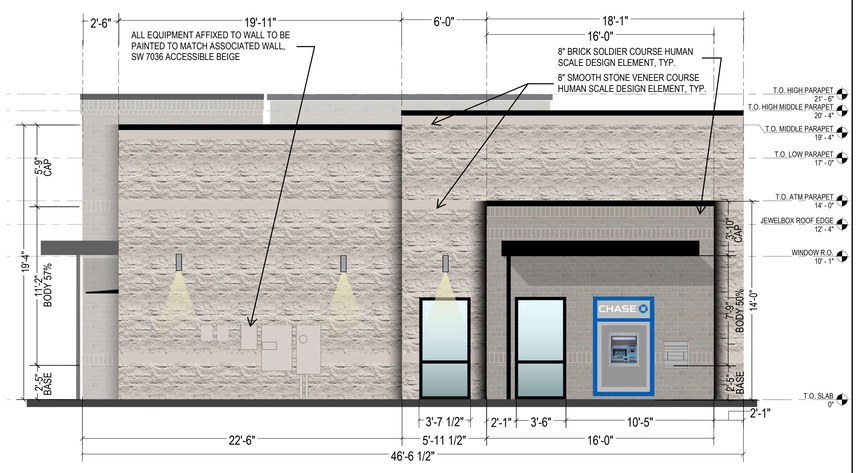
SW 7036
ACCESSIBLE BEIGE



1 NORTH ELEVATION (PARKING / OPPOSITE LASSITER)
3/16" = 1'-0"



2 EAST ELEVATION (SUNSET LAKE ROAD)
3/16" = 1'-0"

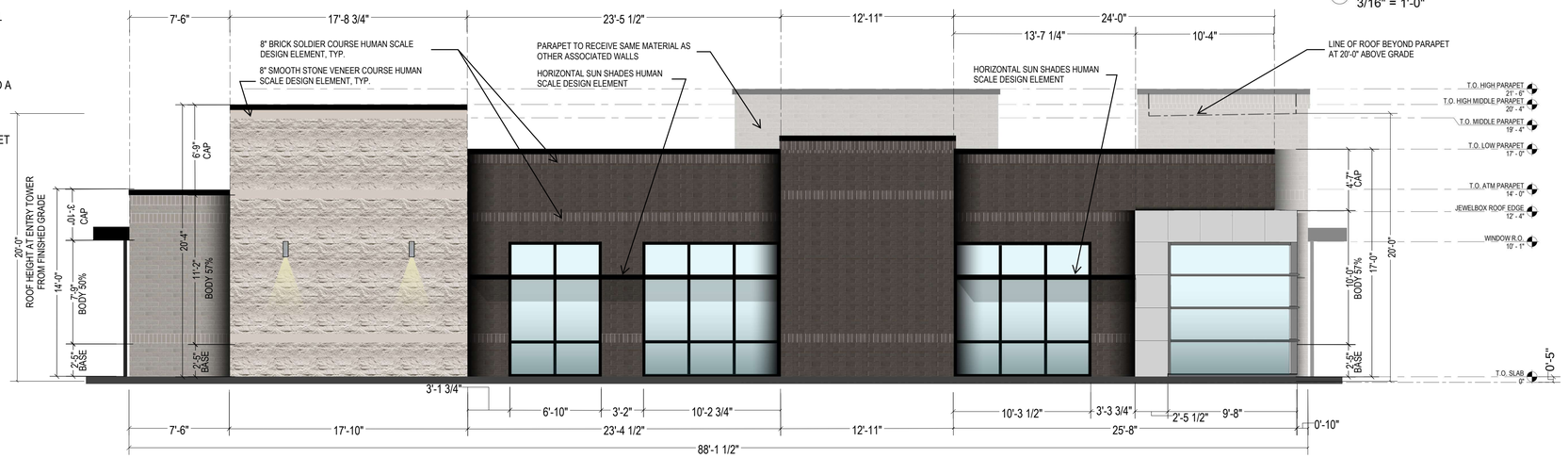


3 WEST ELEVATION (DRIVE-THRU)
3/16" = 1'-0"

NOTE:
1. THE ROOF IS TO RECEIVE A SERIES OF PARAPET WALLS AND A MECHANICAL WELL IN ORDER TO SHIELD ROOFTOP EQUIPMENT AND ROOFING MEMBRANE FROM PEDESTRIAN VIEWS. THE PARAPET WALLS WILL BE CLADDED WITH THE SAME MATERIAL AS THE ASSOCIATED WALLS.

2. ALL EXTERIOR SIGNS ARE FOOR ULLISTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.

3. ALL TRAFFIC CONTROL AND STREET NAMES SIGNS AND POSTS ALONG THOROGOUFARES SHALL FOLLOW TOWN STANDARD DETAIL HS360. ALL STREET SIGNS SHOALL MEET THIS STANDARD.



4 SOUTH ELEVATION (LASSITER ROAD)
3/16" = 1'-0"

VergesRome
Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com
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CHASE
SUNSET LAKE ROAD
5260 SUNSET LAKE ROAD
HOLY SPRINGS, NC

DATE ISSUED: 15 OCTOBER 2024
REVISED: 13 NOVEMBER 2025
REVISED: 07 JANUARY 2026
REVISED:
REVISED:
DRAWN BY: MJR, TSD, GG
CHECKED BY: MJR
PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
ELEVATIONS- RENDERED

SHEET:
A2.00

WESTLAKE ROYAL CULTURED
STONE HEWN STONE

STONE CAP

SW 7036
ACCESSIBLE BEIGE



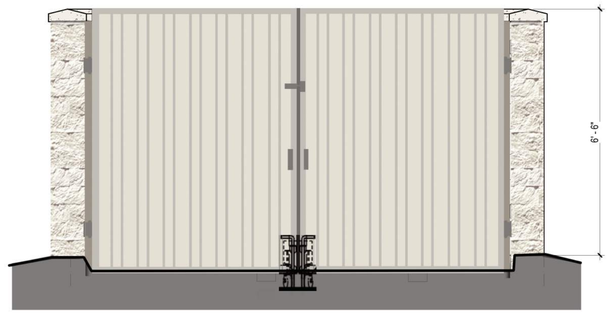
4 P2.01 DUMPSTER ELEVATION- RIGHT
1/2" = 1'-0"



2 P2.01 DUMPSTER ELEVATION- BACK
1/2" = 1'-0"



3 P2.01 DUMPSTER ELEVATION- LEFT
1/2" = 1'-0"



1 P2.01 DUMPSTER ELEVATION- FRONT
1/2" = 1'-0"

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Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
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HOLLY SPRINGS, NC

CHASE
SUNSET LAKE ROAD

5260 SUNSET LAKE ROAD

DATE ISSUED: 15 OCTOBER 2024
REVISED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
DRAWN BY: MJR, HB, GG
CHECKED BY: MJR

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
ELEVATIONS- RENDERED

SHEET:
A2.01

Ordinance No. 26-02
Date Submitted: February 17, 2026
Date Adopted: March 17, 2026

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022; Section 3: Parks, Recreation and Greenways Master Plan in 2021; and Section 4: Public Facilities; Section 5: Infrastructure & Utilities; and Section 6: Natural Areas in 2025; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for .92 acres of Wake County PIN #0669064639 from SR: Suburban Residential to NMX-CD: Neighborhood Mixed Use Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Mixed Use Center; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on February 17, 2026 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 24, 2026 and recommended approval by a vote of 4-2; and

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides a lot-intensity, unobstructive development that is at a scale and design compatible with nearby residential development.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including small front setbacks, limiting parking between the building and the street, and providing low impact landscaping design techniques and sustainable stormwater practices.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-06 to change the zoning of PIN 0669064639 from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District.

The property is subject to all the conditions listed in the Conditional Zoning District Rezoning Plan (24-REZ-06) dated 1/13/2026 by SXCW Temp, LLC and Development Plan (25-DP-04) conditions (Exhibit A).

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

Part 2:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council

adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides a development that is not compatible with nearby residential development.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested rezoning is not reasonable and not in the public interest because it will have an adverse impact on adjacent properties that are not being mitigated.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 4 / Part 1:

SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5 / Part 2:

EFFECTIVE DATE

The provisions of this ordinance shall become effective March 17, 2026 in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of March, 2026.

–

Town of Holly Springs by

_____

Michael D. Kondratick, Mayor

ATTEST:

_____

Linda McKinney, Town Clerk

Exhibit A: Development Plan Conditions of Approval

1. Prior to Construction Drawing Approval, Applicant shall pay a $6,500 fee-in-lieu to the town for appropriate traffic calming or traffic control measures on Lassiter Road, as determined by Town Staff.
2. All previous conditions of approval for *Rezoning* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
3. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
4. This development is responsible for the design and installation of the identified pedestrian facilities at the intersection of Sunset Lake/Lassiter Road.
5. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
6. All Special Studies must be finalized prior to being scheduled for Planning Board.
7. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
8. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. 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.
11. 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.
12. 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.
13. 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.