



Board of Adjustment
6:30 PM **Monday, April 6, 2026**

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

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. March 2, 2026 Regular Meeting Minutes

Special Use Permits

2. Special Use Permit 25-SUP-01 and Development Plan 25-DP-06 Sam's Xpress Car Wash

Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

linda.mckinney@hollyspringsnc.us 919-557-3900

Town of Holly Springs
BOARD OF ADJUSTMENT MEETING MINUTES
Monday, March 2, 2026 – 6:30 p.m.

Agenda Item #1, 2, 3 & 4:

The Board of Adjustment of the Town of Holly Springs met for their regularly scheduled meeting on March 2, 2026 in the Council Chambers, 128 South Main Street. At 6:30p Ben Copeland called the meeting to order.

Staff Members Present:

Cheryl Caines, Senior Planner
Brett Gosney, Planner II
Grayson Taylor, Planner III
Jay Osborne, Asst Town Attorney
Chris Hills, Development Services Director

Julie Nicewinter, Clerk

The Board completed roll call.

Members Present:

Ben Copeland
Thomas Rushing
David Williams
Nora Leet
Cecelia Webb (ETJ Alternate)
Carl Paulitz

Alternate Members Present: (Non-Voting)

Members Absent:

Kimberly Day (ETJ)
David Britt

The Board recited the pledge of Allegiance and held a moment of silence.

Agenda Item #5: Agenda Adjustment

None.

Agenda Item #6: Organization Meeting

1. Chairperson and Vice Chairperson

Motion: To appoint Ben Copeland as Chair.
Motion to approve

Motion by: Thomas Rushing
Second by: David Williams

Action: The Board of Adjustment voted in favor of the Motion. (5-0)

Motion: To appoint Thomas Rushing as Vice-Chair.

Motion By: David Williams

Second: Ben Copeland

Action: The Board of Adjustment voted in favor of the Motion. (5-0)

Agenda Item #7: Minutes

2. October 6, 2025 Minutes

Motion: Motion to approve the October 6, 2025 Minutes

Motion by: Thomas Rushing

Second by: Cecilia Webb

Action: The Board of Adjustment voted in favor of the Motion. (5-0)

Agenda Item #8: Training

Staff conducted a brief training course for the Board of Adjustment.

Agenda Item #9: Other Business

The Board did not have any other business to discuss.

Agenda Item #9: Adjournment

Motion: Motion to adjourn.

Motion by: Thomas Rushing

Second by: Nora Leet

Action: The Board of Adjustment voted in favor of the Motion. (5-0)

Time: 7:45PM

Julie Nicewinter

Board of Adjustment Clerk



Holly Springs Board of Adjustment

Board of Adjustment Agenda Cover Sheet

Agenda Item#: 2.

Public Hearings

Title: Special Use Permit 25-SUP-01 and Development Plan 25-DP-06 Sam's Xpress Car Wash

Strategic Priority Area: Growth Management & Economic Vitality

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

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Make and accept Findings of Fact and approve/deny/defer Special Use Permit 25-SUP-01 for Sam's Xpress Car Wash and the associated Development Plan 25-DP-06.

Explanation:

- A Special Use Permit and associated Development Plan has been submitted for a car wash on a 2.35 acre parcel near the intersection of Ralph Stephens Road and Avent Ferry Road.
- The Special Use Permit is a request for a Drive In/Drive Through Use on the NMX Neighborhood Mixed-Use-zoned parcel.
- The specific use requested is a Car Wash.
- The Development Plan provides site development details and conforms to all requirements of the UDO.

Staff Recommendation: Approve

Background:

- The existing parcel has been zoned commercially since the 1990s and has the Mixed-Use Center Future Land Use designation, which prioritizes commercial use of the site.
- All roadway frontage improvements associated with the parcel, including sidepaths along both street frontages, have already been completed.
- Town Council approved Major Subdivision Plan 25-MAS-04 for 975 Avent Ferry Road Subdivision on March 17, 2026, creating the lot under review for the Special Use Permit and Development Plan.

Funding Source(s):

N/A

Attachment(s):

1. 25SUP01_25DP06_SamsXpressCarWash_StaffReport
2. 25SUP01_25DP06_SamsXpressCarWash_Application
3. 25SUP01_25DP06_SamsXpressCarWash_FOF

Board of Adjustment Meeting
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4. 25SUP01_25DP06_SamsXpressCarWash_Evidence
5. 25DP06_SamsXpressCarWash_Plans



Project Type: Special Use Permit

Concurrent Applications:

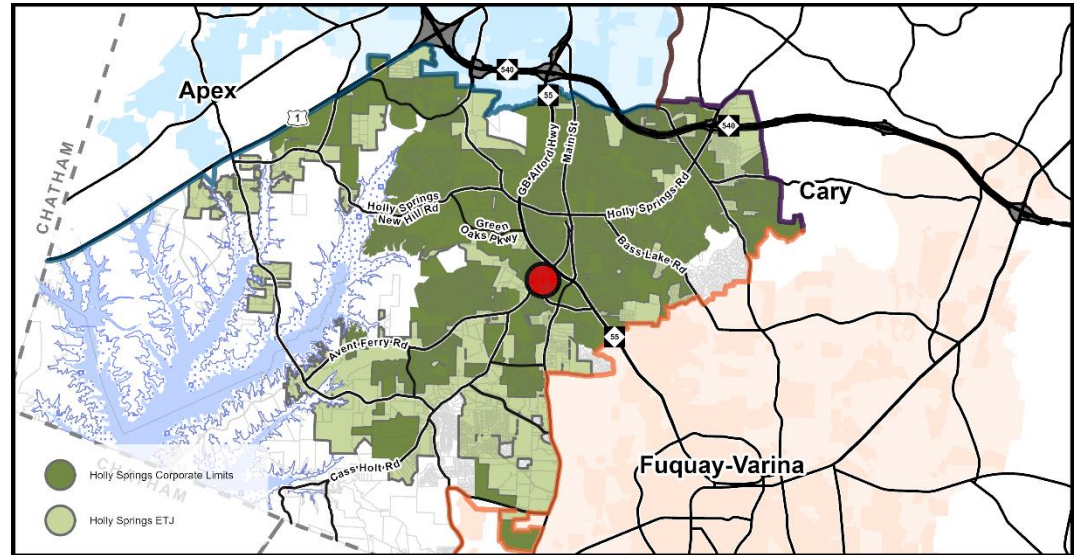
- ☒ DP
☐ VAR

Applicant / Petitioner:

Ashley Honeycutt Terrazas of Parker Poe, on behalf of Sam's Xpress Car Wash

Property Address: 975 Avent Ferry Road

Property Area: 2.35 ac.



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

Project Summary:

A Special Use Permit and Development Plan for the construction of a 4,673 sq. ft. Car Wash (Drive In/Drive Through Use) on Lot #1 of the 975 Avent Ferry Road Major Subdivision (25-MAS-04), near the intersection of Avent Ferry Road and Ralph Stephens Road.

Requested Action:

Quasi-Judicial Decision: The Board of Adjustment 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

Current Zoning:

NMX Neighborhood Mixed-Use

☐ Conditional Zoning District

Current Major Subdivision Plan:

975 Avent Ferry Major Subdivision (aka Carroll Crossing)



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Mixed-Use Center

Staff Analysis:

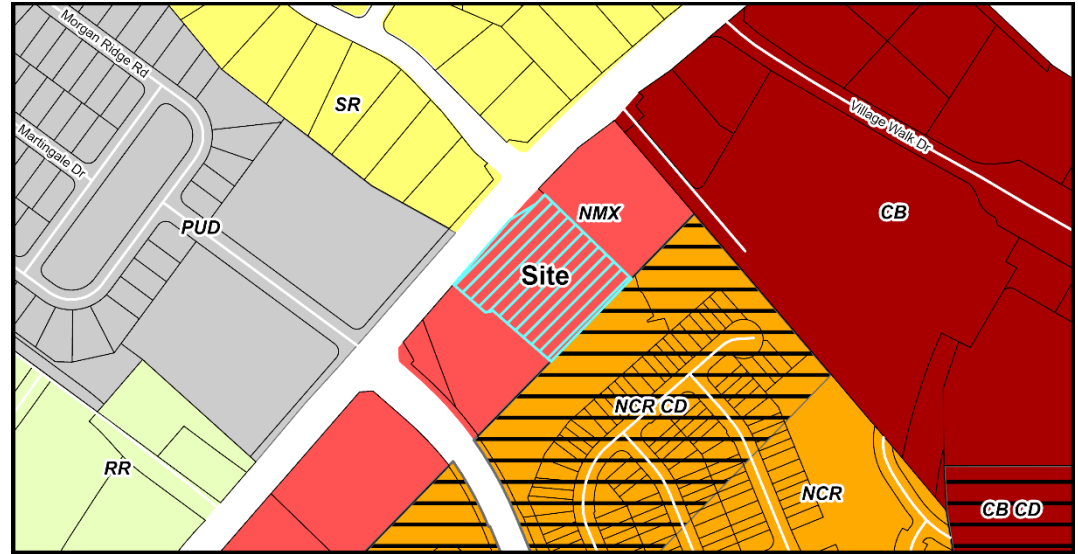
The Special Use Permit is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Special Use Permit and associated Development Plan comply 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	2.35 ac.
Total Area		2.35 ac.



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

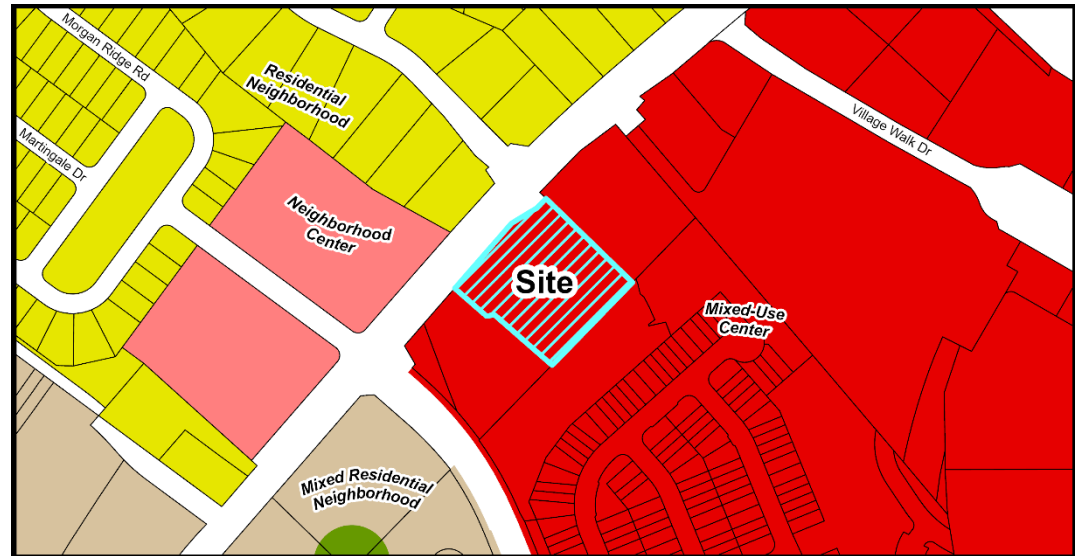
Approval Date: 10/15/1996

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.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The Future Land Use Map of the Land Use & Character Plan designates this site as Mixed-Use Center, a primarily commercial category that emphasizes the need for shared parking areas located behind buildings; the prioritization of streetscape, with minimal front setbacks and buildings pushed close to the street; the support of multiple modes of transportation, though accommodating a primarily auto-oriented network; and the incorporation of a variety of accessible open spaces. In these respects, the Special Use Permit and associated Development Plan are consistent with the expectations of the Land Use & Character Plan. However, attention should be called to the Special Use Permit's consistency with the "Eight Important Themes for Transforming Holly Springs," specifically the themes of: *Establish Mixed-Use Activity Centers Throughout Holly Springs*, *Transitions*, and *More Transportation-Land Use Coordination in the Community*.

- The *Establish Mixed-Use Activity Centers Throughout Holly Springs* theme emphasizes walkable, community-oriented development with integrated uses. While the proposed commercial use would benefit from existing utilities and a major corridor location, its noise and auto-oriented nature may conflict with the intent of complementary neighborhoods and pedestrian-friendly centers.



- The *Transitions* theme encourages low-intensity, unobtrusive commercial uses near residential areas, concentrating higher intensity near major intersections. Because the site is adjacent to both residential and low-intensity commercial uses, and near the higher-intensity Avent Ferry Road and Ralph Stephens Road intersection, the Special Use Permit should carefully consider buffering, scale, and architectural compatibility.
- The *More Transportation-Land Use Coordination in the Community* theme promotes development patterns that reduce vehicle trips and support alternative travel modes. Although the site lies along a major transportation corridor with sidepaths, review of the Special Use Permit should determine whether an auto-oriented use aligns with this goal of minimizing single-purpose vehicle trips.

While the Special Use Permit application and site plan are generally consistent with the expectations of the Mixed-Use Center Future Land Use designation, consistency with the "Eight Important Themes for Transforming Holly Springs" of the Comprehensive Plan should be reviewed closely by the Board of Adjustment in their deliberation of the Findings of Fact.

**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 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. A cross-access easement will be provided along the proposed drive aisle to the western property line. Construction of the drive aisle to Ralph Stephens Road will be constructed through the access easement with the development of the adjacent lot.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

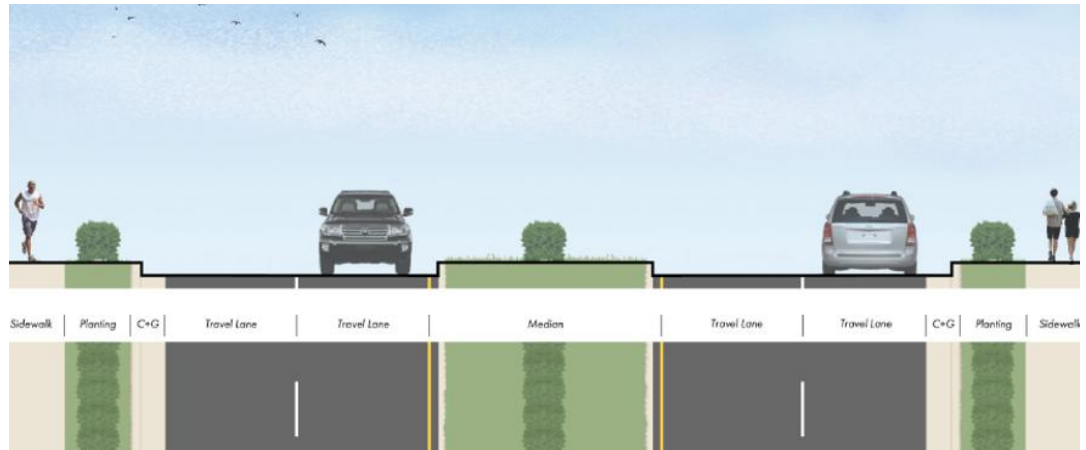
N/A



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 the 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 Special Use Permit is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Policies

No further widening or improvements are required along the frontages of Avent Ferry Road or Ralph Stephens 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 Special Use Permit is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

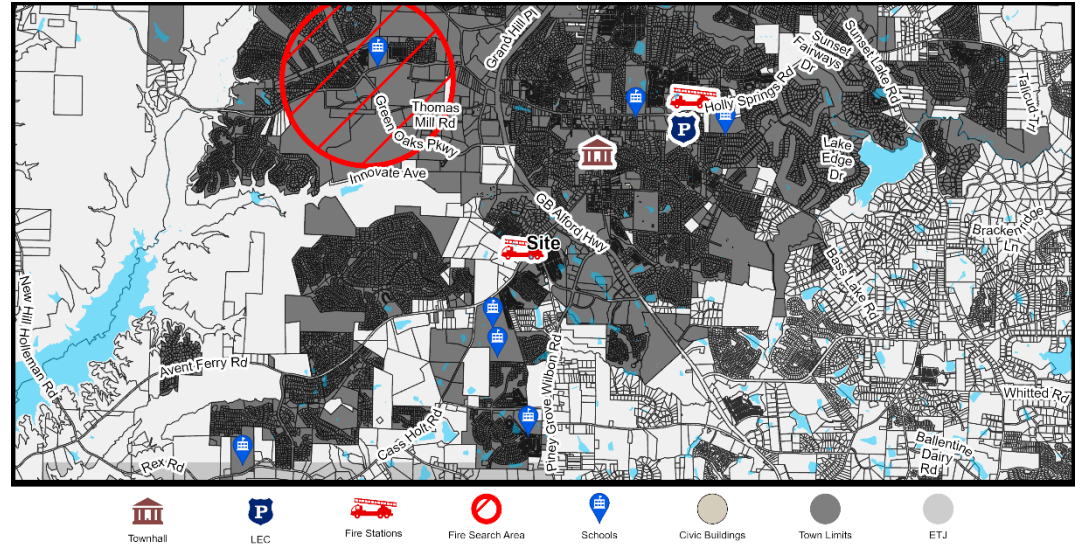
The development of this parcel is consistent with the Town's Parks, Recreation & Greenways Master Plan as the required improvements, sidepaths along Avent Ferry Road and Ralph Stephens Road, are already installed and are not being impacted by this development.



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

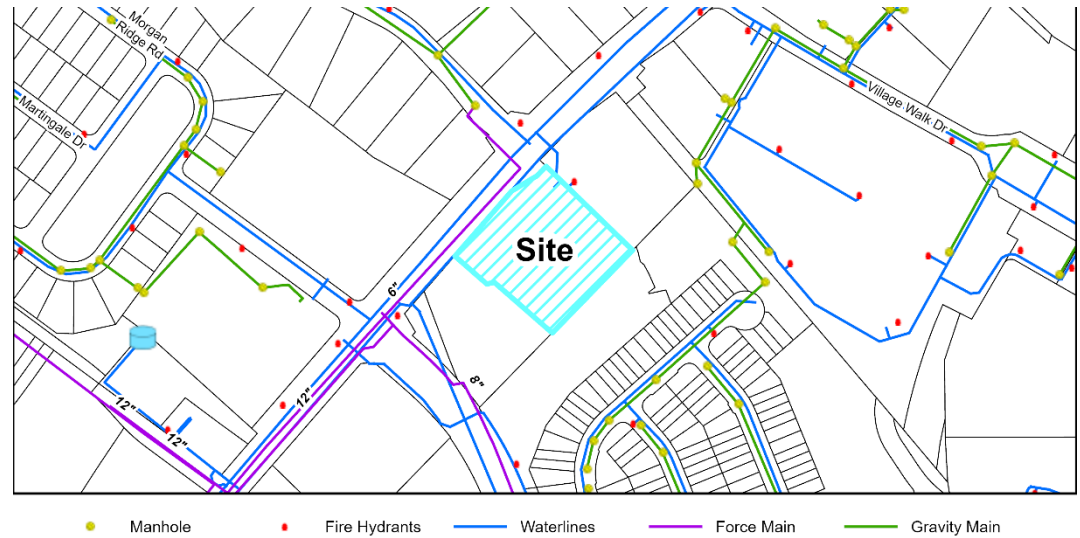
Community Facilities Staff Analysis:

The Special Use Permit 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 Car Wash 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	

**Infrastructure & Utility Summary****Water:**

Watermain is currently installed along the property frontage of Avent Ferry Road. No additional water main extensions are required with this Development Plan. 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 is adequate pressure 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

Utility Allocation was requested and approved with the Major Subdivision (25-MAS-04). The allocation request was consistent with this Development Plan. A summary of the approved allocation is below:

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Non-residential

Allocation Requested: 5,750 gallons per day

Infrastructure & Utility Staff Analysis:

The Special Use Permit is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

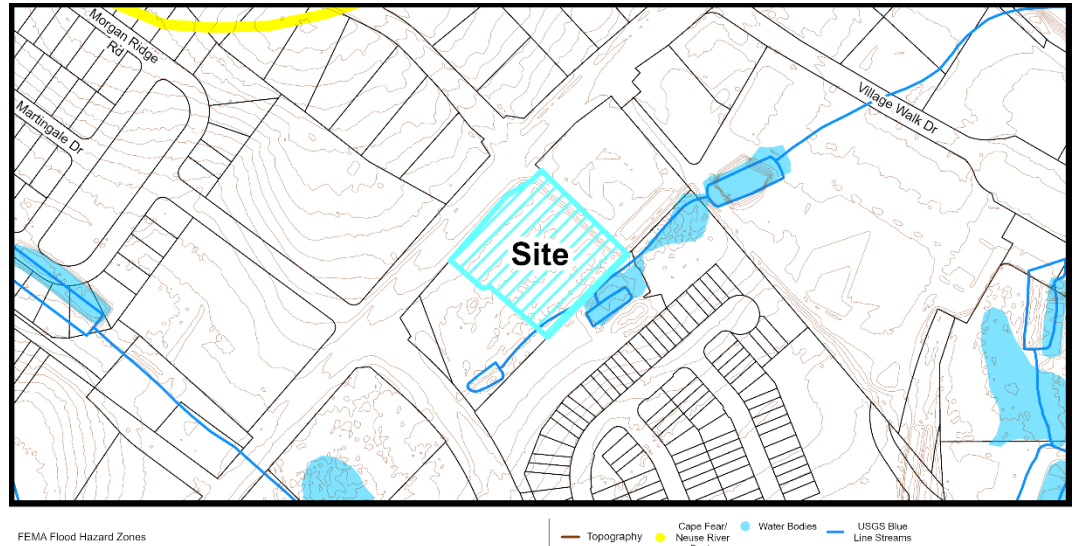


Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 12% (.28 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 Special Use Permit and Development Plan provide .39 acres of the total required .82 acres of Tree Preservation Area and provides all of the .03 acres of Urban Civic Space required of the Major Subdivision. 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 per the requirements of the 975 Avent Ferry Road Major Subdivision plan (25-MAS-04).

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 Special Use Permit is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed Development Plan meets the requirements of the Natural Resources and Open Space regulations of the Unified Development Ordinance. 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 Special Use Permit and associated Development Plan satisfies the applicable standards of the 2022 Holly Springs Unified Development Ordinance (UDO) and 975 Avent Ferry Major Subdivision Plan (25-MAS-04).

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):

	MAS Standard	Proposed
Perimeter Buffers		
Avent Ferry Road Buffer (West)	5' Type A	5' Type A
South	5' Type A	5' Type A
North	5' Type A	5' Type A
East	20' Type C	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

Parking Standards (UDO Section 6):

Parking Ratio	UDO Standard	Proposed
*Minimum Vehicle Parking Ratio	2/1,000 sf	*4.28/1,000 sf (20 spaces)
*Maximum Vehicle Parking Ratio	4/1,000 sf	

**Per UDO Section 6.4.1.C, a vehicle parking study may be required or requested by the applicant to amend the vehicle parking ratios listed in Table 6.4-A for particular uses, as approved by the administrator. A vehicle parking study has been provided with this application to amend the vehicle parking ratio for the proposed Drive In/Drive Through Use.*

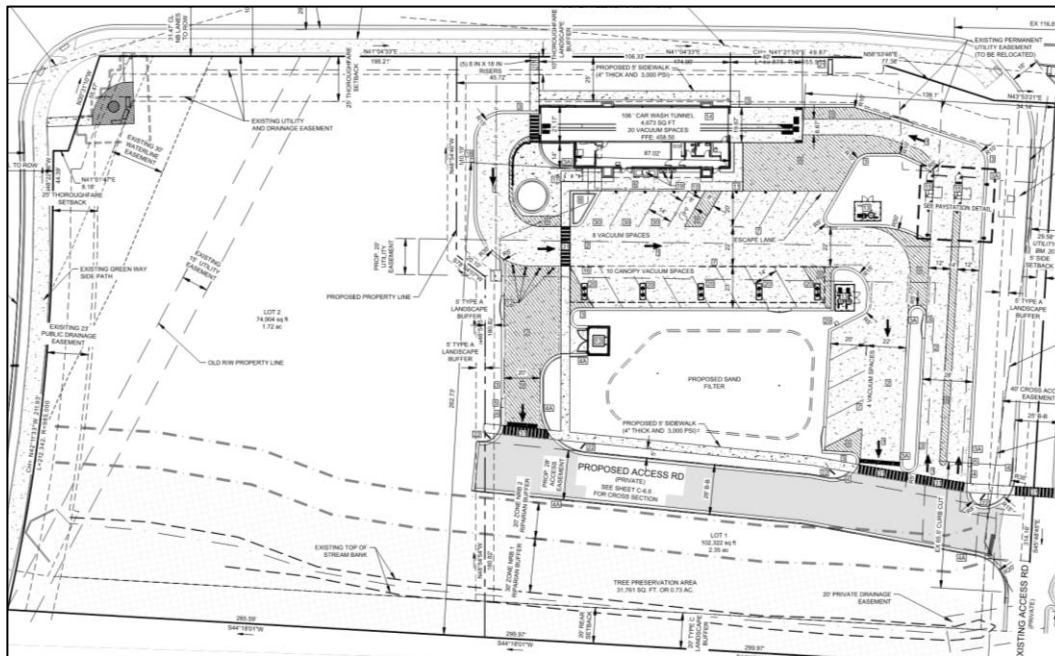
Building, Site and Subdivision Design (UDO Section 8):

	MAS Standard	Proposed
Building Design		
Materials and Architecture	Common architectural details are established with this Subdivision Plan to	All building materials are chosen from the approved materials board from the



	MAS Standard	Proposed
	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.	MAS. All elevations meet UDO requirements for materials, massing, and transparency.
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.	A building entrance facing Avent Ferry Road is provided, as is a pedestrian connection from the entrance to the sidepath running along Avent Ferry Road.
Public Realm	Increase in Urban Civic Space by 50%.	.03 ac. Urban Civic Space area at corner of Ralph Stephens and Avent Ferry to be constructed with this SUP/DP.

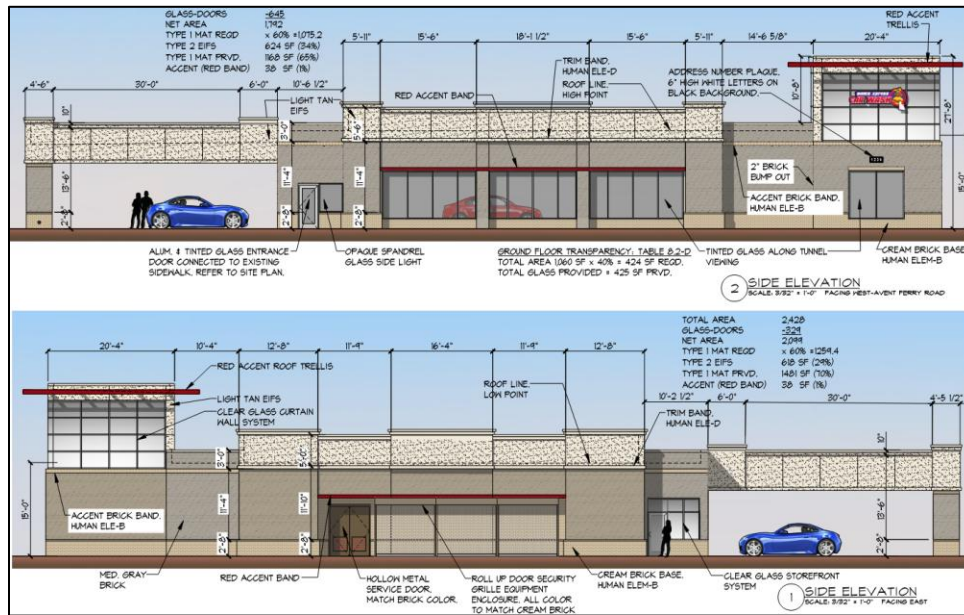
Proposed Site Design (UDO Section 8)



Site Design Highlights

- 4,673 sf car wash building and associated drive thru lanes.
- 20 parking spaces, including 8 canopy vacuum spaces.
- 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.

Proposed Elevations (UDO Section 8)



Elevation Highlights

- 27'-8" building height.
- Elevations meet minimum horizontal, vertical, and roofline variation requirements.
- Elevations incorporate at least 60% Type 1 material (brick, stone, etc.) and use materials from the materials board approved through 25-MAS-04.
- Elevations meet minimum transparency requirements.
- Decorative trim and brick soldier courses used as human scale design elements.

Development Standards Staff Analysis

The Special Use Permit is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The Special Use Permit and associated Development Plan is consistent with the UDO and 975 Avent Ferry Major Subdivision Plan. The project:

- Meets all the requirements of the NMX district and the additional use standards for Drive In/Drive Through Uses defined in UDO Section 3.3.5.E, including drive through lane and door opening placement.
- Utilizes the parking study option provided by UDO Section 6.4.1.C, increasing the maximum vehicle parking ratio from 4/1,000 sf to 4.28/1,000 sf.
- Meets all of the additional requirements of the 975 Avent Ferry Major Subdivision Plan, including enhanced southern perimeter buffering, specific allowable building materials, and increased Urban Civic Space area.

While the Development Plan meets the requirements specified in the UDO and the 975 Avent Ferry MAS, concerns have been noted regarding potential noise impacts that are associated with similar uses. UDO Section 3.6.5 specifies "No primary Use or Accessory Use shall produce noise in such a manner as to annoy, disturb, frighten or otherwise interfere with the use and quiet enjoyment of adjacent properties or be in violation of the Noise Ordinance. Operational or production noise shall be muffled so as not to become detrimental due to intermittence, beat frequency, shrillness or vibration." The burden is on the applicant to demonstrate that this UDO standard will be met.



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 Standards	☒ Consistent	☐ Inconsistent

Special Use Permit Staff Analysis

The applicant must demonstrate that the proposed Special Use Permit and the associated Development Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Special Use Permit 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: 3/20/2025

Summary of Issues:

- Timeline of the project



Board of Adjustment Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Board of Adjustment Decision Type: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Special Use Permit satisfies the applicable development standards. The Board of Adjustment 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.

Special Use Permit Action

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

The Board of Adjustment shall consider the following review criteria in determining whether to approve, approve with conditions, or deny the Special Use Permit. These criteria shall be used to evaluate whether the proposal will cause adverse impacts on adjacent properties.

Criterion 1: The proposed use will not be injurious to the public health, safety, comfort, convenience, or general welfare;

Criterion 2: The proposed use will not injure or adversely affect the adjacent area;

Criterion 3: The proposed use will be consistent with the character of the district, land uses authorized therein, and the Comprehensive Plan;

Criterion 4: The proposed use shall conform to all development standards of the applicable district (unless a Variance or Administrative Adjustment is issued for said standard);



Criterion 5: Roadways, access drives, and/ or driveways are or will be sufficient in size and properly located to: ensure automotive, bicyclist, and pedestrian safety and convenience, traffic flow as set forth in this UDO and, control and access in case of fire or other emergency;

Criterion 6: The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian accessways harmonize with adjoining properties and the general area and minimize adverse impacts; and,

Criterion 7: The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

In granting a Special Use Permit, the Board of Adjustment shall have the authority to impose such conditions as deemed necessary by the Board to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, enjoyment, and welfare of people residing or working in or adjacent to the property. Such conditions can be the following non-exclusive list of examples:

1. Require the provision of additional landscaping, screening, fencing or other methods to allow the special use property to harmonize with adjacent properties.
2. Require the applicant to take steps towards the elimination or reduction of noise, light, dust, vibration or other possible nuisance problems.
3. Require more stringent signage limitations than provided under the UDO.
4. Limit the hours of operation of a non-residential site.

Action #1: Special Use Permit Findings of Fact and Action

Motion to make and accept Findings of Fact for and to approve/deny Special Use Permit 25-SUP-01 to allow for a Drive In/Drive Through Use for the NMX Neighborhood Mixed-Use district.

Action #2: Development Plan Action

Motion to approve/deny Development Plan 25-DP-06 in association with Special Use Permit 25-SUP-01 for Sam's Xpress Car Wash, with the following conditions:

1. All previous conditions of approval for Major Subdivision Plan apply to this Development 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. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 8.4.E shall be submitted to and approved by Development Services with the first Construction Drawing submittal.

Judicial Review

Every decision of the Board of Adjustment shall be subject to review by the Superior Court. Any appeal to the Superior Court shall be taken within 30 days after the decision of the Board of Adjustment is to be filed in the office of the Development Services Department, or a written copy thereof is delivered to the petition by personal service, registered mail or certified mail, return requested, whichever is later.



Holly Springs Board of Adjustment Findings of Fact

1. The application for a Special Use Permit was filed by all the owners of the land affected by the Special Use Permit.
2. The property is described as follows:

Site Address: 975 Avent Ferry Road

PIN: 0648679608

Lot Number: 1

Subdivision: 975 Avent Ferry Road Major Subdivision (Carroll Crossing)

Total Lot Size: 2.35

Current Zoning District: NMX Neighborhood Mixed-Use
3. The property is currently vacant.
4. The requested Special Use Permit is to allow for a Drive In/Drive Through Use.
5. A Development Plan (25-DP-06) depicting the Special Use Permit has been submitted by the Applicant and is part of the record.
6. The Special Use Permit and Development Plan application and other records pertaining to the Special Use Permit request are part of the record.



7. Notice of the Quasi-Judicial Hearing has been provided as required by NCGS and the Town of Holly Springs Unified Development Ordinance.

Additional Findings of the Board of Adjustment

- 8.
- 9.
- 10.
- 11.
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- 13.
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- 19.
- 20.



BOARD OF ADJUSTMENT HEARING WORKSHEET

Date of Hearing: _____ BOA Member: _____
Case Number: _____

Finding of Fact	Fact	In Petitioner's Application	From Staff Report	Testimony at Hearing	Proven by Competent & Material Evidence?
Ex.	<i>The property is located at 123 Main Street</i>	X	X	X	X
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					



SPECIAL USE PERMIT REMINDERS

- The board can take issue with the facts that are presented by the applicant and find that the facts are NOT “competent,” “material,” or “substantial” and determine that the applicant has failed to establish a prima facie case (ie, the application fails)
 - **Material Evidence**- is recognized to mean “evidence having some logical connection with the facts of consequence or issues.”
 - **Substantial Evidence**- means such “relevant evidence as a reasonable mind might accept as adequate to support a conclusion.”—“It must do more than create the suspicion of the existence of the fact to be established... It must be enough to justify, if the trial were to a jury, a refusal to direct a verdict when the conclusion sought to be drawn from it is one of fact for the jury. Substantial evidence depends on the burden of proof. In a criminal trial, the evidence has to be so substantial as to overcome “reasonable doubt.” However, in civil matters (such as variances), it only needs to overcome a “preponderance of the evidence” standard. It only has to tip the scale of justice a little bit- not all the way as in a criminal matter.
 - **Competent evidence** is evidence that the fact finder determines has a sufficient indicia of reliability (ie, not hearsay or general nonsense) but evidence that as a tendency to make the existence of any fact that is of consequence to the determination of the action more probable or less probable than it would be without the evidence.
 - Additionally, evidence that is deemed to be not competent and which should not be considered by the Board includes lay opinion testimony of: (1) how the proposed variance would affect the value of surrounding properties; (2) that the proposed variance would pose a danger to public safety as a result of increased traffic; and (3) matters only an expert would generally be qualified to testify about. (from 160A-393(k)(3)).
- Use of Expert Testimony: An expert is generally someone smarter than the fact-finder on a given subject (typically licensed in their field). In a judicial proceeding, they are the only ones where their “opinion” is competent, material, and substantial evidence. An example would be a licensed real estate appraiser offering evidence of an opinion of an increase or decrease in property value, or a land planner stating that they are familiar with the “spirit and intent” of the UDO and in their professional opinion, the project is in keeping with the spirit and intent. Expert witness testimony may be challenged, however unless some fault is determined (like they based their opinion on bad data or hearsay), typically you need an another expert to offer an expert opinion to contradict what the first expert said. (Exception- the courts have consistently held that a property owner may give their opinion as to the value of their own property, even if they are not a licensed appraiser, however they are often trying to testify as to what the *future* value of their land would be if a project went through, and they are not likely competent to give evidence as to their properties future value.
- Board members sitting in a quasi-judicial capacity must base their decision to grant or deny a variance on objective factors, which are based upon the evidence presented, and not upon their subjective preferences or ideas.
- Board members should not accept outside evidence (conversations outside of sworn testimony, site visits, emails, unsworn documents) and should only rely on facts offered at the hearing, under oath.



- The board may not deny a permit in their unguided discretion or because, in their view, it would adversely affect the public interest.—“The denial of the conditional use permit may not be based on conclusions which are speculative, sentimental, personal, vague or merely an excuse to prohibit the requested use.”
- The Board sitting in a quasi-judicial capacity are performing as judges and must be neutral, impartial, and base their decisions solely upon the evidence submitted.—“Neutrality and the appearance of neutrality are equally critical in maintaining the integrity of our judicial and quasi-judicial processes”
- “Speculative assertions or mere expression of opinion about the possible effects of granting a permit are insufficient to support the findings of a quasi-judicial body”
- In quasi-judicial proceedings, no board or council member should appear to be an advocate for not adopt an adversarial position to a party, bring in extraneous or incompetent evidence, or rely upon ex parte communications (out of hearing) when making their decision.



SPECIAL USE PERMIT APPLICATION

DPM Appendix #A.04.1 Supplement 20 October2023

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 Adams & Bernstein](#)

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

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

Telephone: [919-835-4043](#) E-Mail: ashleyterrazas@parkerpoe.com

REQUIRED: Property Owner(s) if different from Applicant/Contact *(Attach additional sheets if needed)*

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:

PROJECT INFORMATION

Project Name [Sam's Xpress Car Wash - Holly Springs](#)

Project Number

Project Location
Use street address.
If none, use closest intersection

☐ Within Corporate Limits ☒ Within Holly Springs ETJ
☐ Pending Annexation

Shopping Center/Lot # [Carroll Crossing/Lot #1](#)

PUD/Development [Carroll Crossing](#)

PIN(s) [0648-67-8653](#)

Project Acreage [4.092](#)

Current Zoning [NMX - Neighborhood Mixed Use](#)

Sketch Plan Held: [6/5/2025](#)

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. If required, I grant permission for members of Board of Adjustment and Town Staff to visit the site in question for informational, advertisement and inspection needs.

Signature of Applicant:

Date: [6/11/25](#)

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: [7919-835-4043](#)

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 Urban](#)

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 Carroll](#)

Company: [N/A](#)

Mailing Address: [814 Cannonsgate Dr](#)

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

Telephone:

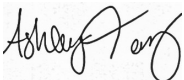
E-Mail:

DEVELOPMENT PLAN PETITION

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

NEIGHBORHOOD MEETING REPORT

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

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

975 Avent Ferry Road - Pre-Filing Neighborhood Meeting Report

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

Summary of Questions and Comments:

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

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

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

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

3. Question regarding the progress of the sewer study.

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

Attendance Roster:

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

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

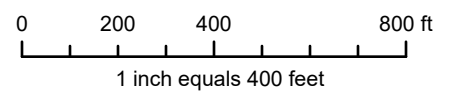
<u>Owner</u>	<u>Mailing Address 1</u>	<u>Mailing Address 2</u>	<u>Mailing Address 3</u>
1201 AVENT FERRY LLC	114 BAYBROOK CT	CARY NC 27518-9422	
ADWA LLC	465 MORGAN RIDGE RD	HOLLY SPRINGS NC 27540-4455	
CARROLL, MICHAEL W CARROLL, MARY J P	814 CANNONSGATE DR	NEWPORT NC 28570-4551	
CHOLAK, BENJAMIN CHOLAK, MELISSA	109 ROSLIN WAY	HOLLY SPRINGS NC 27540-5997	
ERNEST, MICHAEL E. ERNEST, CORAZON DIOSANTA	1312 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
FRY, GERALD W.	109 DESERT ORCHID RD	HOLLY SPRINGS NC 27540-6933	
GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA INC	4721 EMPEROR BLVD STE 260	DURHAM NC 27703-7664	
HATCH, NICOLE LYNN KUBEL, THOMAS M III	1304 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
KUSHI LLC	4141 PINY GAP DR	CARY NC 27519-7515	
NORMAN, BRIAN NORMAN, LAURA	1308 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
OPTIMUS SPRINGS LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766	
PADOVANO, DANIEL JOSEPH III TRUSTEE PADOVANO, CYNTHIA ANN TRUSTEE	105 DESERT ORCHID RD	HOLLY SPRINGS NC 27540-6933	
Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497	
RAMKUMAR, RAJIT NAIR, LEKSHMI CHANDRASEKHARAN	2009 AUSTIN POND DR	CARY NC 27519-6522	
RUIZ, CHRISTIAN A NEVADO, RIGOBERTO RUIZ	1309 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9151	
SCIARI, TIMOTHY MCGOWAN, MAURA	1300 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
SCIOTO BLUE RIVER PROPERTIES LLC	6531 MERIDIEN DR STE 103	RALEIGH NC 27616-8892	
TURNER, DAVID R.	1301 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9151	
WAKE COUNTY BOARD OF ALCOHOLIC CONTROL	1212 WICKER DR	RALEIGH NC 27604-1428	
WILLIAMS, JOEL LAWSON II HOLMES, JESSICA G	6813 REBECCA CIR	CARY NC 27518-6843	
POSTAL CUSTOMER	1201 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1251 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	1251 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1305 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	975 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	0 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	908 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	925 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1136 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	300 VILLAGE WALK DR	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	400 LEMON LEAF PL	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	220 WALNUT BRANCH PL	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	100 ENGLISH DAISY ST	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	109 DAISY MUM RD	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	102 DAISY MUM RD	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
POSTAL CUSTOMER	916 AVENT FERRY RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	100 VILLAGE WALK DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	1008 AVENT FERRY RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	1100 AVENT FERRY RD	HOLLY SPRINGS NC 27540



975 Avent Ferry Road

500ft Property Notification Map



Disclaimer

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

March 10, 2025

Event: 975 Avent Ferry Road Neighborhood Meeting

Location: Virtual (ZOOM)

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

Neighboring Property Owners and Occupants:

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

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

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

To participate by telephone:

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

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

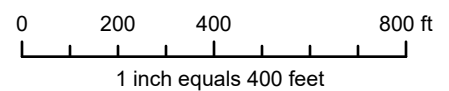
Thank you,

Ashley Honeycutt Terrazas



975 Avent Ferry Road

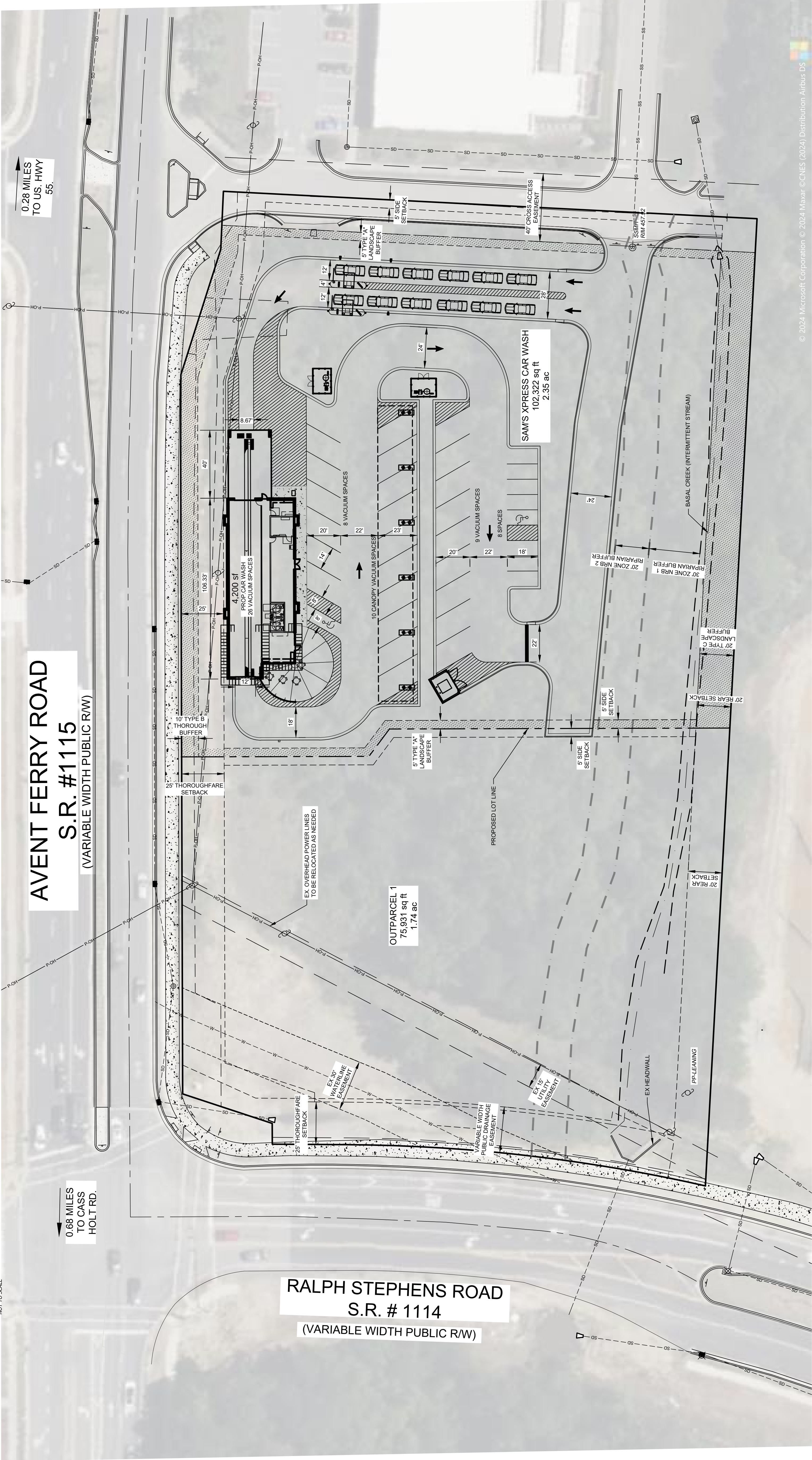
Vicinity Map



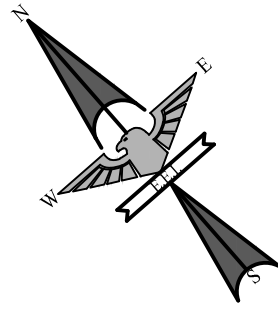
Disclaimer
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VICINITY MAP
NOT TO SCALE



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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

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	882 SQ. FT.
MINIMUM PARKING SPACES	21,000 SQ. FT. OR 8 SPACES
SPACES PROVIDED	34 SPACES + 1 ADA SPACE



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 883-4222
www.eagleengineering.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
DRAWN BY	DAM
CHECKED BY	JLR
JOB NUMBER	8337
DATE	10/23/2024
AS SHOWN	

Sheet
CSP-5



Affidavit of Owner's Consent

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

0648679608	975 Avent Ferry Road
0648676575	0 Avent Ferry Road

and does hereby authorize SXCW Properties II, LLC c/o Paxton Widenhouse to act
(name of representative/applicant)
on their behalf as their agent with regard to the processing of said Development Project.

Michael William Carroll
Signature of Owner

Michael William Carroll

814 Cannonsgate Dr.
Newport, NC 28570

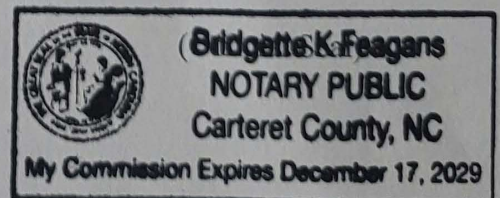
Sworn to or affirmed and subscribed before me this 10th day of June, 2025.

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029





Affidavit of Owner's Consent

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

0658679608	975 Avent Ferry Road
0648676575	0 Avent Ferry Road

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

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

Mary Joe Pendleton Carroll
Signature of Owner

Mary Joe Pendleton Carroll

814 Cannonsgate Dr.
Newport, NC 28570

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

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029



FINDINGS OF FACT *(Attach additional sheets if needed)*

A petition for Special Use Permit may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination based on the following:

Special Exception Use: [Drive In/Drive Through Facility](#)

Specific Special Use Permit Request:

[Special use permit for a car wash with a drive through at 975 Avent Ferry Road](#)

1. The proposed use will not be injurious to the public health, safety, comfort, convenience, or general welfare:

[The proposed use enhances the public health, safety, comfort, convenience, and general welfare as it provides an attractive new commercial amenity for existing and coming area residents and will increase the Town's tax base. The drive-through design presents no public health, safety, or comfort concerns.](#)

2. The proposed use will not injure or adversely affect the adjacent area:

[The proposed use will not injure or adversely affect the adjacent area, and will fit well into the surrounding small-scale commercial uses, including the adjacent Goodwill and the Sheetz gas station across the street. The development plan proposes provides a wide, appropriate buffer of preserved trees adjacent to the Stephens Farm townhome development to the south. A small corner of the buffer will be impacted by the access driveway in order to line it up with the Goodwill driveway \(which is also in the buffer\) and allow for safe turning movements. This impact is permitted by NCDEQ.](#)

3. The proposed use will be consistent with the character of the district, land uses authorizes therein, and the Comprehensive Plan:

[The proposed use is consistent with the character of the commercial uses in the area, which include a Goodwill and a gas station. The property is at the edge of a larger Mixed Use Center concentrated at the intersection of Hwy 55 and Avent Ferry Road on the Future Land Use Map, and is consistent with the recommended character, by providing parking behind the building and keeping the "suburban corridor character" in this "primarily auto-oriented" area.](#)

4. The proposed use shall conform to all development standards of the applicable district (unless a Variance or Administrative Adjustment is issued for said standard):

[The proposed use conforms to all NMX development standards.](#)

5. Roadways, access drives, and/or driveways are or will be sufficient in size and properly located to:

[The shared access drive with Goodwill, which has always been intended to serve this property, is properly located to ensure safety of drivers, cyclists, and pedestrians. Fire access is sufficient and meets Town standards.](#)

6. The location and arrangement of the use on the site, screening, buffering, landscaping and pedestrian accessways harmonize with adjoining properties and the general area and minimize adverse impacts:

[The use is concentrated on the Avent Ferry frontage with a wide buffer between the development and residential use to the rear, minimizing adverse impacts. Pedestrian access along the Avent Ferry frontage is already in place and connects to the wider sidewalk network, and is in harmony with the general area.](#)

7. The type, size and intensity of the proposed use (including, but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood:

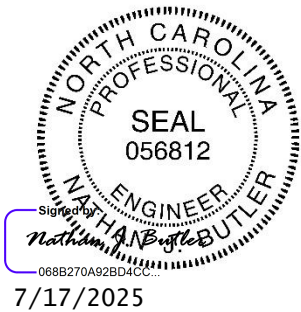
[The proposed car wash will not have significant adverse impacts on adjoining properties and will have similar use characteristics as the other commercial properties in the area in terms of hours of operation and people who will use the facility. Sam's closes at 9 and turns off lights when they close, transparency will be facing Avent Ferry, away from the residential, and the project follows all state and local regulations that mitigate environmental impacts of development. Sam's has several locations near residential development, and noise generated is similar to many other commercial developments. The significant tree buffer and distance will also screen light and noise from Stephen Farm.](#)



KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

July 17, 2025

Paxton Widenhouse
Sam's Xpress Car Wash
7935 Council Place
Matthews, NC 28105



RE: *Parking Supply Evaluation Related to the Proposed Sam's Xpress Car Wash – 975 Avent Ferry Road, Holly Springs, North Carolina*

Dear Mr. Widenhouse:

This letter summarizes the results and findings of an analysis of the parking needs for the construction of a proposed Sam's Xpress car wash and the potential for parking needs that exceed the requirements set forth in the Town of Holly Springs Unified Development Ordinance (UDO). This development is proposed to be located at 975 Avent Ferry Road on the northeast quadrant of the intersection of Avent Ferry Road and Ralph Stephens Road. As currently envisioned, the proposed car wash is planned to consist of a 4,311 square-foot (s.f.) car wash tunnel building and 27 vacuum parking spaces that are expected to be used by both customers and employees. The number of employees working on any given shift can range from 4 to 10.

Unified Development Ordinance Maximum Parking Permitted

Table 1 describes the maximum number of parking spaces permitted for the proposed car wash based on the Town of Holly Springs UDO (sec. 6.4). The Town of Holly Springs UDO does not contain parking requirements for a car wash land use; therefore, based on a review of available land uses, it was determined that the general retail rate of 4 spaces per 1,000 s.f. was most similar.

Table 1: Sam's Xpress Car Wash UDO Maximum Parking Permitted			
Land Use	Square Feet	Rate	Maximum Number of Parking Spaces
General Retail	4,311	4 Spaces per 1,000 s.f.	18 Spaces
Total			18 Spaces

Based on UDO requirements for general retail uses, the development is permitted to have a maximum of 18 spaces. The site is proposed to contain 27 spaces, which is 9 spaces greater than the permitted maximum number of parking spaces.

Parking Supply Evaluation

The Institute of Transportation Engineers (ITE) *Parking Generation Manual* (6th Edition) and the Urban Land Institute (ULI) *Shared Parking* (3rd Edition) provide parking professionals with data sets and tools for various land uses as a means of calculation and comparison. However, these resources do not provide a baseline rate for a category applicable for the proposed development. For this analysis, hourly



data showing the number of vehicles entering the car wash from two similar Sam’s Xpress sites in the same general region (Apex, NC and Garner, NC) was gathered for a week (April 21 – 27, 2025) to estimate the parking needs of the proposed development. Note, some of the existing Sam’s Xpress car wash facilities also include an adjacent fueling center, however the proposed Sam’s Xpress car wash development in Holly Springs, NC does not contain a fueling center. Therefore, the data used in this analysis is based on locations that also do not contain a fueling center.

Table 2 shows the maximum vehicles served in an hour at each existing car wash location.

Table 2: Car Wash Data for Similar Sites			
Site	Maximum Vehicles Served (single hour)	Peak Service Day/Time	Existing Parking Supply ¹
Apex, NC	80	Sunday (12-1 pm)	26 spaces
Garner, NC	59	Sunday (1-2 pm)	33 spaces

¹The car wash site in Apex, NC contains 20 vacuum spaces and 6 surface spaces, and the car wash site in Garner, NC contains 20 vacuum spaces and 13 surface spaces. It is assumed that the surface spaces are utilized for employee parking.

The existing Sam Xpress car wash site in Apex, NC experienced a maximum number of 80 vehicles served from 12:00 – 1:00 PM on Sunday, April 27th, 2025. The existing Sams Xpress car wash site in Garner, NC experienced a maximum number of 59 vehicles served from 1:00 – 2:00 PM on Sunday, April 27th, 2025. Assuming that a vehicle will take approximately 10 minutes to go through the car wash tunnel once they have entered the queue on-site during peak conditions and then utilize a vacuum space for approximately 15 minutes before leaving the site, this makes the assumed average duration on site approximately 25 minutes total. **Table 3** below shows an estimation of the number of vehicles served on site at both of these existing locations during peak conditions based on these assumptions.

Table 3: Vehicles per Minute Served at Existing Locations		
Site	Maximum Vehicles Served (single hour)	Vehicles per Minute
Apex, NC	80	1.33
Garner, NC	59	0.98

Based on the data provided for other Sam’s Xpress car wash locations, the average rate in which vehicles are served on site ranges from approximately 1 vehicle per minute to 1.3 vehicles per minute. Note, to be conservative, this calculation assumes a uniform arrival distribution where vehicles all arrive to the car wash at a constant rate; however, in reality the arrival distribution during the peak hour can vary with intervals above this rate and intervals below this rate.

As previously mentioned, the proposed car wash location in Holly Springs, NC plans to provide 27 vacuum spaces. Assuming that 7 employees are working during a peak shift, this would leave 20 vacuum spaces available for customers since no other separate parking area for employees is provided. Note, with the number of employees working on a shift ranging from 4 to 10, the average was



assumed. Using the calculated rates in which vehicles are served at the existing locations shown in **Table 3**, and the number of vacuum spaces available, the estimated number of minutes it would take for the available vacuum spaces to reach maximum capacity at the proposed car wash location is calculated in **Table 4** below.

Table 4: Calculated Time for Vacuum Spaces to Reach Max Capacity			
Site	Vacuum Spaces Available ¹	Vehicles per Minute ²	Time Until Max Capacity Reached
Proposed Holly Springs Location	20 spaces	1.33	15 minutes
		0.98	20 minutes

¹The number of vacuum spaces available is calculated by taking the proposed parking supply of 27 spaces and subtracting an assumed 7 spaces for employees during a peak shift.

²The provided rates for vehicles served per minute are based on data from existing Sam's Xpress car wash locations and the calculations are shown in Table 3 of this report.

Based on the number of vacuum spaces expected to be available for customers, and operation conditions based on data collected at other Sam's Xpress car wash sites in the area, the parking supply at the proposed car wash location in Holly Springs, NC is expected to reach maximum capacity after 15 to 20 minutes of peak hour operation. Since the total estimated duration for customers during peak conditions is estimated to be approximately 25 minutes, it is anticipated that the proposed car wash site will utilize all available spaces to accommodate demand, with occasional on-site queuing at peak times as customers wait for vacuum spaces to become available. Therefore, a parking supply of 27 spaces is expected to be appropriate to meet the demands of the development.

Conclusions

The Town of Holly Springs UDO allows the proposed car wash to provide a maximum of 18 spaces, although no appropriate land use is provided in the UDO. Based on a calculation of site-specific operations that assumes an average total duration on site of 25 minutes per customer, 7 employees on an average shift, and a uniform arrival distribution of customers, it is anticipated that the proposed parking supply of 27 spaces will appropriately accommodate the demands of the proposed car wash facility. In reality, the rate at which vehicles arrive at the proposed car wash could be higher or lower for a given period of time over the course of the peak hour, and the duration of a customer utilizing a vacuum space can vary considerably. However, by basing this analysis on average, steady conditions, the parking supply for the proposed Sam's Xpress car wash in Holly Springs, NC is anticipated to be appropriate. Town of Holly Springs UDO Sec. 6.4.1.C allows alternative parking rates to be administratively approved pursuant to a parking study that "utilizes a methodology that includes studies of vehicle parking utilization of other similar uses and development types." Accordingly, this study demonstrates that the proposed parking rate for the Sam's Xpress location in Holly Springs is consistent with the likely parking demand for its specific use.



If you have any questions regarding this analysis, please contact me at (919) 677-2157 or nathan.butler@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC

A handwritten signature in black ink, appearing to read "Nathan Butler", with a long horizontal flourish extending to the right.

Nathan Butler, PE
Project Manager

Attachments: Town of Holly Springs Unified Development Ordinance Parking Requirements
Site-Specific Data for Apex, NC and Garner, NC Sam's Xpress Car Wash Locations
Proposed Sam's Xpress Car Wash - Holly Springs Site Plan

6.4 MINIMUM AND MAXIMUM VEHICLE PARKING REQUIREMENTS

6.4.1 REQUIRED VEHICLE PARKING OPTIONS

Parking shall be provided in accordance with one or any combination of the following options:

- A. **Standard Requirements.** The Use/development shall provide the Vehicle Parking quantities consistent with Table 6.4-A.
- B. **Similar Use Parking Assessment.** Where the proposed Use is not specifically listed in the table, the applicant shall provide Vehicle Parking consistent with a similar Use from Table 6.4-A as determined by the Administrator.
- C. **Parking Study.** Where required in Table 6.4-A or if requested by the applicant, a Vehicle Parking study may be prepared that utilizes a methodology that includes studies of Vehicle Parking utilization of other similar Uses and development types or published studies of Vehicle Parking demand as approved by the Administrator.
- D. **Shared Parking.** Where vehicular access is provided between adjoining or nearby Lots, the Uses may share required Parking Spaces subject to a shared parking easement or similar legally binding document. Parking Spaces required for churches, theaters or assembly halls, the peak attendance of which will be at night or on Sundays, may be those which are partially or wholly assigned to another Use which will be closed at night or on Sundays, provided that such shall be approved by Administrator.

6.4.2 LOCATION IN RELATION TO USE

Land Uses/developments shall provide required Vehicle Parking at locations in accordance with one or more of the following options.

- A. **On-Site.** Required Vehicle Parking shall be provided on the same Lot/parcel as the subject development/Use.
- B. **Within Integrated Center.** Required Vehicle Parking may be provided within the same

Integrated Center in which the development/Use is located. The associated Vehicle Parking location shall be identified as part of the permit application.

- C. **Satellite Parking.** Required Vehicle Parking may be provided on a separate Lot/parcel that is within 800 feet of the Building, Structure or Use that the Vehicle Parking Area is intended to serve, provided a Thoroughfare Street does not separate the Vehicle Parking Area from the subject Use and there is a continuous Sidewalk, sidepath or greenway connecting the two locations.
- D. **On-Street Vehicle Parking.** Existing designated On-Street Vehicle Parking stalls along the property's frontage may be credited towards the development's/Use's minimum Vehicle Parking requirement. Only the On-Street Vehicle Parking stalls along the property's frontage may be used to meet the requirements of this Chapter.

6.4.3 INCREASE IN INTENSITY OF USE

Additional Off-Street Parking Spaces shall be required whenever a change of Use of a Building, Structure, or Lot results in an increase in the minimum number of required Off-Street Parking Spaces to an extent of 15% or more of the number of Off-Street Parking Spaces existing on the Single Use Site, Integrated Center, Business Park, or Industrial Park.

TABLE 6.4-A - VEHICLE PARKING REQUIREMENTS (N1)

LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N2)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
RESIDENTIAL USES				
Apartment Dwelling	1 / unit	3 / unit	No	--
Detached & Attached Dwellings	2 / unit	None	Yes	Attached Dwellings must provide required parking + 10% for guest parking
Group Home	0.5 / bedroom	None	Yes	--
Residential Care Facilities	None	None	Yes	--
All other Residential Uses	1 / unit	None	No	--
LODGING USES				
Bed and Breakfast	1 / guest room	None	No	--
All other Lodging Uses	1 / guest room	1.5 / guest room	No	--
OFFICE AND SERVICE USES				
Family Child Care Home	2 / unit	None	Yes	--
Hospital	Study Required		No	See 6.4.1.C
Medical Office	4 / 1,000 sf	6 / 1,000 sf	No	--
Mortuary/Funeral Home/Crematory	4 / 1,000 sf	6 / 1,000 sf	Yes	Ratio based on the primary assembly area
All other Office and Service Uses	2 / 1,000 sf	4 / 1,000 sf	No	--
RETAIL, DINING, AND ENTERTAINMENT USES				
Amusement & Entertainment, Outdoor	Study Required		No	See 6.4.1.C
Bar/Nightclub/Tasting Room	5 / 1,000 sf	10 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
Food/Restaurant Uses	3 / 1,000 sf	5 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
Nightclub	5 / 1,000 sf	None	No	Outdoor seating is included in the parking ratio calculation
Theater	1 / 3 seats	None	No	--
Integrated Center or all other Retail, Dining, and Entertainment Uses	2 / 1,000 sf	4 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
PUBLIC AND INSTITUTIONAL USES				
Religious Use	1 / 4 fixed seats in main assembly area, or if no fixed seats, 1 / 50 sf in main assembly area	None	No	--
All other Public and Institutional Uses	Study Required		No	See 6.4.1.C

TABLE 6.4-A - VEHICLE PARKING REQUIREMENTS (N1)

LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N2)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
RECREATION USES				
Campground	None	None	No	--
Golf Course	4 / hole	None	No	--
Recreation Facility	Study Required		No	See 6.4.1.C
All other Recreation Uses	2 / 1,000 sf	4 / 1,000 sf	No	--
AGRICULTURAL, MANUFACTURING, AND DISTRIBUTION USES				
All Agricultural, Manufacturing, and Distribution Uses	1 / 3,000 sf	None	Yes	Office areas are subject to requirements for Office and Service Uses. Non-occupied areas such as mechanical rooms or storage areas shall not be included in total area for minimum parking ratio calculation.
INFRASTRUCTURE USES				
All Infrastructure Uses	None	None	Yes	--
N1: Unique Vehicle Parking ratio standards may be considered with a Conditional Zoning District (CD). N2: For uses with a maximum Vehicle Parking ratio listed, an additional 50% of Vehicle Parking Spaces may be provided in accordance with Section 6.7.1.H.2. Maximum Vehicle Parking Exceptions – Pervious Pavement Required.				

6.4.4 EXCEPTIONS TO VEHICLE PARKING REQUIREMENTS

A. Reserved.

6.4.5 ACCESSIBLE VEHICLE PARKING SPACES

- A. **ADA Accessibility.** Every Off-Street Vehicle Parking Area and Vehicle Parking Garage available to the public shall have Vehicle Parking Spaces reserves for the use of physically handicapped persons (as required by ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2(5)(a), 1991 edition and later supplements, as amended through September 2002). Guidelines for ADA Vehicle Parking Spaces are as follows:
- For Parking Areas with 1 - 25 total Vehicle Parking Spaces, 1 ADA Vehicle Parking Space required.
 - For Parking Areas with 26 - 500 total Vehicle Parking Spaces, 4% of the total number of Vehicle Parking Spaces must be ADA accessible.
 - For Parking Areas with 500+ total Vehicle Parking Spaces, 2% of the total number

of Vehicle Parking Spaces must be ADA accessible.

6.5 BICYCLE PARKING SPACE STANDARDS

6.5.1 APPLICABILITY

Bicycle parking is required for all Uses except as noted in Table 6.5-A. The standards regarding bicycle parking shall apply to all new construction, expansions and changes in Use. The Administrator may reduce bicycle parking for an individual site with the presence of nearby facilities in the same center or development.

TABLE 6.5-A - BICYCLE PARKING REQUIREMENTS

THRESHOLD FOR APPLICABILITY	REQUIREMENT
All Sites/Buildings (Minimum) with less than 20 Parking Spaces	5 bicycle spaces
For the first 250 Vehicle Parking Spaces	5 bicycle spaces / 50 Parking Spaces
For all additional Vehicle Parking Spaces over the first 250 spaces	5 bicycle spaces / 100 Parking Spaces

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:23:39 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/21/2025 To: 4/21/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	73°F	13
08:00 AM	77°F	26
09:00 AM	79°F	48
10:00 AM	79°F	43
11:00 AM	77°F	44
12:00 PM	77°F	35
01:00 PM	75°F	44
02:00 PM	73°F	29
03:00 PM	73°F	52
04:00 PM	72°F	48
05:00 PM	73°F	45
06:00 PM	72°F	32
07:00 PM	72°F	35
08:00 PM	68°F	12
09:00 PM	68°F	0

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:23:53 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/22/2025 To: 4/22/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 73°F	13
08:00 AM	 75°F	22
09:00 AM	 77°F	33
10:00 AM	 79°F	35
11:00 AM	 79°F	35
12:00 PM	 79°F	28
01:00 PM	 79°F	35
02:00 PM	 79°F	32
03:00 PM	 77°F	31
04:00 PM	 77°F	31
05:00 PM	 75°F	13
06:00 PM	 73°F	16
07:00 PM	 73°F	8
08:00 PM	 64°F	13
09:00 PM	 64°F	0

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:24:02 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/23/2025 To: 4/23/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	68°F	9
08:00 AM	70°F	21
09:00 AM	70°F	22
10:00 AM	70°F	47
11:00 AM	70°F	33
12:00 PM	70°F	27
01:00 PM	68°F	49
02:00 PM	68°F	52
03:00 PM	66°F	42
04:00 PM	66°F	44
05:00 PM	66°F	43
06:00 PM	64°F	32
07:00 PM	64°F	28
08:00 PM	63°F	16
09:00 PM	63°F	0

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:28:23 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/24/2025 To: 4/24/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	70°F	11
08:00 AM	72°F	27
09:00 AM	75°F	37
10:00 AM	77°F	49
11:00 AM	79°F	39
12:00 PM	77°F	51
01:00 PM	77°F	47
02:00 PM	75°F	35
03:00 PM	73°F	41
04:00 PM	72°F	32
05:00 PM	70°F	30
06:00 PM	68°F	42
07:00 PM	66°F	32
08:00 PM	70°F	8
09:00 PM	70°F	1

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:29:12 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/25/2025 To: 4/25/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 70°F	14
08:00 AM	 72°F	29
09:00 AM	 73°F	45
10:00 AM	 75°F	28
11:00 AM	 75°F	45
12:00 PM	 77°F	49
01:00 PM	 77°F	40
02:00 PM	 75°F	34
03:00 PM	 75°F	52
04:00 PM	 73°F	54
05:00 PM	 72°F	33
06:00 PM	 70°F	39
07:00 PM	 70°F	21
08:00 PM	 70°F	14
09:00 PM	 68°F	0

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:29:52 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/26/2025 To: 4/26/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	73°F	15
08:00 AM	77°F	30
09:00 AM	79°F	27
10:00 AM	82°F	38
11:00 AM	82°F	53
12:00 PM	82°F	70
01:00 PM	81°F	58
02:00 PM	77°F	56
03:00 PM	75°F	50
04:00 PM	73°F	56
05:00 PM	72°F	12
06:00 PM	68°F	17
07:00 PM	66°F	28
08:00 PM	66°F	12
09:00 PM	63°F	0

SX-319

1151 East Williams Street, Apex, NC 27502

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:30:26 AM
V 2.8.2.2

Site: SX-319
Date Range From: 4/27/2025 To: 4/27/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 63°F	11
08:00 AM	 66°F	30
09:00 AM	 66°F	50
10:00 AM	 68°F	62
11:00 AM	 68°F	72
12:00 PM	 68°F	80
01:00 PM	 66°F	65
02:00 PM	 66°F	65
03:00 PM	 64°F	60
04:00 PM	 64°F	53
05:00 PM	 66°F	48
06:00 PM	 64°F	41
07:00 PM	 64°F	23
08:00 PM	 63°F	10
09:00 PM	 63°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:44:21 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/21/2025 To: 4/21/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 66°F	11
08:00 AM	 66°F	26
09:00 AM	 68°F	27
10:00 AM	 72°F	31
11:00 AM	 73°F	35
12:00 PM	 77°F	39
01:00 PM	 77°F	32
02:00 PM	 77°F	33
03:00 PM	 77°F	20
04:00 PM	 75°F	20
05:00 PM	 73°F	50
06:00 PM	 73°F	35
07:00 PM	 72°F	25
08:00 PM	 72°F	12
09:00 PM	 72°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:45:28 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/22/2025 To: 4/22/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 64°F	7
08:00 AM	 66°F	19
09:00 AM	 68°F	30
10:00 AM	 70°F	14
11:00 AM	 73°F	29
12:00 PM	 75°F	28
01:00 PM	 77°F	15
02:00 PM	 79°F	17
03:00 PM	 79°F	24
04:00 PM	 79°F	19
05:00 PM	 79°F	18
06:00 PM	 79°F	7
07:00 PM	 77°F	7
08:00 PM	 75°F	0
09:00 PM	 73°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:46:03 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/23/2025 To: 4/23/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 64°F	7
08:00 AM	 64°F	15
09:00 AM	 66°F	19
10:00 AM	 68°F	35
11:00 AM	 70°F	24
12:00 PM	 70°F	26
01:00 PM	 72°F	23
02:00 PM	 72°F	25
03:00 PM	 72°F	27
04:00 PM	 70°F	35
05:00 PM	 68°F	39
06:00 PM	 68°F	26
07:00 PM	 66°F	24
08:00 PM	 64°F	14
09:00 PM	 64°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:47:00 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/24/2025 To: 4/24/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 57°F	4
08:00 AM	 59°F	26
09:00 AM	 63°F	18
10:00 AM	 66°F	31
11:00 AM	 70°F	25
12:00 PM	 72°F	35
01:00 PM	 75°F	33
02:00 PM	 77°F	25
03:00 PM	 79°F	36
04:00 PM	 77°F	35
05:00 PM	 77°F	25
06:00 PM	 73°F	25
07:00 PM	 72°F	26
08:00 PM	 70°F	13
09:00 PM	 68°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:47:42 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/25/2025 To: 4/25/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 64°F	9
08:00 AM	 66°F	18
09:00 AM	 68°F	28
10:00 AM	 68°F	27
11:00 AM	 70°F	35
12:00 PM	 72°F	35
01:00 PM	 73°F	38
02:00 PM	 75°F	36
03:00 PM	 75°F	32
04:00 PM	 77°F	29
05:00 PM	 77°F	34
06:00 PM	 75°F	31
07:00 PM	 73°F	30
08:00 PM	 73°F	6
09:00 PM	 70°F	0

SX-353

515 US-70, Garner, NC 27529

VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:48:07 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/26/2025 To: 4/26/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	 64°F	5
08:00 AM	 66°F	23
09:00 AM	 66°F	34
10:00 AM	 70°F	22
11:00 AM	 72°F	26
12:00 PM	 77°F	53
01:00 PM	 79°F	47
02:00 PM	 81°F	41
03:00 PM	 82°F	34
04:00 PM	 82°F	39
05:00 PM	 81°F	18
06:00 PM	 79°F	8
07:00 PM	 77°F	23
08:00 PM	 73°F	8
09:00 PM	 72°F	0

SX-353

515 US-70, Garner, NC 27529

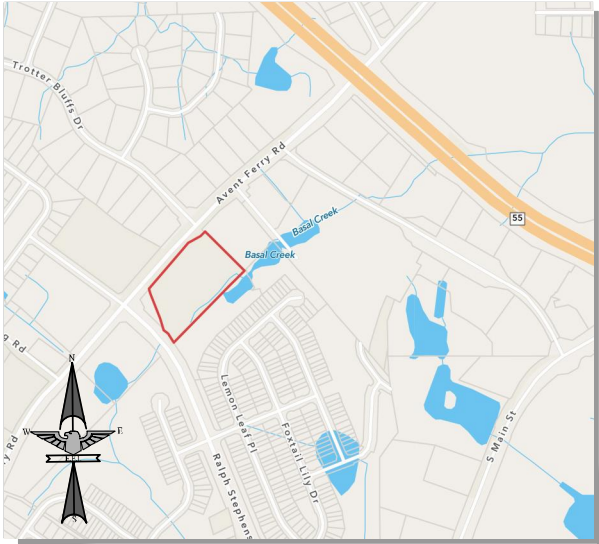
VEHICLE STATISTICAL PERFORMANCE

Requested By: Paxton Widenhouse
(pwidenhouse)
On: Thursday, June 12, 2025
11:48:42 AM
V 2.8.2.2

Site: SX-353
Date Range From: 4/27/2025 To: 4/27/2025
Profit Center: Facility Totals

Page: 1 of 1

Hour(s)	Weather	Cars
07:00 AM	55°F	7
08:00 AM	55°F	17
09:00 AM	59°F	31
10:00 AM	61°F	39
11:00 AM	63°F	32
12:00 PM	66°F	42
01:00 PM	66°F	59
02:00 PM	68°F	40
03:00 PM	68°F	43
04:00 PM	66°F	28
05:00 PM	66°F	27
06:00 PM	64°F	24
07:00 PM	64°F	22
08:00 PM	63°F	14
09:00 PM	64°F	0



VICINITY MAP

SITE KEY NOTES:

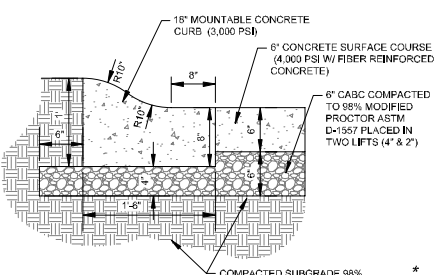
- 1. PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
- 2. CONSTRUCT CONCRETE PAVEMENT (SEE DETAIL ON THIS SHEET) (SAW CUTS AT 10'X10' MAX. & CONTROL JOINTS AT 50' X 50' MAX. SPACING)
- 3. CONSTRUCT 18" MOUNTABLE CURB (SEE DETAIL ON THIS SHEET)
- 4. CONSTRUCT 24" STANDARD CURB & GUTTER (SEE DETAIL)
- 5. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB
- 6. CONSTRUCT CONCRETE WALK PER DETAIL SHEET
- 7. PAINT 4" WIDE STRIPED PARKING @ 80', WHITE (THERMOPLASTIC AS PER NCDOT SPECIFICATIONS)
- 8. PAINT 4" WIDE STRIPES, WHITE @ 45'-2'-0" O.C. (THERMOPLASTIC AS PER NCDOT SPECIFICATIONS)
- 9. INSTALL CONCRETE BOLLARD / H.C. SIGN PER DETAIL
- 10. INSTALL CONCRETE BOLLARD
- 11. CONSTRUCT DUMPSTER AND VACUUM EQUIPMENT ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS & DIMENSIONS)
- 12. CONSTRUCT CAR WASH BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 13. CONSTRUCT RAISED CONCRETE ISLAND FOR PAY STATION
- 14. PROPOSED VACUUM CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 15. PROPOSED CONCRETE PATIO AND FENCE (SEE ARCHITECTURAL PLANS FOR PATTERN & DIMENSIONAL DETAILS)
- 16. PROPOSED STOP/GO LIGHT LOCATION (SEE ELECTRICAL SITE PLAN FOR CONNECTIONS)
- 17. PROPOSED MAT CLEANER LOCATION (SEE ELECTRICAL / PLUMBING PLANS FOR CONNECTIONS)
- 18. PROPOSED VACUUM CANOPY FOUNDATION LOCATION (SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS - INSTALL CORNER GUARDS PER ARCH. PLANS)
- 19. PROPOSED MONUMENT SIGN (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER. SIGNAGE TO BE PERMITTED BY OTHERS)
- 20. PROPOSED ENTRY SIGN (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER. SIGNAGE TO BE PERMITTED BY OTHERS)
- 21. PROPOSED MENU BOARD (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER. SIGNAGE TO BE PERMITTED BY OTHERS)
- 22. PROPOSED PAY HERE CANOPY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER. SIGNAGE TO BE PERMITTED BY OTHERS)
- 23. PROPOSED CAMERA POLES (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER. SIGNAGE TO BE PERMITTED BY OTHERS)
- 24. PROPOSED 6" CONCRETE BOLLARD (SHALL NOT BLOCK VIEW OF MENU BOARD)
- 25. PROPOSED TRAFFIC GATE
- 26. SEE ICS DRAWINGS FOR NUMBER AND LOCATION OF PROPOSED DETECTOR LOOPS
- 27. RISER SECTIONS AND MANHOLE COVER TO MATCH FINISHED GRADE. PAINT MANHOLE COVERS BLACK
- 28. PROPOSED AIR COMPRESSOR ON 2' x 2' x 2' CONCRETE PAD
- 29. PROPOSED EVSE READY SPACES (PROVISION OF ELECTRIC PANEL CAPACITY AND RACEWAY FOR FUTURE INSTALLATION OF VEHICLE CHARGING EQUIPMENT)

SITE NOTES:

- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSISTING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL SITE DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 371045480J, EFFECTIVE DATE: MARCH 2, 2009.

LINE AND SHADING LEGEND

- HANDICAPPED PARKING
- UTILITY POLE
- UNDERGROUND GASLINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- ELECTRIC BOX/TRANSFORMER
- CURB INLET
- STORM DRAIN
- WATER LINE
- UNDERGROUND TELEPHONE
- CONCRETE



18" MOUNTABLE CURB & CONCRETE PAVEMENT SECTION DETAIL*

* NOTE: MOUNTABLE CURB SECTION SHOWN IS A STANDARD MOUNTABLE CURB. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SPECIFIC PAVEMENT SECTION BASED ON SOIL CONDITIONS

HANDICAP SIGN DETAIL

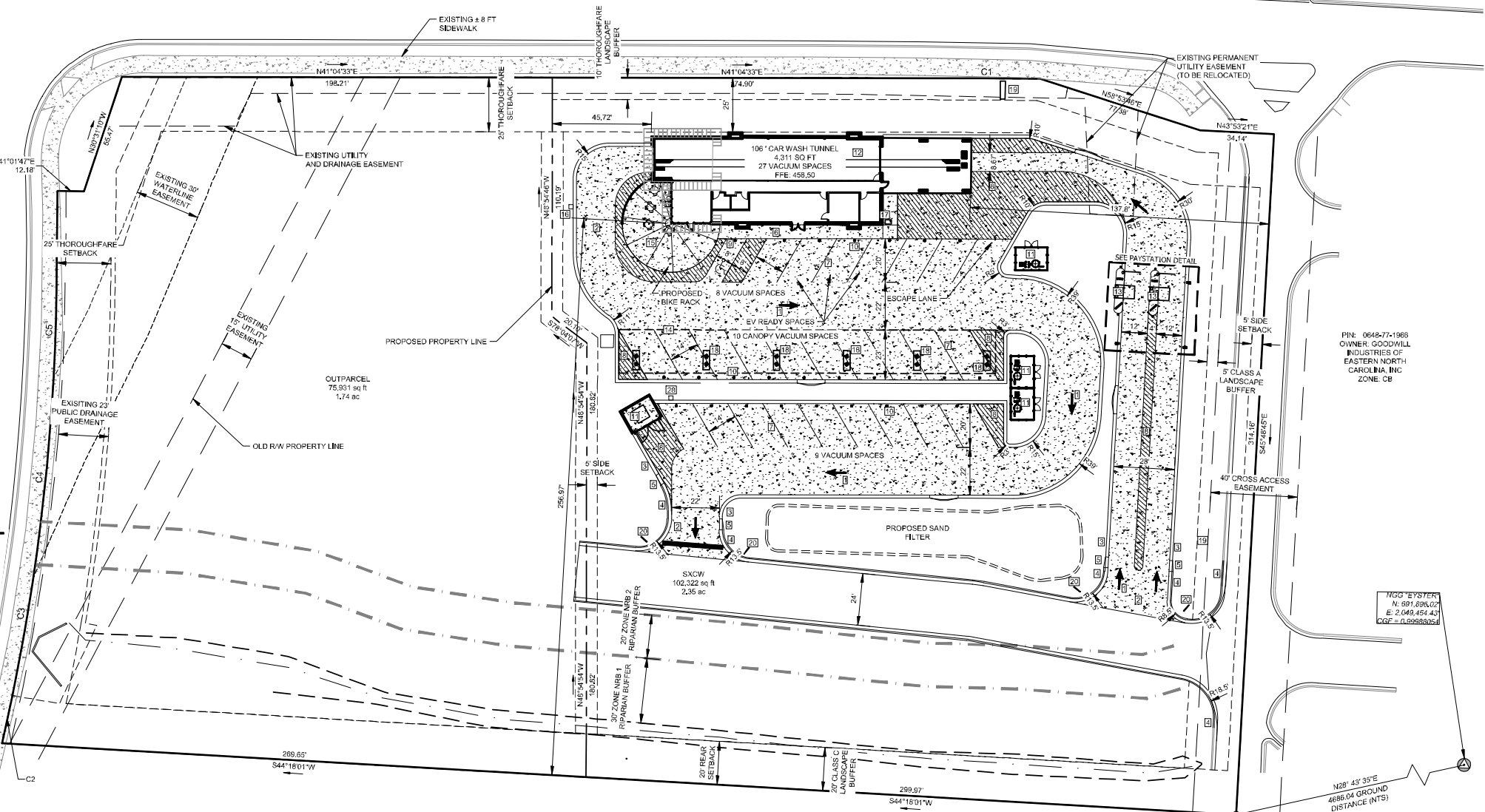
PAY STATION ISLAND DETAIL

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	NMK
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	178,260 SQ FT / 4.09 AC
TOTAL PROPOSED LOTS	2 LOTS
PROPOSED SXCW PARCEL	102,322 SQ FT / 2.35 AC
PROPOSED OUTPARCEL	75,931 SQ FT / 1.74 AC
DISTURBED AREA	1.96 AC
PROPOSED IMPERVIOUS AREA	49,690 SQ FT (1.14 AC)
MINIMUM FRONT SETBACK	25 FT (THOROUGHFARE)
MINIMUM CORNER/SIDE SETBACK	5 FT
MINIMUM SETBACK (RALPH STEPHENS RD)	25 FT (THOROUGHFARE)
MINIMUM REAR SETBACK	20 FT
REQUIRED PARKING	TBD PENDING STUDY
PROVIDED PARKING	27 SPACES TOTAL
PROVIDED ADA PARKING	1 SPACE
PROVIDED EVSE READY PARKING	3 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

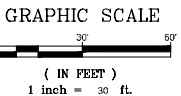
RALPH STEPHENS RD (S.R. #1114)

VARIABLE WIDTH PUBLIC ROW



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.88	4956.00	0.58	N41° 21' 50"E	49.87
C2	22.57	981.00	1.32	N36° 38' 09"W	22.57
C3	38.36	981.00	2.24	N38° 24' 54"W	38.36
C4	151.24	981.00	8.83	N43° 57' 06"W	151.09
C5	151.24	981.00	8.83	N43° 57' 06"W	151.09

PRELIMINARY
NOT FOR
CONSTRUCTION



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

SITE PLAN			
DATE	01/31/2025	SCALE	AS SHOWN
DESIGNED BY	DAM	CHECKED BY	JLR
DRAWN BY	DAM	DATE	01/31/2025
SCALE	AS SHOWN	DATE	01/31/2025

Sheet
C-2.0

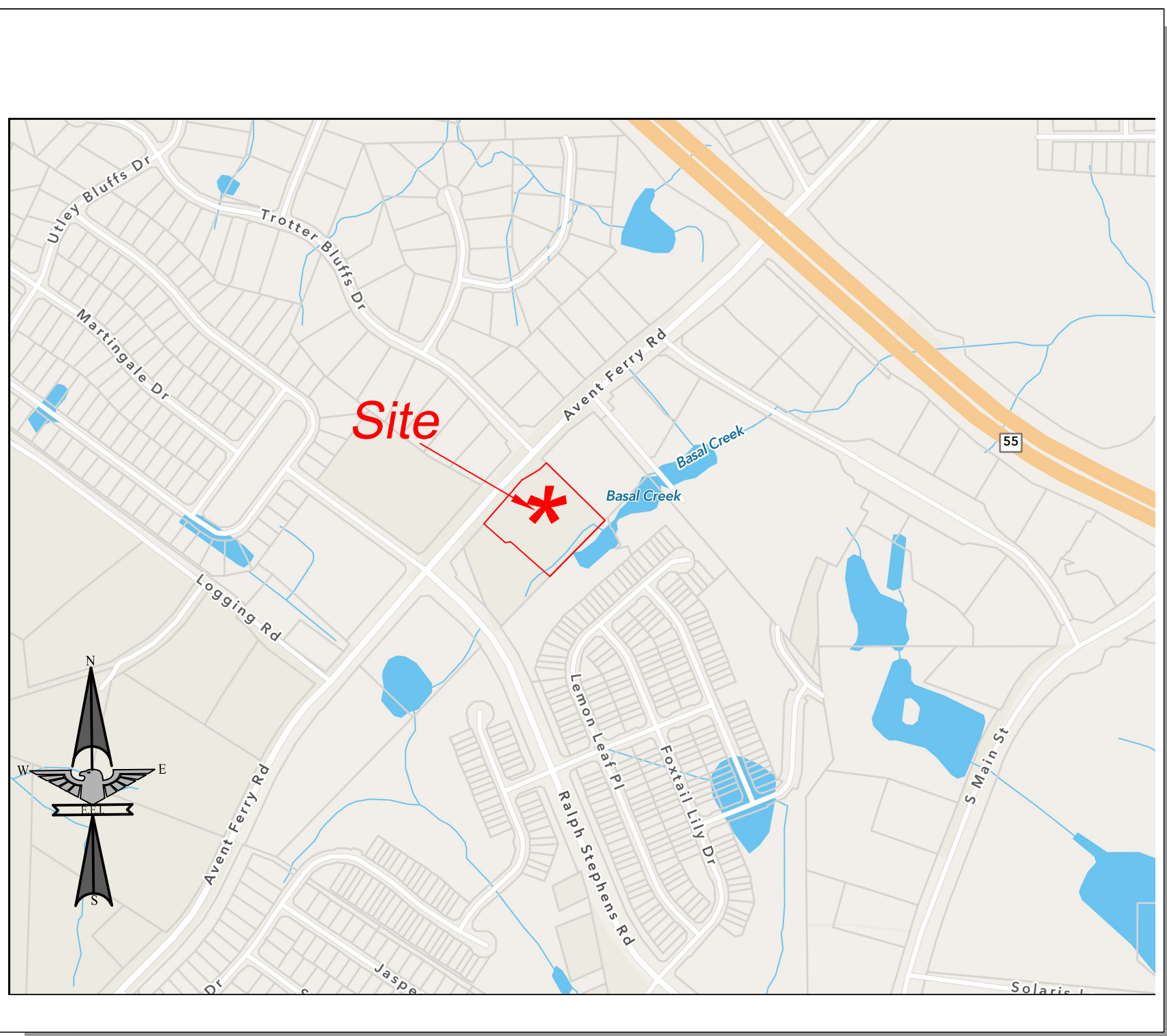


SAM'S XPRESS CAR WASH

975 AVENT FERRY RD, HOLLY SPRINGS NC

MAJOR SUBDIVISION: CARROLL CROSSING (25-MAS-04)
DEVELOPMENT PLAN NUMBER: 25-DP-06/PLDP202500137
SUP NUMBER: 25-SUP-01/PLSUPE02500136

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
USE CLASSIFICATION	VEHICLE SERVICE - MINOR AND DRIVE IN/DRIVE THROUGH
SUP NUMBER	25-SUP-01/PLSUPE02500136
MAJOR SUBDIVISION	CARROLL CROSSING
TOTAL AREA IN SUBDIVISION	177,226 SQ FT / 4.07 AC
LOT #1 AREA	102,322 SQ FT / 2.35 AC
DISTURBED AREA	1.98 AC
PROPOSED IMPERVIOUS AREA	49,690 SQ FT (1.14 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
REQUIRED PARKING	TBD PENDING STUDY
PROVIDED PARKING	20 SPACES TOTAL
PROVIDED ADA PARKING	1 SPACE
PROVIDED EV/SE READY PARKING	3 SPACES
PROVIDED BICYCLE PARKING	6 SPACES
PUBLIC REALM REQUIREMENT AS PER UDO SECTION 8.3-B-7	OPTION #9 THE URBAN CIVIC SPACE HAS BEEN INCREASED BY 50% TO 0.75% OF THE TOTAL AREA.
OPEN SPACE REQUIREMENTS (TOTAL MAJOR SUBDIVISION)	
OPEN SPACE (TREE PRESERVATION)	10% (17,723 SQ FT / 0.41 AC)
URBAN CIVIC SPACE	0.75% (1,329 SQ FT / 0.03 AC)
FLEXIBLE SPACE	1.5% (2,676 SQ FT / 0.06 AC)
OPEN SPACE PROVIDED (LOT #1 DEVELOPMENT PLAN)	
OPEN SPACE (TREE PRESERVATION)	8.1% (14,287 SQ FT / 0.33 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)



VICINITY MAP
1 IN = 500 FT

CONTACTS:

DEVELOPMENT SERVICES:
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 557-3908

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 LOT#2. THE IMPROVEMENTS ARE TO BE COMPLETED DURING THE DEVELOPMENT OF LOT#1

1.5% OF THE TOTAL AREA (0.081 AC, OR 2,676 SQ FT) SHALL BE DEDICATED AS FLEXIBLE SPACE TO PUBLIC USE IN THE FORM OF ADDITIONAL TREE PRESERVATION AREA

8.1% OF THE TOTAL AREA (0.328 AC, OR 14,287 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

PROPOSED SEWER FLOW:
15 GAL/CAR X 200 CARS/DAY = 3,000 GPD
+ 9 FIXTURES X 250 GAL/DAY/FIXTURE = 2,250 GPD
5,250 GPD

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

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWINGS APPROVAL PROCESS

NOTE:
A) ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
B) CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

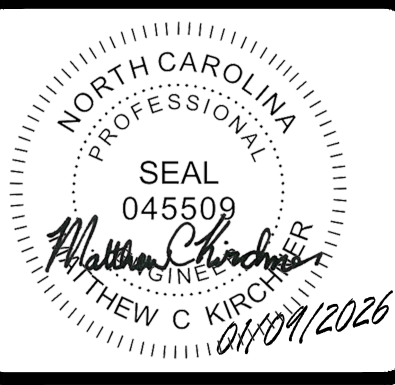
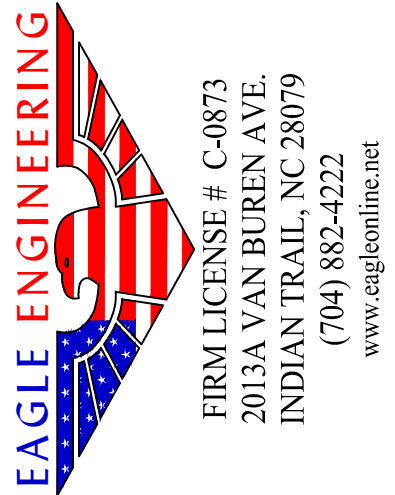
PRELIMINARY
NOT FOR
CONSTRUCTION



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DRAWING INDEX

<u>DRAWING INDEX</u>		REV/ISON	#	DESCRIPTION	01/31/2025	09/04/2025	11/24/2025	01/09/2026	4	5	6
CIVIL DRAWINGS											
C-0.0	COVER SHEET				●	●	●	●			
C-1.0	EXISTING CONDITIONS				●	●	●	●			
C-1.1	EXISTING CONDITIONS NOTES — (SHEET REMOVED)				●	●	●	●			
C-2.0	SITE PLAN				●		●	●			
C-2.01	ACCESS ROUTE PLAN					●	●	●			
C-3.0	LANDSCAPE PLAN				●		●	●			
C-4.0	PRELIMINARY GRADING PLAN				●	●	●	●			
C-4.1	CATCH BASIN DRAINAGE AREA MAP				●	●	●	●			
C-5.0	UTILITY PLAN				●	●	●	●			
C-6.0	SITE DETAILS				●			●			
PRE-DEV	PRE-DEVELOPED DRAINAGE AREA MAP				●	●	●	●			
PST-DEV	POST-DEVELOPED DRAINAGE AREA MAP				●	●	●	●			
1 - 4	SITE ELEVATIONS (BY OAKLINE STUDIOS)				●	●	●	●			



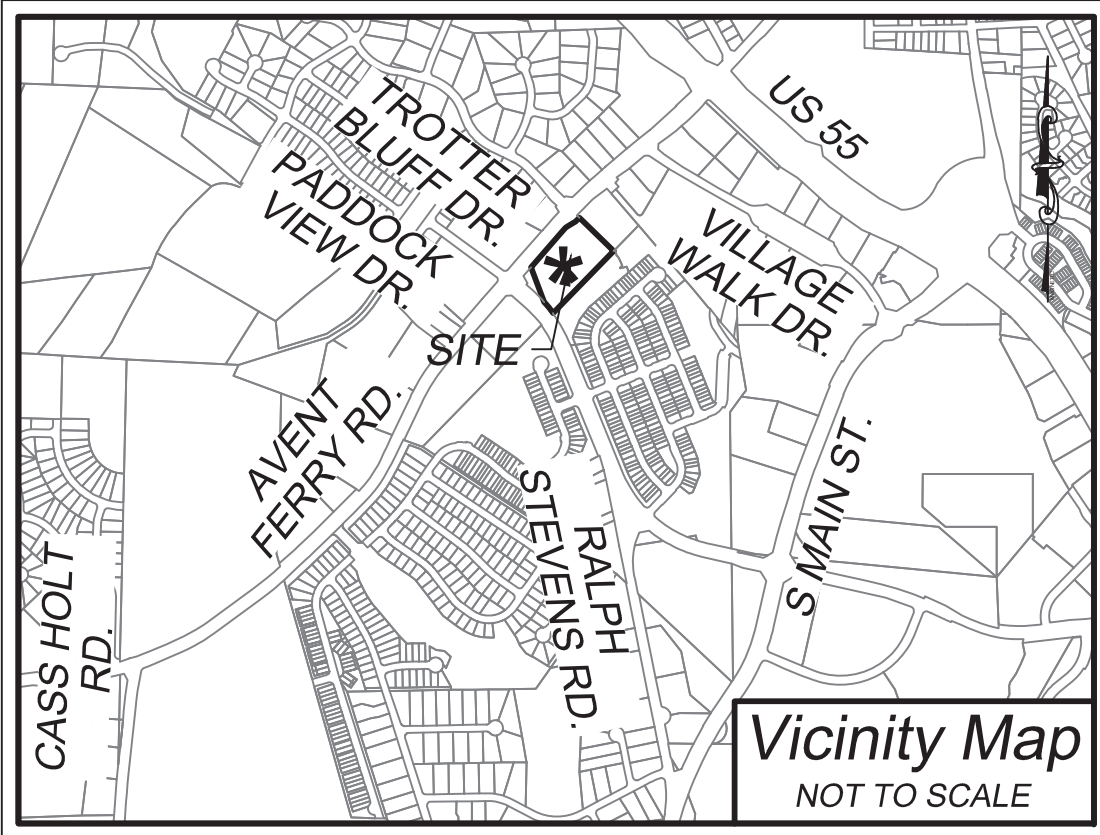
NO.	DATE	BY	IS/RE	DESCRIPTION
1	08/04/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS	
2	11/24/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS	
3	01/09/2026	DAM	ADDRESSED HOLLY SPRINGS COMMENTS	



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

COVER SHEET	DESIGNED BY	SCALE	AS SHOWN	DATE	JOB NUMBER	JLR	8337

Sheet
C-0.0



LEGEND OF SYMBOLS & ABBREVIATIONS

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

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

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

ELM TREE
GUM TREE
MAPLE TREE
PINE TREE
POPLAR TREE

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

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

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

MISCELLANEOUS NOTES

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

AREAS COMPUTED USING COORDINATE GEOMETRY.

SITE ADDRESS: 975 AVENT FERRY ROAD

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

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

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

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

ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.

PROJECT DATUM IS REFERENCED TO NAVD 88.

COMBINED GRID FACTOR = 0.99987849

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

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

THERE ARE NO CURRENT ENCROACHMENTS FOR THE SUBJECT PROPERTY.

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

UTILITY NOTES

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

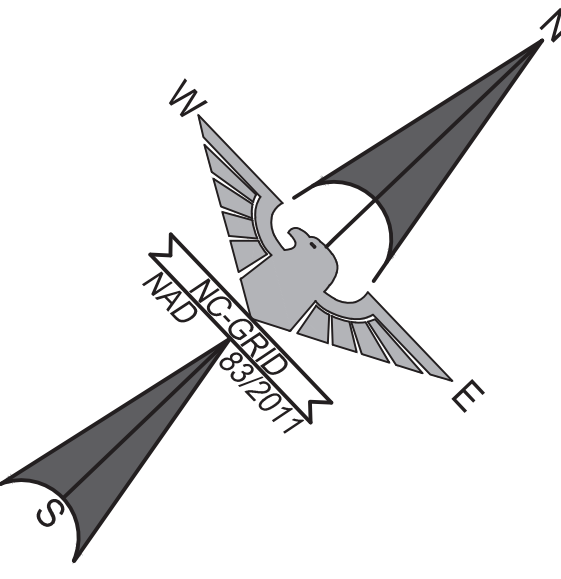
ZONING INFORMATION

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

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

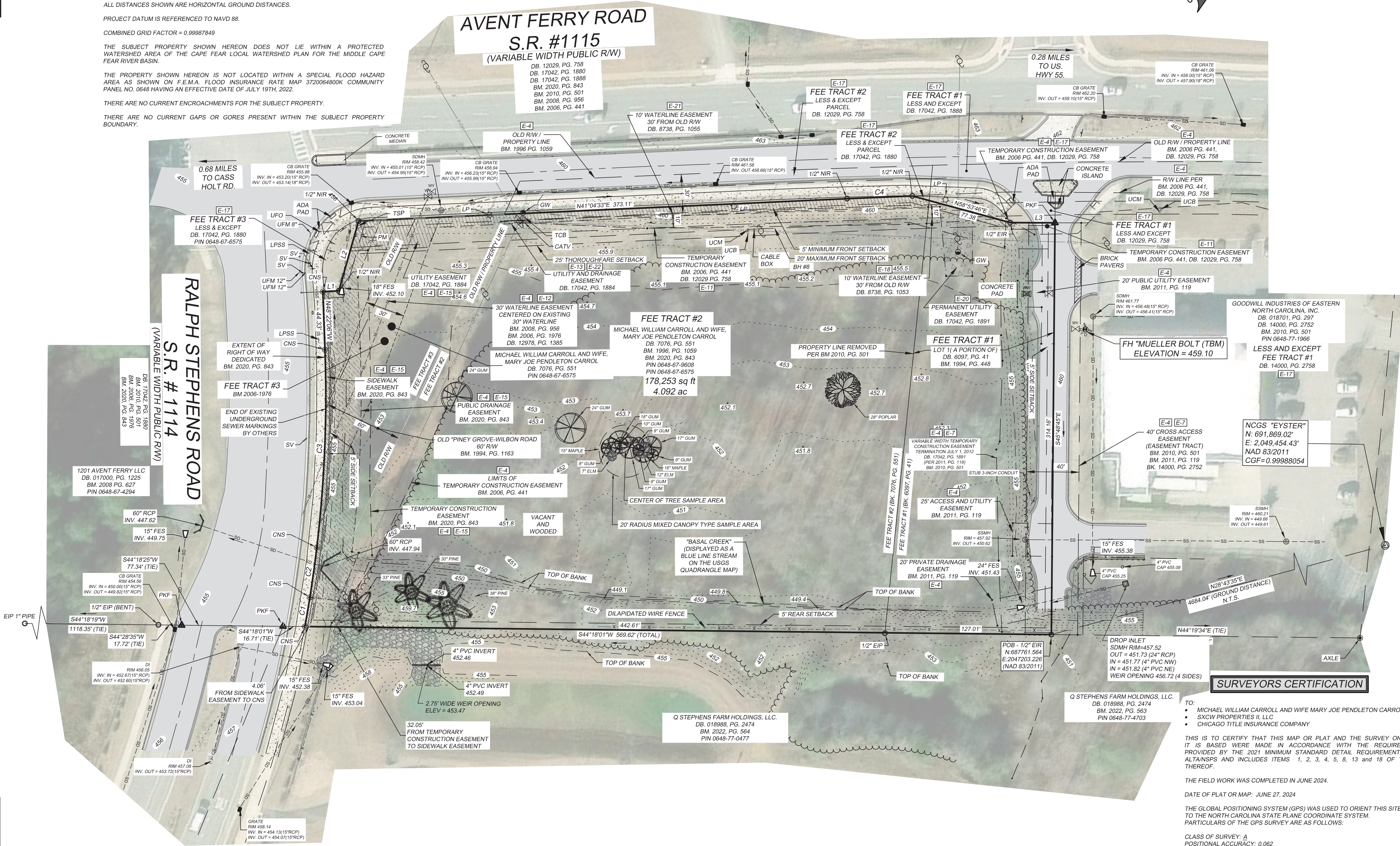
MINIMUM FRONT SETBACK: 5 FEET
MAXIMUM FRONT SETBACK: 20 FEET
THOROUGHFARE SETBACK: 25 FEET
REAR SETBACK: 5 FEET
SIDE YARD: 5 FEET
MIN HEIGHT: 20 FEET

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



RALPH STEPHENS ROAD
S.R. # 1114
(VARIABLE WIDTH PUBLIC RW)

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



SURVEYORS CERTIFICATION

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

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

THE FIELD WORK WAS COMPLETED IN JUNE 2024.

DATE OF PLAT OR MAP: JUNE 27, 2024

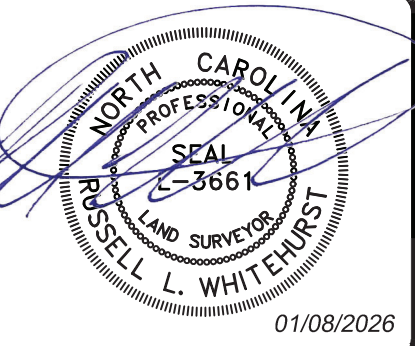
THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO ORIENT THIS SITE TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. PARTICULARS OF THE GPS SURVEY ARE AS FOLLOWS:

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

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



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



NO.	DATE	BY	ISSUE
1	06-09-2024	RMC	ADDRESS ATTORNEY COMMENTS
2	08-11-2025	ATZ	ADD TREE SURVEY DATA
3	11-18-2025	RMC	ADDRESS TOWN OF HOLLY SPRINGS TREE SURVEY COMMENTS
4	01-08-2026	JDM	REVISED PER TOWN OF HOLLY SPRINGS COMMENTS



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

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

ALTA/NSPS SURVEY
4.092 ACRES (TOTAL)

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

C-1.0

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

ITEMS CORRESPONDING TO SCHEDULE B SECTION II

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

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

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

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

THE FOLLOWING EXCEPTIONS APPLY TO ALL TRACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE FOLLOWING EXCEPTIONS APPLY TO FEE TRACT #1:

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

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

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

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

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

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

EXHIBIT "A" LEGAL DESCRIPTION

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

FEE TRACT #1

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

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

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

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

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

FEE TRACT #2

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

BEING ALL OF LOT 2A, CONTAINING 3.01 ACRES, AS SHOWN ON MAP ENTITLED "BOUNDARY SURVEY & PLAT FOR MICHAEL WILLIAM CARROLL AND MARY JOE PENDLETON CARROLL," DATED MARCH 25, 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 RW OF AVENT FERRY ROAD (SR 1115), SAID POINT BEING THE INTERSECTION OF SAID RW AND THE OLD RW OF PINEY GROVE WILBON ROAD (SR 1101) AS SHOWN ON A MAP ENTITLED "RIGHT OF WAY/EASEMENT ACQUISITION PLAT" BY WK DICKSON AND RECORDED IN BOOK OF MAPS 2008 PAGE 1976 WAKE COUNTY REGISTRY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CERTAIN TRACT NOW ORFORMERLY OWNED BY MICHAEL W. CARROLL AND MARY JO CARROLL AS RECORDED IN DEED BOOK 7076 PAGE 551 WAKE COUNTY REGISTRY, PROCEEDING THENCE WITH THE OLD RW OF PINEY GROVE WILBON ROAD (SR 1101) S 21°01'45" E 347.76' TO A POINT IN THE SOUTHERN LINE OF THE ABOVE REFERENCED DEED, THENCE WITH SAID LINE S 44°19'45" W 20.64' TO A POINT IN THE NEW RW OF PINEY GROVE WILBON ROAD (SR 1101), PROCEEDING THENCE WITH SAID RW ALONG A CURVE TO THE LEFT 41.11', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 38°53'56" W 41.11', THENCE CONTINUING WITH SAID RW ALONG ANOTHER CURVE TO THE LEFT 88.89', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 40°45'43" W 88.85', THENCE CONTINUING WITH SAID RW ALONG ANOTHER CURVE TO THE LEFT 92.96' SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 46°09'15" W 92.53', THENCE WITH SAID RW N 48°54'17" W 60.66' AND N 03°54'17" W 35.35' TO A POINT IN THE SOUTHERN RW OF AVENT FERRY ROAD (SR 1115), PROCEEDING THENCE WITH SAID RW N 41°05'43" E 132.63' TO THE POINT AND PLACE OF BEGINNING.

EASEMENT TRACT

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

AS-SURVEYED LEGAL DESCRIPTION

BEING ALL THAT PARCEL OF LAND LOCATED IN THE HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AS RECORDED IN DEED BOOK 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 901 AND Q STEPHENS FARM HOLDINGS, LLC. (PIN: 0648-77-0477) AS RECORDED IN DEED BOOK 18988, PAGE 2474, MAP BOOK 2022, PAGE 564 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

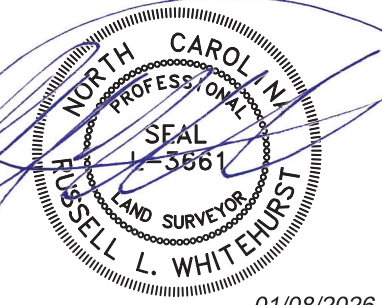
THE PARCEL AS DESCRIBED CONTAINS 4.092 ACRES, MORE OR LESS, ALL AS SHOWN ON THAT CERTAIN ALTANSPS SURVEY PREPARED BY EAGLE ENGINEERING, INC. (RUSSELL L. WHITEHURST, PLS) DATED JUNE 27TH, 2024, BEING LAST REVISED ON 08/09/2024.

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

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



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01/08/2026

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



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

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

ALTANSPS SURVEY
4.092 ACRES (TOTAL)

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

Sheet

C-1.1



VICINITY MAP

SITE KEY NOTES:

1" = 500'

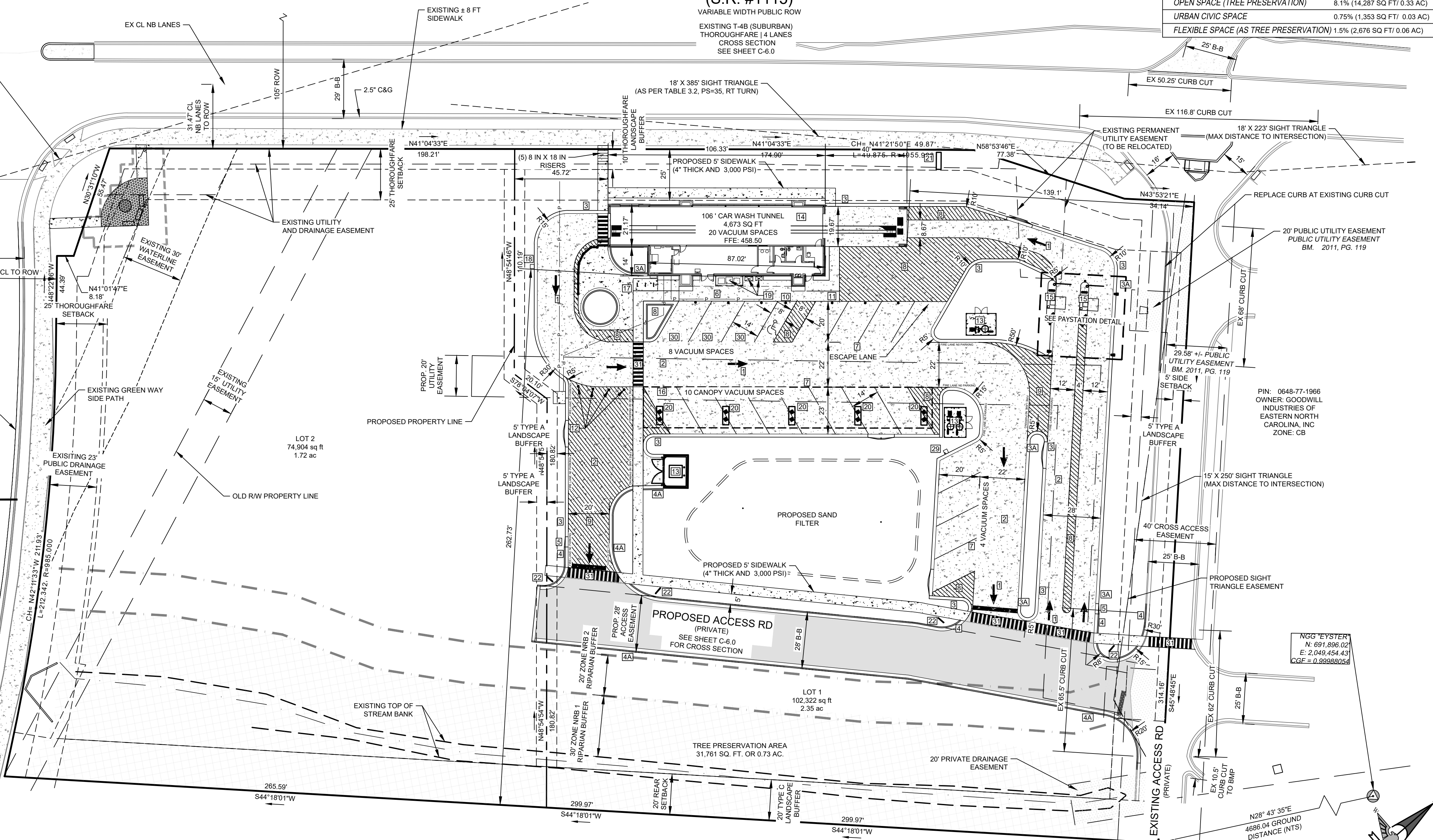
- PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
- CONSTRUCT CONCRETE PAVEMENT (SEE DETAIL ON THIS SHEET) (SAW CUTS AT 10'X10' MAX. & CONTROL JOINTS AT 50' X 50' MAX. SPACING)
- CONSTRUCT 18" MOUNTABLE CURB (SEE DETAIL ON THIS SHEET)
- CONSTRUCT 18" RETURN CURB (SEE DETAIL ON THIS SHEET)
- CONSTRUCT 24" STANDARD CURB & GUTTER (SEE DETAIL ON SHEET C-6.0)
- CONSTRUCT 24" RETURN CURB (SEE DETAIL ON SHEET C-6.0)
- TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB
- CONSTRUCT CONCRETE WALK PER HS327
- PAINT 4" WIDE STRIPED PARKING @ 60', WHITE (THERMOPLASTIC AS PER NCDOT SPECIFICATIONS)
- PAINT 4" WIDE STRIPES, WHITE @ 45' 2'-0" O.C. (THERMOPLASTIC AS PER NCDOT SPECIFICATIONS)
- PAINT 4" WIDE STRIPES, YELLOW @ 45' 2'-0" O.C. (THERMOPLASTIC AS PER NCDOT SPECIFICATIONS)
- INSTALL CONCRETE BOLLARD / H.C. SIGN PER DETAIL (TO BE PAINTED BLACK)
- INSTALL CONCRETE BOLLARD (TO BE PAINTED BLACK)
- INSTALL COLLAPSIBLE BOLLARD / TRAFFIC GUARD MODEL LPHDB OR SIMILAR
- CONSTRUCT DUMPSTER AND VACUUM EQUIPMENT ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS & DIMENSIONS)
- CONSTRUCT CAR WASH BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS)
- CONSTRUCT RAISED CONCRETE ISLAND FOR PAY STATION
- PROPOSED VACUUM CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED BICYCLE RACKS (SEE DETAIL ON SHEET C-6.0)
- PROPOSED STOP SIGN (LOCATION ONLY) 2' X 2' CONCRETE PAD, LIGHT TO HAVE SHIELD (SEE ELECTRICAL SITE PLAN FOR CONNECTIONS)
- PROPOSED MAT CLEANER AND VENDING MACHINES LOCATION (SEE ELECTRICAL / PLUMBING PLANS FOR CONNECTIONS)
- PROPOSED VACUUM CANOPY FOUNDATION LOCATION (SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS - INSTALL CORNER GUARDS PER ARCH. PLANS)
- PROPOSED MONUMENT SIGN (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED BY OTHERS)
- PROPOSED ENTRY/EXIT SIGNS (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED BY OTHERS)
- PROPOSED MENU BOARD (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED BY OTHERS)
- PROPOSED PAY HERE CANOPY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER)
- PROPOSED CAMERA POLES (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER)
- PROPOSED 6" CONCRETE BOLLARD (SHALL NOT BLOCK VIEW OF MENU BOARD)
- PROPOSED TRAFFIC GATE
- SEE ICS DRAWINGS FOR NUMBER AND LOCATION OF PROPOSED DETECTOR LOOPS
- PROPOSED AIR COMPRESSOR ON 2' x 2' x 2' CONCRETE PAD
- PROPOSED EVSE READY SPACES (PROVISION OF ELECTRIC PANEL CAPACITY AND RACEWAY FOR FUTURE INSTALLATION OF VEHICLE CHARGING EQUIPMENT)
- PROPOSED DECORATIVE CROSSWALK. SEE DETAIL ON SHEET C-2.01

SITE NOTES:

- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-652-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL, INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL SITE DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710454800J, EFFECTIVE DATE: MARCH 2, 2009.

ACCESS ROAD ASPHALT PAVEMENT DETAIL*

(NTS)



PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC SCALE

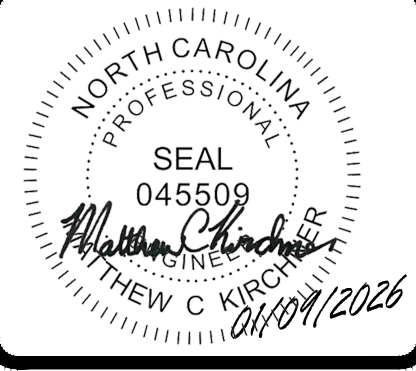
(IN FEET)
1 inch = 30 ft.

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
USE CLASSIFICATION	VEHICLE SERVICE - MINOR AND DRIVE IN DRIVE THROUGH
SUP NUMBER	25-SUP-01/PLSUPE02500136
MAJOR SUBDIVISION	CARROLL CROSSING
TOTAL AREA IN SUBDIVISION	177.226 SQ FT / 4.07 AC
LOT #1 AREA	102.322 SQ FT / 2.35 AC
DISTURBED AREA	1.98 AC
PROPOSED IMPERVIOUS AREA	49.690 SQ FT (1.14 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
REQUIRED PARKING	TBD PENDING STUDY
PROVIDED PARKING	20 SPACES TOTAL
PROVIDED ADA PARKING	1 SPACE
PROVIDED EVSE READY PARKING	3 SPACES
PROVIDED BICYCLE PARKING	6 SPACES
PUBLIC REALM REQUIREMENT AS PER UDO SECTION 8.3-B-7	OPTION #9 THE URBAN CIVIC SPACE HAS BEEN INCREASED BY 50% TO 0.75% OF THE TOTAL AREA.
OPEN SPACE REQUIREMENTS (TOTAL MAJOR SUBDIVISION)	
OPEN SPACE (TREE PRESERVATION)	10% (17,723 SQ FT / 0.41 AC)
URBAN CIVIC SPACE	0.75% (1,329 SQ FT / 0.03 AC)
FLEXIBLE SPACE	1.5% (2,676 SQ FT / 0.06 AC)
OPEN SPACE PROVIDED (LOT #1 DEVELOPMENT PLAN)	
OPEN SPACE (TREE PRESERVATION)	8.1% (14,287 SQ FT / 0.33 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)



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(704) 802-4222
www.eagleinc.net



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

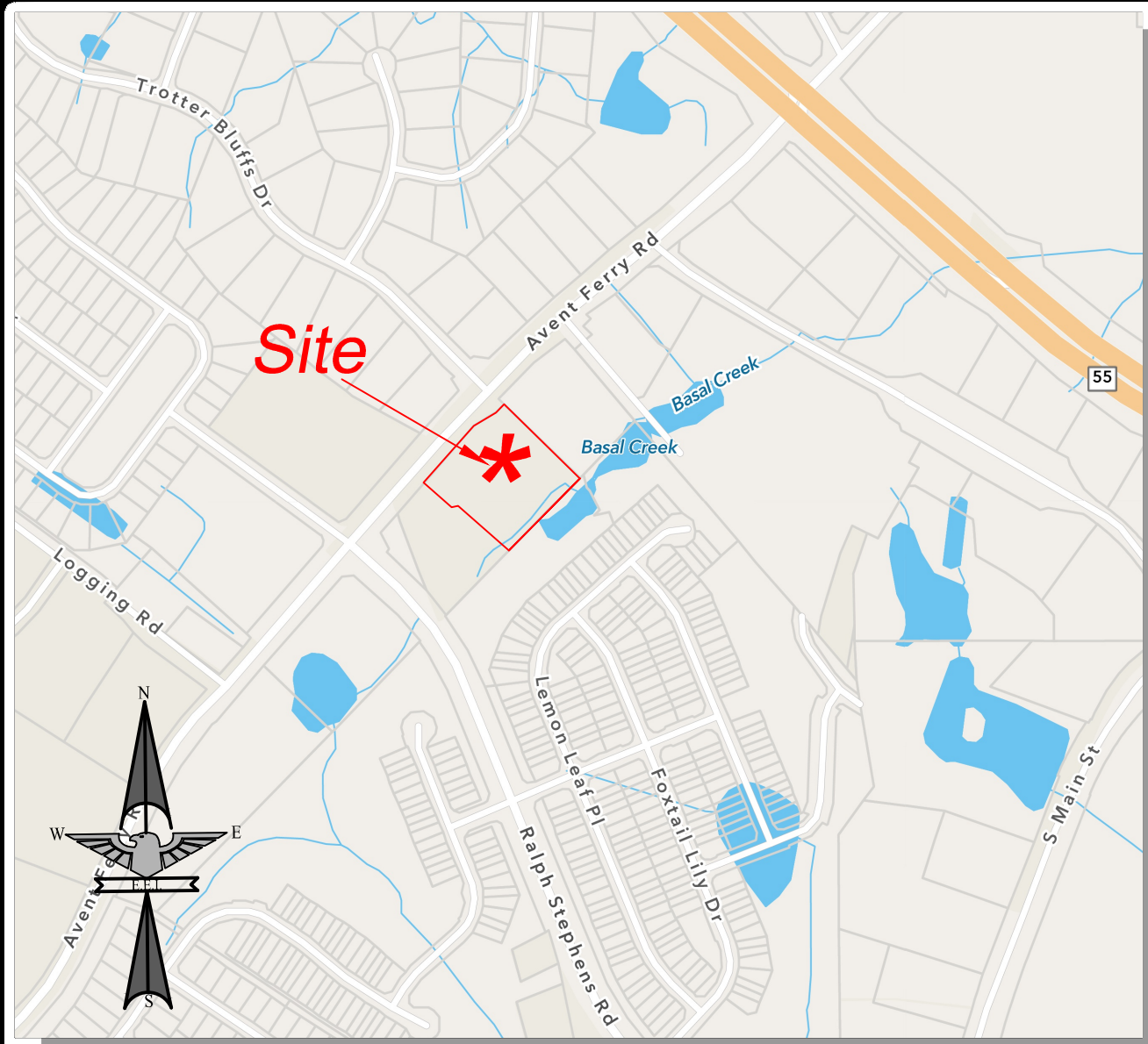


SAM'S XPRESS CAR WASH
975 AVENT FERRY RD
HOLLY SPRINGS, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

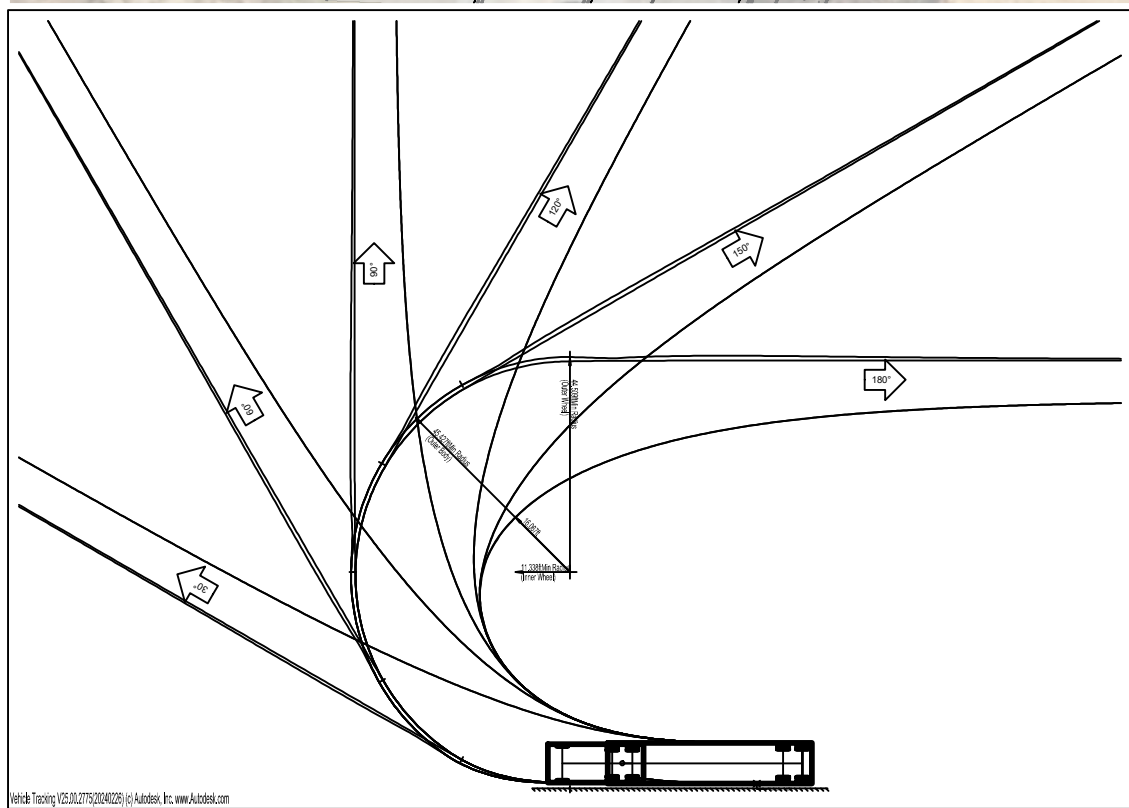
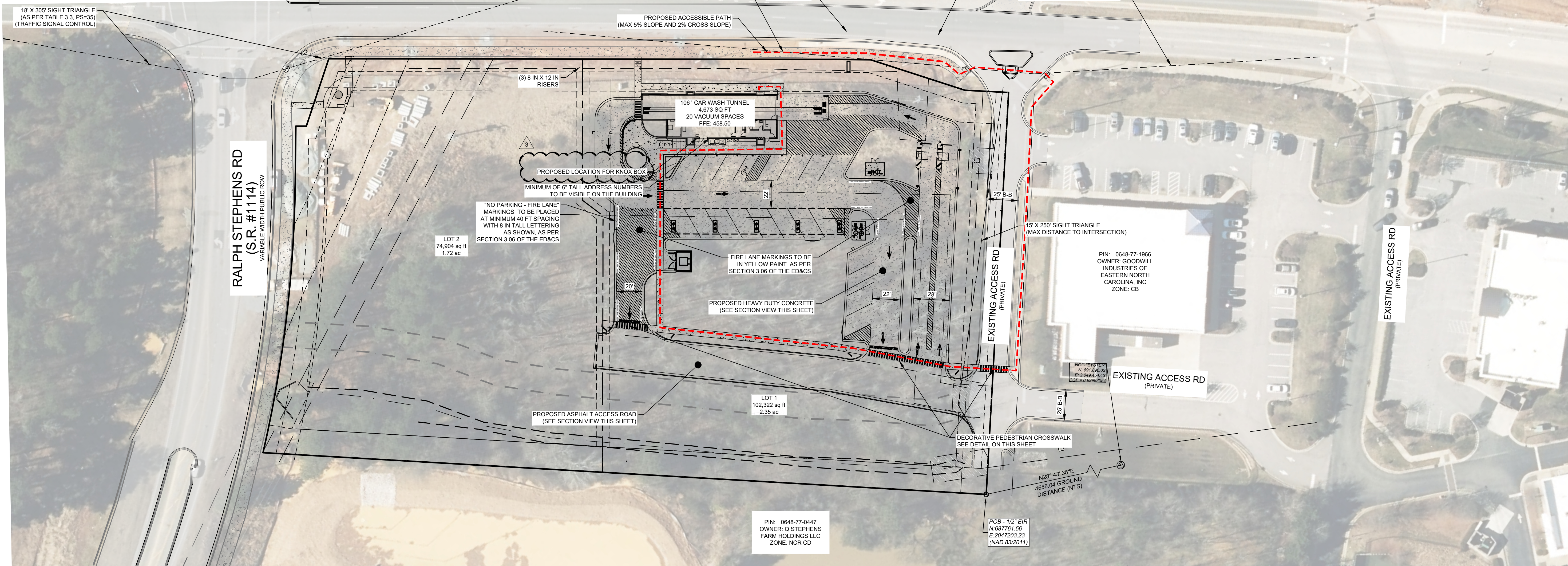
SITE PLAN

DESIGNED BY	DAM	CHECKED BY	JLR
DRAWN BY	DAM	DATE	01/31/2025
SCALE	AS SHOWN	JOB NUMBER	8337

Sheet
C-2.0

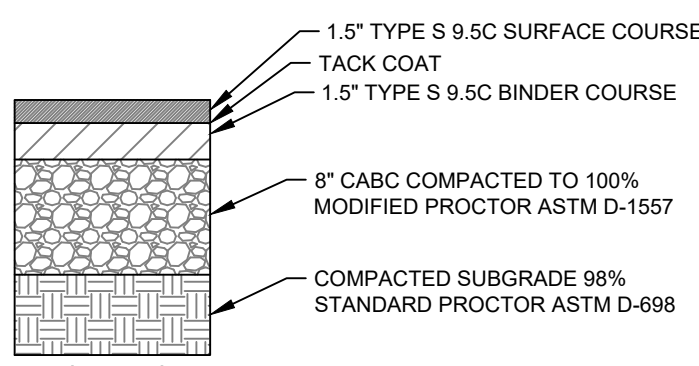


VICINITY MAP
1" = 500'

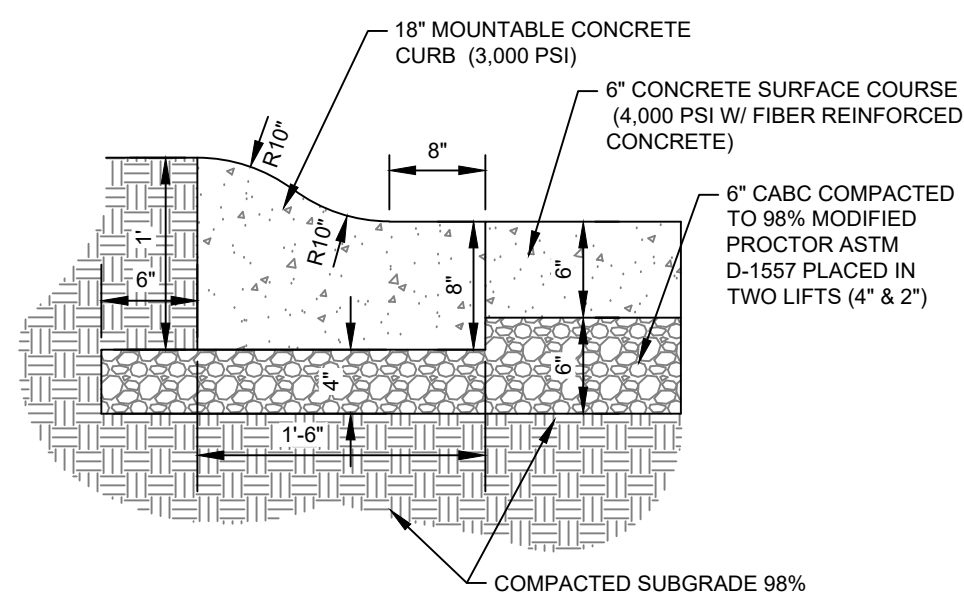


WB50 TURNING TEMPLATE
SCALE = 1 IN = 40 FT

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



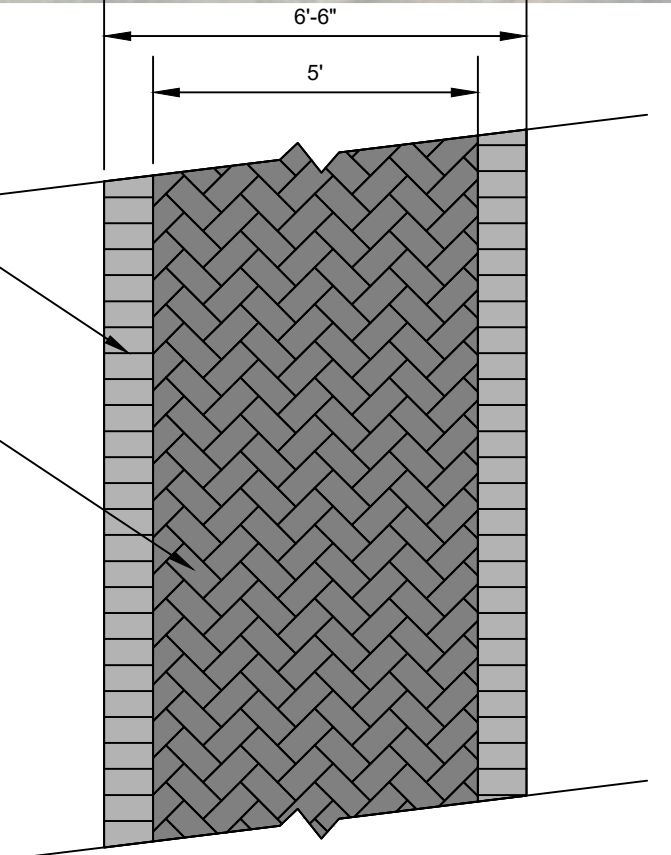
ACCESS ROAD ASPHALT PAVEMENT DETAIL*
(NTS)



18" MOUNTABLE CURB & CONCRETE PAVEMENT SECTION DETAIL*
SCALE = 1" = 6"

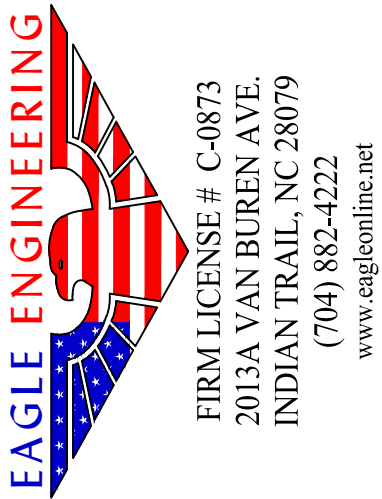
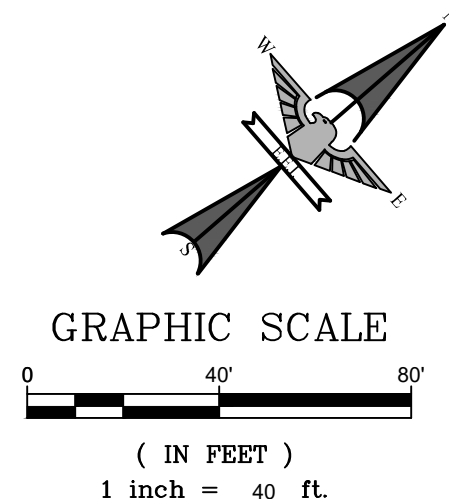
* - NOTE PAVEMENT SECTION SHOWN IS A STANDARD PAVEMENT SECTION. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SPECIFIC PAVEMENT SECTION BASED ON SOIL CONDITIONS.

NOTES:
1. DECORATIVE CROSSWALKS TO BE COLORED, STAMPED ASPHALT
2. CROSSWALKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
3. COLORS AND PATTERNS INDICATED PER: PATTERN PAVING PRODUCTS
1750 HWY 160 WEST
FORT MILL, SC 29708
1-888-434-8611
WWW.PATTERNPAVING.COM
4. COLOR SUBSTITUTIONS MUST MATCH PAVING COLORS INDICATED. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER.

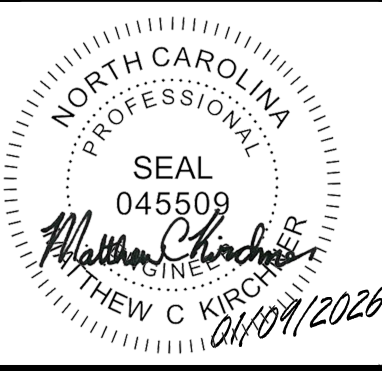


DECORATIVE CROSSWALK DETAIL
(NTS)

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NOT FOR
CONSTRUCTION



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

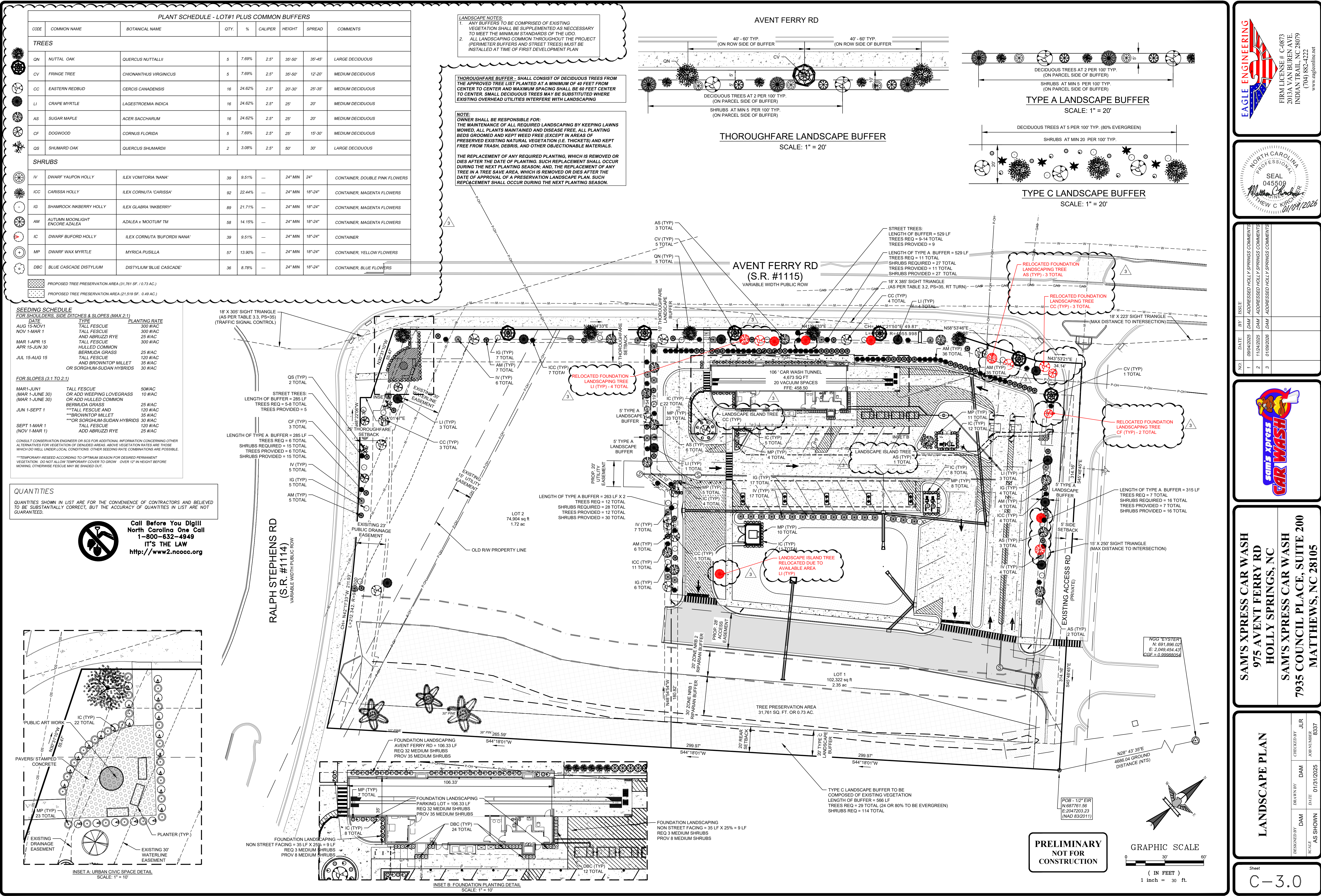


SAM'S XPRESS CAR WASH
975 AVENT FERRY RD
HOLLY SPRINGS, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

ACCESS ROUTE PLAN

DESIGNED BY	DAM	DRAWN BY	DAM	CHECKED BY	JLR
SCALE	AS SHOWN	DATE	01/31/2025	JOB NUMBER	8337

Sheet
C-2.01



Project Number:		8337										Description																					
Original Date:		1/30/25										DB:		DAM		10 year intensity = 7.42as per NOAA Atlas 14, Vol 2, Ver 3 - Site Specific Values for 975 Avent Ferry Rd Holly Springs, NC																	
Revision Date:		9/2/25										PM:		JLR																			
Location		Inlet Areas		Storm Runoff										Pipe Sizing Calculations										Pipe Inlet/Cover Calculations									
From Structure	To Structure	(acres)	Percent Reversion (%)	Percent Impervious (%)	Composite Runoff Coeff. Cc	(1/yr/hr)	Inlet Discharge (cfs)	Combined Discharge (cfs)	Material n	Pipe Slope (%)	Pipe Length (ft)	DH80 (ft)	Size (in)	Vfull (ft/s)	Pipe Capacity Q-full (cfs)	Q-full (%)	d/ratio	v/v4-full	Actual Vpipe (ft/s)	Pipe Full Time (min)	Actual Pipe Time (min)	Pipe Inv.	Pipe Out Inv.	Structure Rim Elevation (Flowing)	Depth of Cover (Based on Rim)	Pipe Material	Pipe Material Class						
STORM NETWORK 100																																	
104-CB	101-CB	0.17	7%	93%	0.91	7.42	1.13	1.13	0.012	0.50%	155	8.6	15	4.0	4.93	23%	0.30	0.74	2.97	0.64	0.87	454.63	453.86	456.57	0.44	HDPE	-						
103-CB	102-CB	0.27	62%	38%	0.58	7.42	1.16	1.29	0.012	0.50%	116	9.0	15	4.0	4.95	26%	0.35	0.82	3.31	0.48	0.58	454.84	454.26	457.10	0.76	HDPE	-						
102-CB	101-CB	0.29	37%	63%	0.73	7.42	1.60	2.88	0.012	0.50%	79	12.2	15	4.0	4.96	38%	0.54	0.99	4.00	0.23	0.31	454.26	453.86	456.15	0.39	HDPE	-						
101-CB	100-FES	0.27	4%	96%	0.93	7.42	1.86	6.45	0.012	0.31%	127	10.5	18	4.6	6.09	88%	0.05	1.12	5.13	0.08	0.67	453.61	453.50	456.80	1.40	HDPE	-						
107-CB	106-CB	0.29	2%	98%	0.94	7.42	2.00	2.00	0.012	0.48%	27	10.7	15	4.0	4.86	41%	0.44	0.87	3.44	0.11	0.13	453.76	453.63	456.10	0.84	HDPE	-						
106-CB	105-FES	0.09	5%	95%	0.92	7.42	0.60	2.00	0.012	0.48%	27	11.9	15	4.0	4.86	54%	0.50	0.99	3.92	0.11	0.11	453.63	453.50	456.57	1.44	HDPE	-						
Rooft 1	101-CB	0.04	0%	100%	0.95	7.42	0.29	0.29	0.012	0.50%		5.7	6	2.2	0.43	67%	0.58	1.05	2.30	0.00	0.00	0.00											
Rooft 2	101-CB	0.04	0%	100%	0.95	7.42	0.29	0.29	0.012	0.50%		5.2	6	2.2	0.43	67%	0.58	1.05	2.30	0.00	0.00	0.00											

Root #	103-CB	0.02	0%	100%	0.95	7.42	0.13	0.13	0.002	0.50%	1%								
Preliminary Impervious Calcs																			
Project	SKCW Holly Springs			Client	SKCW			2013A Van Buren Ave. Indian Trail, NC 28079											
Project #	8337			Date	9/2/2025														
Designation	Prelim			Designer	DAM														
NC BMP Manual (NC Ordinance)																			
Predeveloped		Postdeveloped		Change															
Land Cover Type	Area		Area		Area														
Wooded	1.58 ac		0.20 ac		-1.38 ac														
Open Space	0.67 ac		0.92 ac		0.25 ac														
Impervious	0.10 ac		1.23 ac		1.13 ac														
Total	2.35 ac		2.35 ac																
1" yr 24 hr Runoff I=0.12																			
Q1 = CIA				Q2=CIA				Runoff increase											
0.38 x 0.12 x 2.35 =				0.79 x 0.12 x 2.35 =				0.2228 cfs											
Site requires Detention for 1 year peak storm								0.1156 cfs											

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

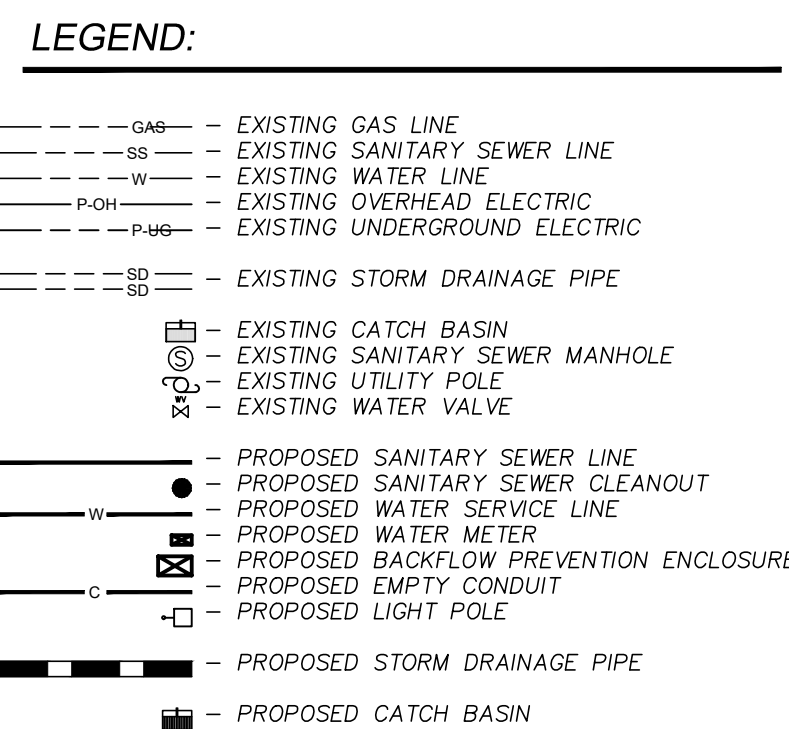
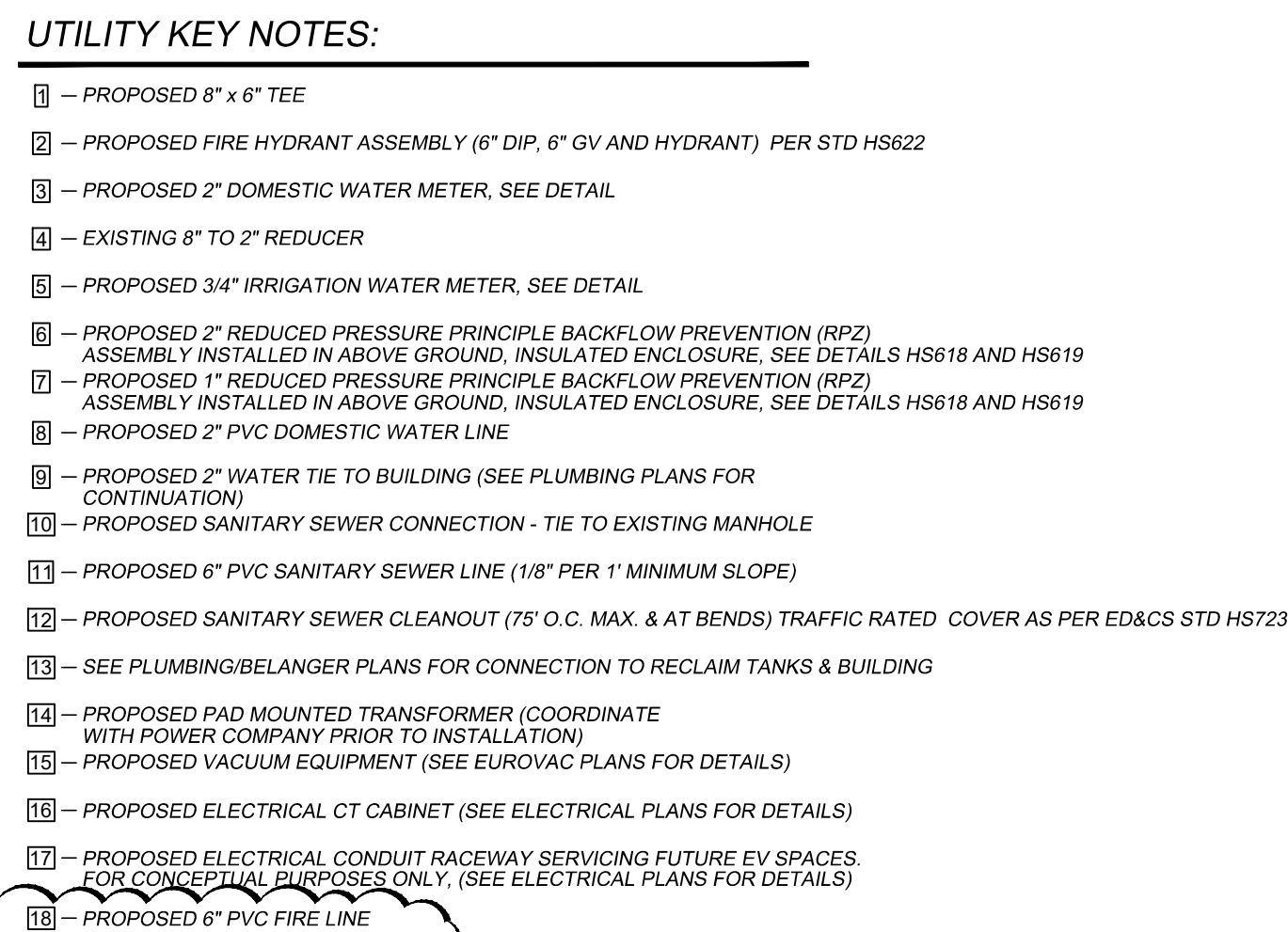
Legend:
 Total 1 yr 24 hr Runoff I=0.12 2.35 ac
 Q1 = CIA 0.38 x 0.12 x 2.35 = 0.1072 cfs
 Q2 = CIA 0.79 x 0.12 x 2.35 = 0.2228 cfs
 Runoff increase 0.1156 cfs
 Site requires Detention for 1 year peak storm

Key Features and Dimensions:
 - 106' CAR WASH TUNNEL: 4,873 SQ FT, 20 VACUUM SPACES, FFE: 458.50
 - 101-CB RIM 456.80, INV IN 453.86 (104-CB), INV IN 453.86 (102-CB), INV OUT 453.61
 - 102-CB RIM 456.15, INV IN 454.26 (103-CB), INV OUT 454.26
 - 103-CB RIM 457.10, INV OUT 454.84
 - 104-CB RIM 456.57, INV OUT 454.63
 - 105-FES, 106-CB RIM 456.57, INV IN 453.63 (107-CB), INV OUT 453.63
 - 107-CB RIM 456.10, INV OUT 453.76
 - 108-CB RIM 456.10, INV OUT 453.76
 - 109-CB RIM 456.10, INV OUT 453.76
 - 110-CB RIM 456.10, INV OUT 453.76
 - 111-CB RIM 456.10, INV OUT 453.76
 - 112-CB RIM 456.10, INV OUT 453.76
 - 113-CB RIM 456.10, INV OUT 453.76
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 - 222-CB RIM 456.10, INV OUT 453.76
 - 223-CB RIM 456.10, INV OUT 453.76
 - 224-CB RIM 456.10, INV OUT 453.76
 - 225-CB RIM 456.10, INV OUT 453.76
 - 226-CB RIM 4

STRUCTURE TABLE			
STRUCTURE NAME:	RIM ELEV:	PIPES IN:	PIPES OUT
200-HW	452.93	INV IN =450.99 (77.09 LF OF 15" RCP @ 0.50% FROM POA)	
CLEANOUT 1	454.84	INV IN =451.40 (27.94 LF OF 6" PVC @ 0.10% FROM CLEANOUT 2)	INV OUT =451.40 (17.25 LF OF 6" PVC @ 0.10% TO POA)
CLEANOUT 2	454.98		INV OUT =451.43 (27.94 LF OF 6" PVC @ 0.10% TO CLEANOUT 1)
POA	456.25	INV IN =451.38 (17.25 LF OF 6" PVC @ 0.10% FROM CLEANOUT 1)	INV OUT =451.38 (77.09 LF OF 15" RCP @ 0.50% TO 200-HW)

DESIGNED BY		DAM	DRAWN BY	DAM	CHECKED BY	JLR
SCALE		AS SHOWN	DATE	01/31/2025	JOB NUMBER	8337

Sheet
C-4.0

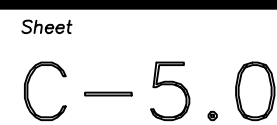


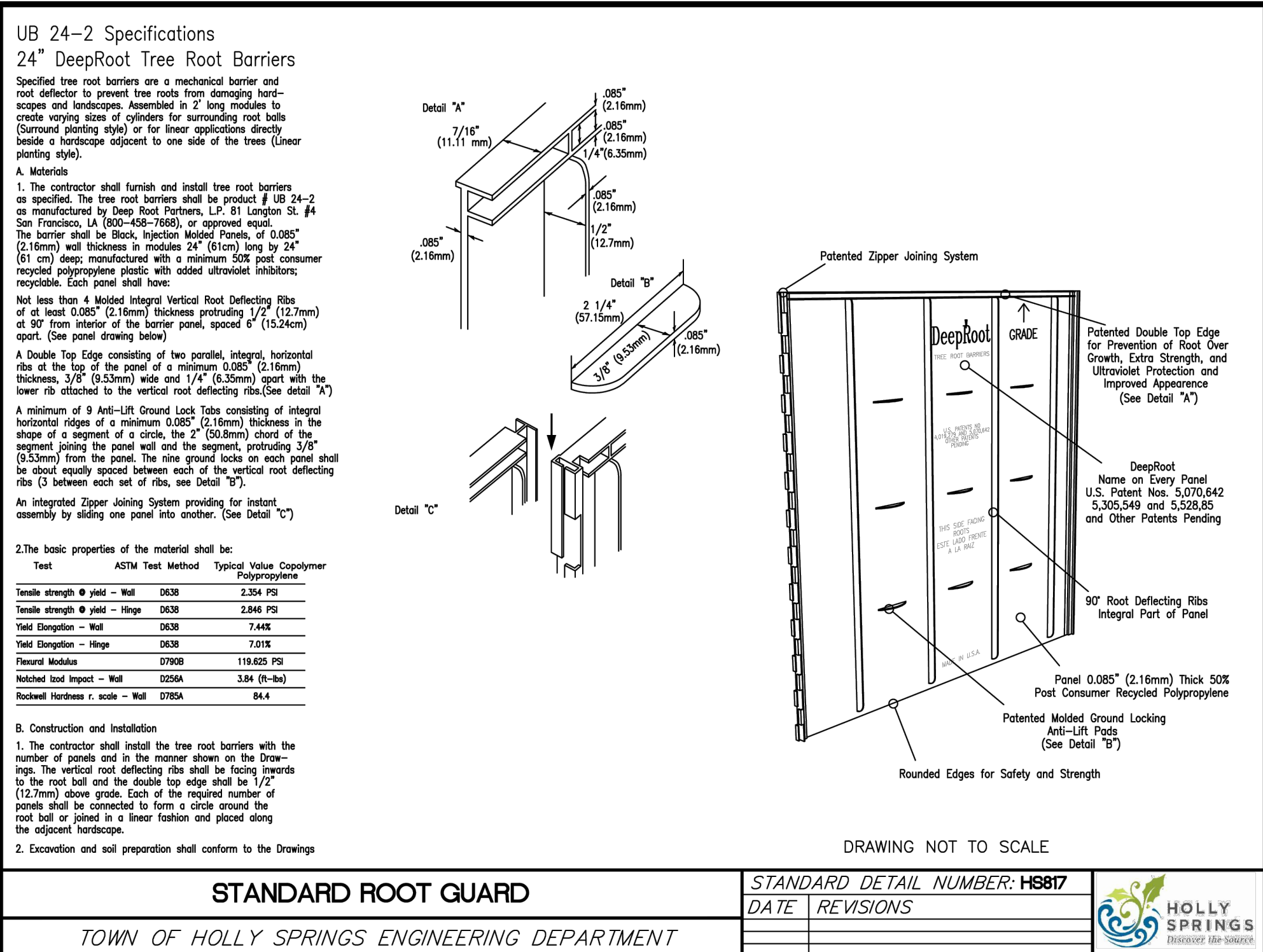
GRAPHIC SCALE

0 30' 60'

(IN FEET)

1 inch = 30 ft.





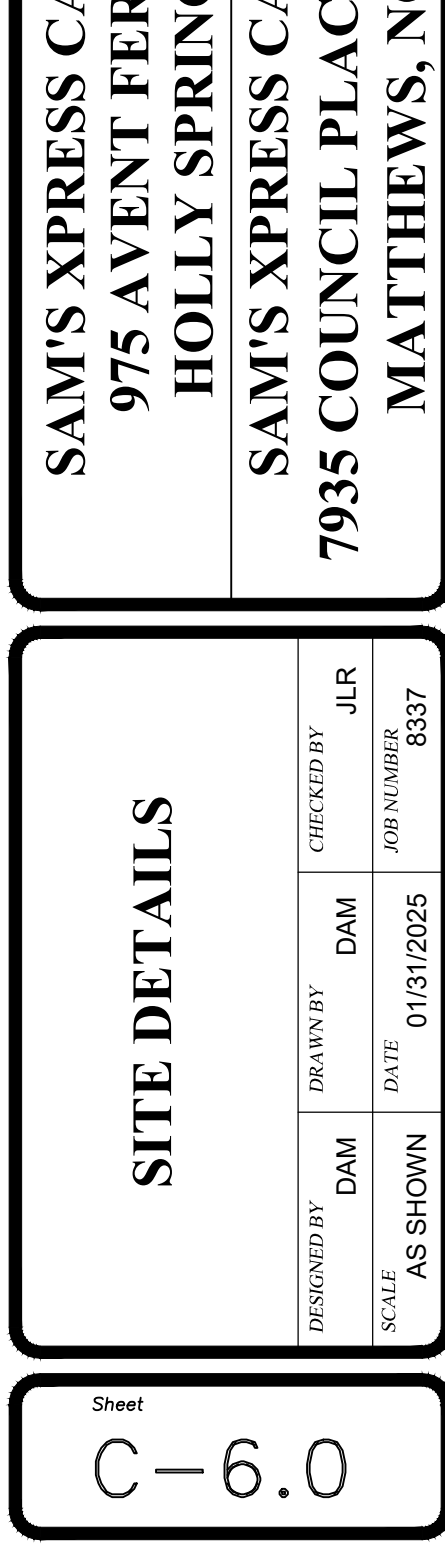
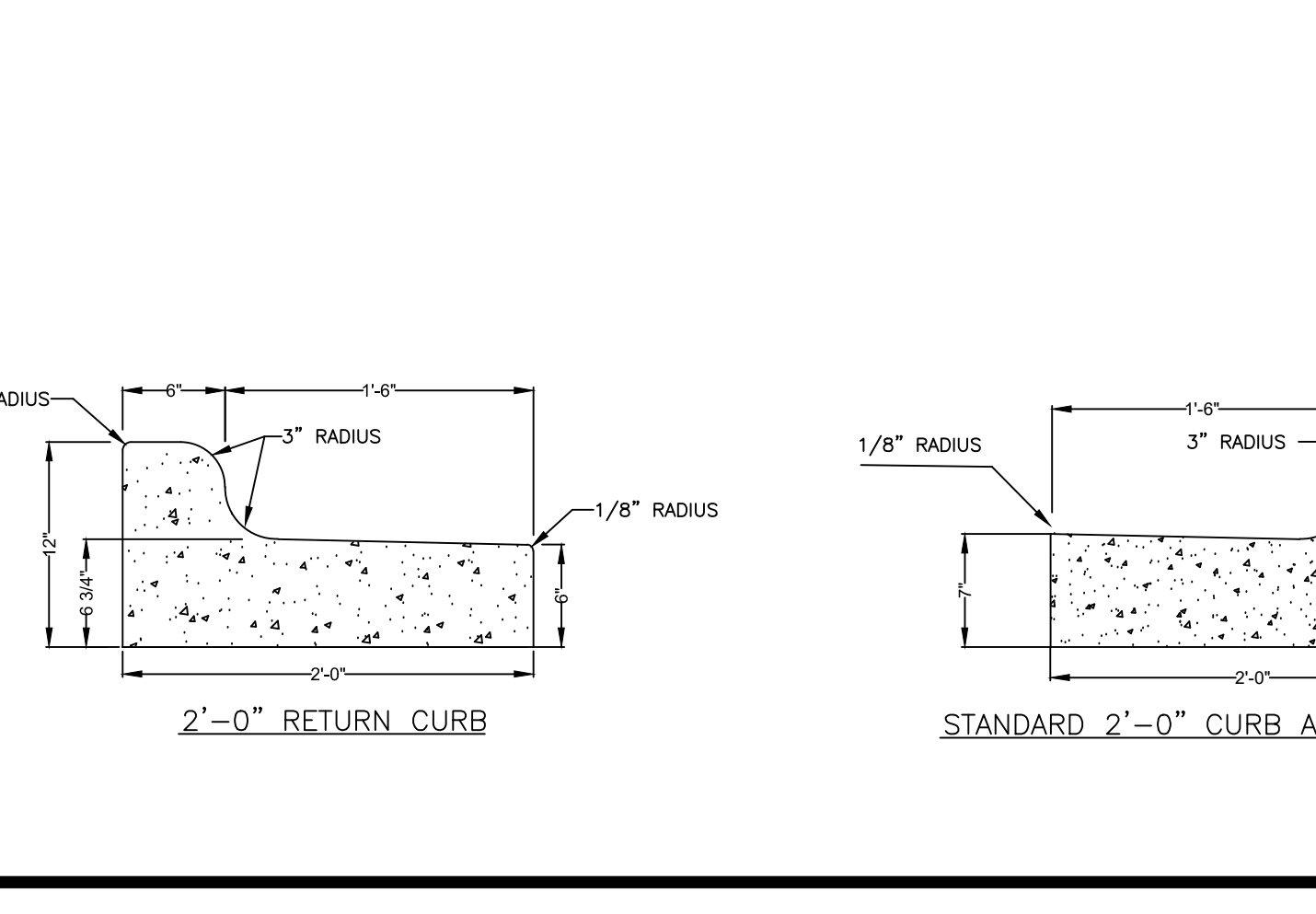
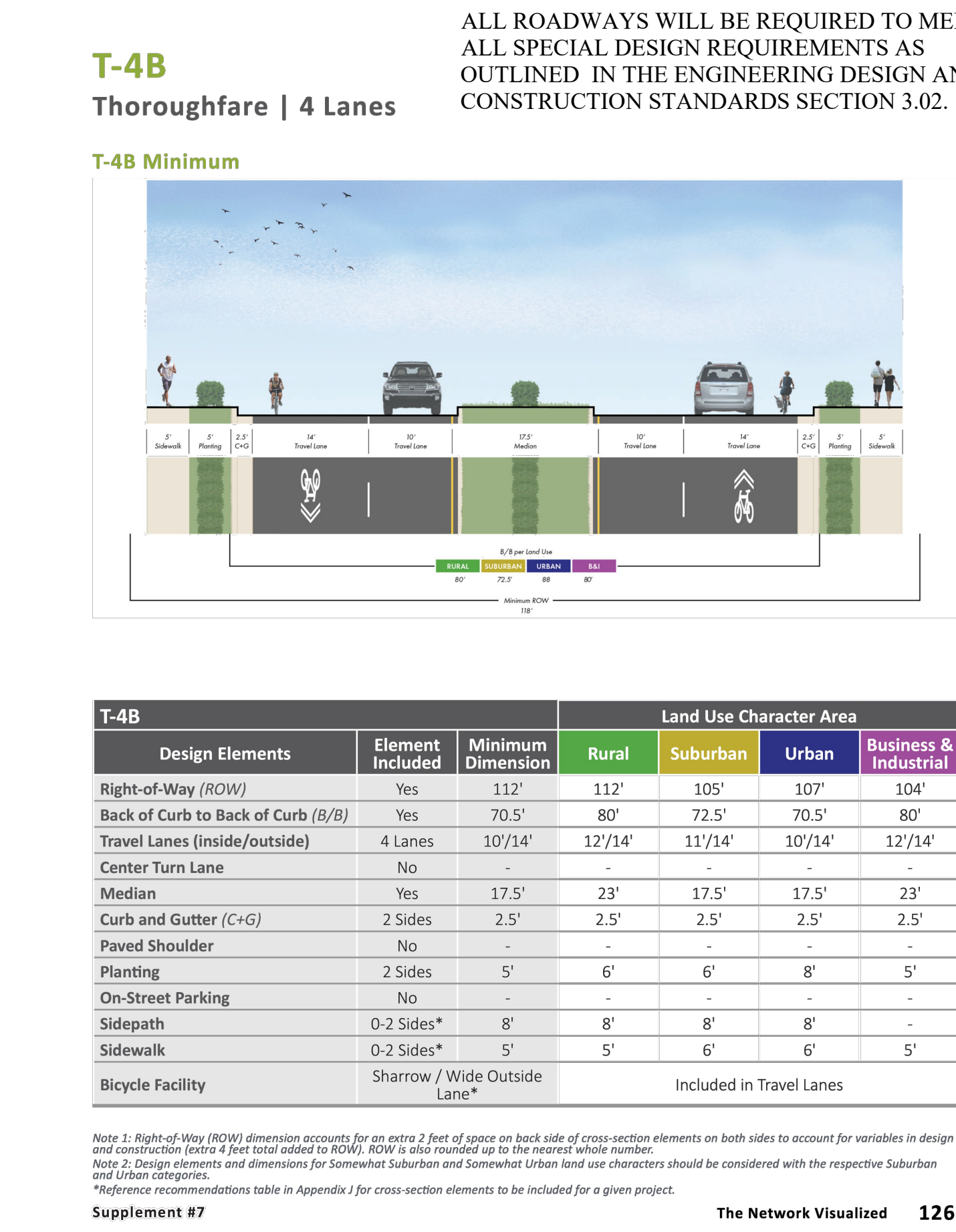
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3	01/09/2026	DAM	ADRESSED HOLLY SPRINGS	

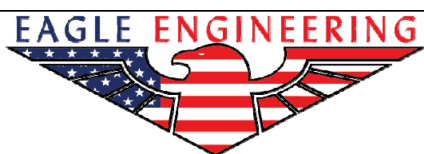


SAM'S XPRESS CAR WASH 975 AVENT FERRY RD HOLLY SPRINGS, NC	SAM'S XPRESS CAR WASH 7935 COUNCIL PLACE, SUITE 200 MATTHEWS, NC 28105
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SITE DETAILS			
DESIGNED BY	DAM	DRAWN BY	DAM
SCALE	AS SHOWN	CHECKED BY	JLR
			JOB NUMBER 6337

Sheet
C-6.0





Eagle Engineering

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Project

Project #

Designation

SXCW - Holly Springs

8337

Pre DA1

Client

Date

Designer

SXCW

9/2/2025

DAM

2013A Van Buren Ave.

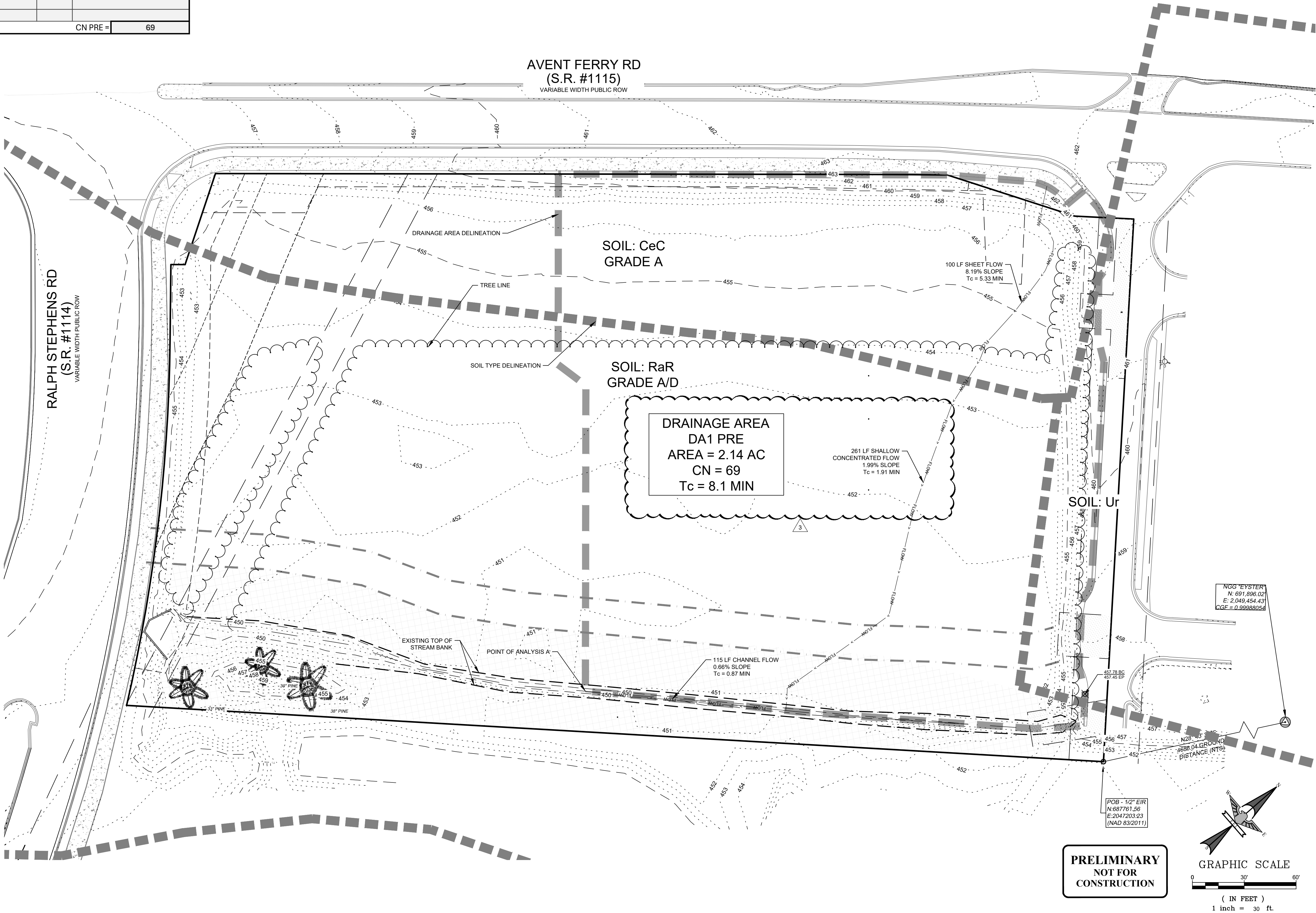
Indian Trail, NC 28079

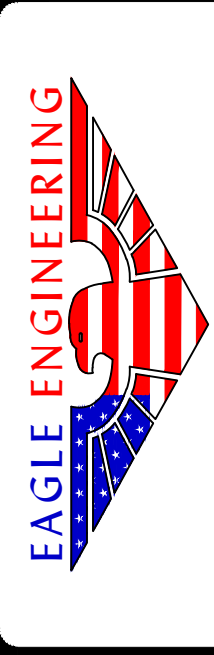
(704) 882-4222

Pre DA1

Total Area: 2.14 ac

Acreage	Land Use	Soil Type	Hydrologic Group	CN	Weighted CN (Acreage/ Total Area)X(CN)
.66	OPEN SPACE, FAIR CONDITION	CeC	A	49	15.1
.07	WOODS (FAIR CONDITION)	CeC	A	36	1.2
.03	OPEN SPACE, FAIR CONDITION	RaR	D	84	1.2
1.24	WOODS (FAIR CONDITION)	RaR	D	79	45.8
.14	URBAN DISTRICT-COMMERCIAL	Ur	D	95	6.1
2.14	CN PRE =			69	





FIRM LICENSE # C-0873

2013A VAN BUREN AVE.

INDIAN TRAIL, NC 28079

(704) 882-4222

www.eagleonline.net

01/01/2026

NO.	DATE	BY	IS/RE	ADDRESS
1	08/04/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS	
3	01/09/2026	DAM	ADDRESSED HOLLY SPRINGS COMMENTS	



SAM'S XPRESS CAR WASH

975 AVENT FERRY RD

HOLLY SPRINGS, NC

SAM'S XPRESS CAR WASH

7935 COUNCIL PLACE, SUITE 200

MATTHEWS, NC 28105

PRE-DEVELOPED DRAINAGE AREA					
DESIGNED BY		DAM	DRAWN BY		DAM
SCALE		AS SHOWN	DATE		01/31/2025
			CHECKED BY		JLR
					JOB NUMBER 8337

PRE-DA

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Weighted Curve Number Calculations

Project	SCCW - Holly Springs	Client	SCCW	
Project #	8337	Date	1/7/2026	2013A Van Buren Ave. Indian Trail, NC 28079
Designation	Post DA1	Designer	DAM	(704) 882-4222

Post DA1

Total Area: 1.69 ac

Acreage	Land Use	Soil Type	Hydrologic Group	CN	Weighted CN (Acreage/ Total Area)X(CN)
.21	OPEN SPACE, GOOD CONDITION	CeC	A	39	4.8
.28	OPEN SPACE, GOOD CONDITION	RaR	D	80	13.4
1.11	IMPERVIOUS AREA	CeC/RaR	A	98	64.5
.09	URBAN DISTRICT-COMMERCIAL	Ur	D	95	4.9
1.69					

CN PRE =

88

EAGLE ENGINEERING
Creating Communities. Together.

Weighted Curve Number Calculations

Project	SCCW - Holly Springs	Client	SCCW	
Project #	8337	Date	1/7/2026	2013A Van Buren Ave. Indian Trail, NC 28079
Designation	Post DA1 Bypass	Designer	DAM	(704) 882-4222

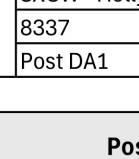
Post DA1 Bypass

Total Area: .46 ac

Acreage	Land Use	Soil Type	Hydrologic Group	CN	Weighted CN (Acreage/ Total Area)X(CN)
.20	WOODS (FAIR CONDITION)	RaR	D	79	35.1
.16	OPEN SPACE, GOOD CONDITION	RaR	D	80	27.5
.07	OPEN SPACE, GOOD CONDITION	CeC	A	39	5.8
.01	IMPERVIOUS AREA	CeC	A	98	2.1
.02	URBAN DISTRICT-COMMERCIAL	RaR	D	95	4.0
0.46					

CN PRE =

74



EAGLE ENGINEERING
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Weighted Curve Number Calculations

Project	SCCW - Holly Springs	Client	SCCW	
Project #	8337	Date	1/7/2026	2013A Van Buren Ave. Indian Trail, NC 28079
Designation	Post DA1	Designer	DAM	(704) 882-4222

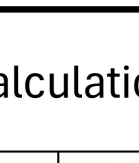
Post DA1

Total Area: 1.69 ac

Acreage	Land Use	Soil Type	Hydrologic Group	CN	Weighted CN (Acreage/ Total Area)X(CN)
.21	OPEN SPACE, GOOD CONDITION	CeC	A	39	4.8
.28	OPEN SPACE, GOOD CONDITION	RaR	D	80	13.4
1.11	IMPERVIOUS AREA	CeC/RaR	A	98	64.5
.09	URBAN DISTRICT-COMMERCIAL	Ur	D	95	4.9
1.69					

CN PRE =

88



EAGLE ENGINEERING
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Weighted Curve Number Calculations

Project	SCCW - Holly Springs	Client	SCCW	
Project #	8337	Date	1/7/2026	2013A Van Buren Ave. Indian Trail, NC 28079
Designation	Post DA1 Bypass	Designer	DAM	(704) 882-4222

Post DA1 Bypass

Total Area: .46 ac

Acreage	Land Use	Soil Type	Hydrologic Group	CN	Weighted CN (Acreage/ Total Area)X(CN)
.20	WOODS (FAIR CONDITION)	RaR	D	75	35.1
.16	OPEN SPACE, GOOD CONDITION	RaR	D	80	27.5
.07	OPEN SPACE, GOOD CONDITION	CeC	A	39	5.8
.01	IMPERVIOUS AREA	CeC	A	98	2.1
.02	URBAN DISTRICT-COMMERCIAL	RaR	D	95	4.0
0.46					

CN PRE =

74



EXTERIOR MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	MODEL	COLOR	NOTES
PARAPET WALL COPING	CARLISLE SYNTEC SYSTEMS	SECUREDGE 300	STONE WHITE	GALVANIZE, PRE-FINISHED, KYNAR 500, 24 GAUGE METAL
RED TRELLIS	T.B.D.		HERITAGE RED PM-18	PROVIDED BY G.C.
LIGHT TAN EIFS	STO CORP.	StoTherm Ci Essence INSULATED WALL CLADDING SYSTEM	STO-16032 FINISH: IN StoPowerwall FINE (80296)	INSTALL OVER STOGUARD LIQUID APPLIED WRB. COLOR AND TEXTURE TO BE APPROVED BY OWNER.
MEDIUM GRAY BRICK	TAYLOR CLAY PRODUCTS	PEBBLE GRAY-WIRE CUT	MEDIUM GRAY BRICK	RUNNING BOND FACE BRICK. MORTAR COLOR TO BE DETERMINED
CREAM BRICK	TAYLOR CLAY PRODUCTS	3118 CREAM WIRECUT	CREAM BRICK	RUNNING BOND FACE BRICK, SOLDIER & SILL COURSE. MORTAR COLOR TO BE DETERMINED
ROLL UP DOOR	WAYNE DALTON	MODEL 900	MATCH MEDIUM GRAY BRICK	
ALUMINUM CURTAIN WALL	TUBLITE	SERIES 200	CLEAR ANODIZED	2" X 5 3/4" FRAMES WITH 1" CLEAR INSULATED GLASS.
ALUMINUM STOREFRONT	KAWNEER	TRIFAB VG451T SSG	CLEAR ANODIZED	2" X 4 1/2" FRAMES WITH 1" CLEAR INSULATED GLASS. USE TINTED GLASS ALONG TUNNEL VIEWING
METAL BAND ACCENT BAND			HERITAGE RED PM-18	
EMERG. OVERFLOW SPOUT	SEE PLUMBING DRWGS.		STONE WHITE	



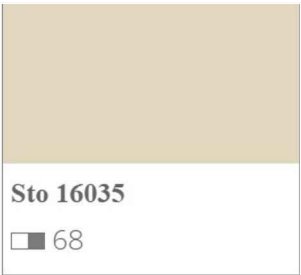
CAR WASH:
RED TRELLIS &
ACCENT BAND



STONE WHITE
CAR WASH:
METAL COPING



CAR WASH:
LIGHT BEIGE-EIFS



ALTERNATE COLOR #4:
MEDIUM BEIGE-EIFS

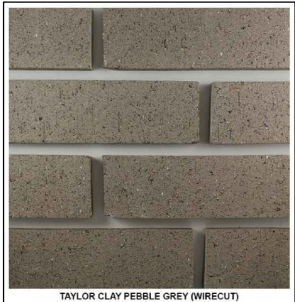


ALTERNATE COLOR #6:
DARK BEIGE-EIFS



ALTERNATE COLOR #5:
DARK MEDIUM BEIGE-EIFS

NOTE: ALL SUBMITTED ELEVATIONS ARE
REQUIRED TO MEET THE UDO
STANDARDS.



CAR WASH:
PEBBLE GRAY WIRE
CUT BRICK IMAGE



CAR WASH:
CREAM BRICK IMAGE



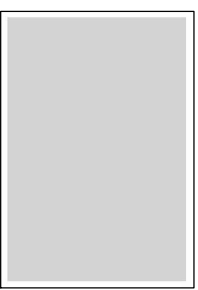
ALTERNATE COLOR #1:
32 GRAY MODULAR
WIRECUT



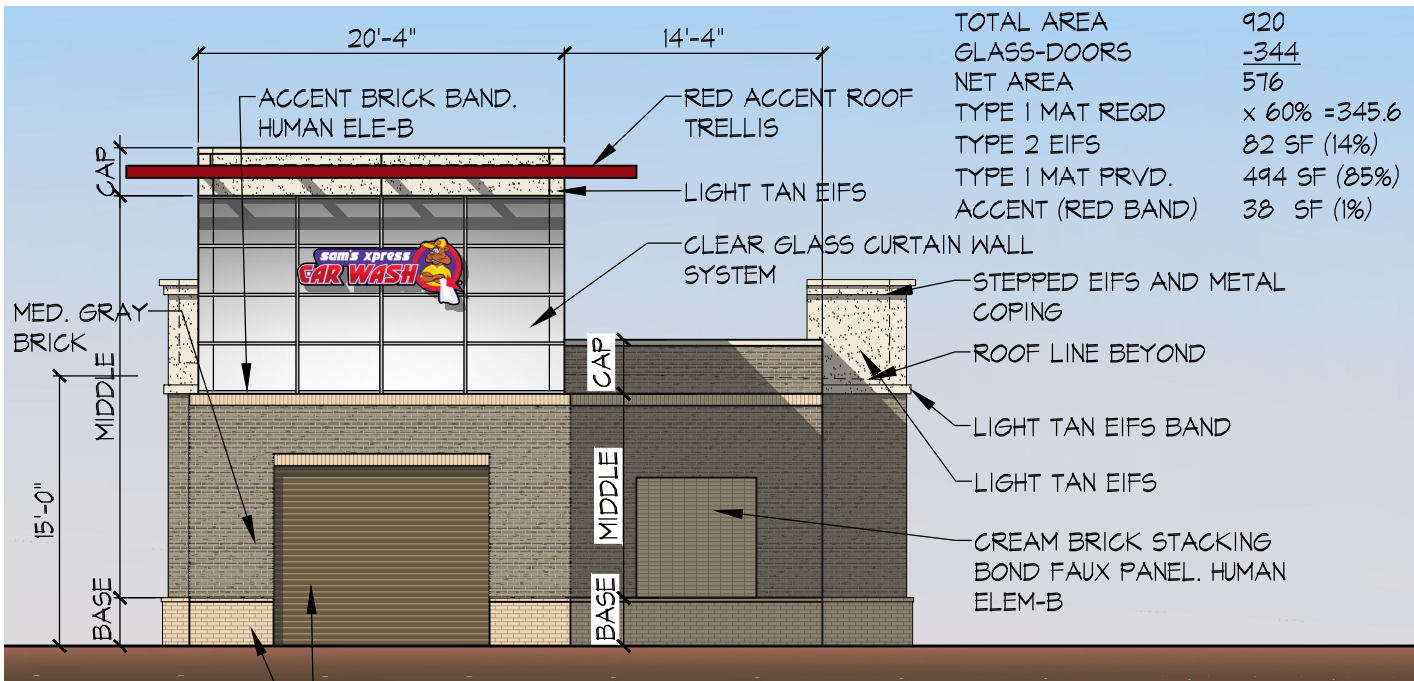
ALTERNATE COLOR #2:
301 BUFF MODULAR
WIRECUT



ALTERNATE COLOR #3:
371 AUTUMN BLEND
MODULAR WIRECUT



CAR WASH:
CLEAR ANODIZED
ALUMINUM STOREFRONT

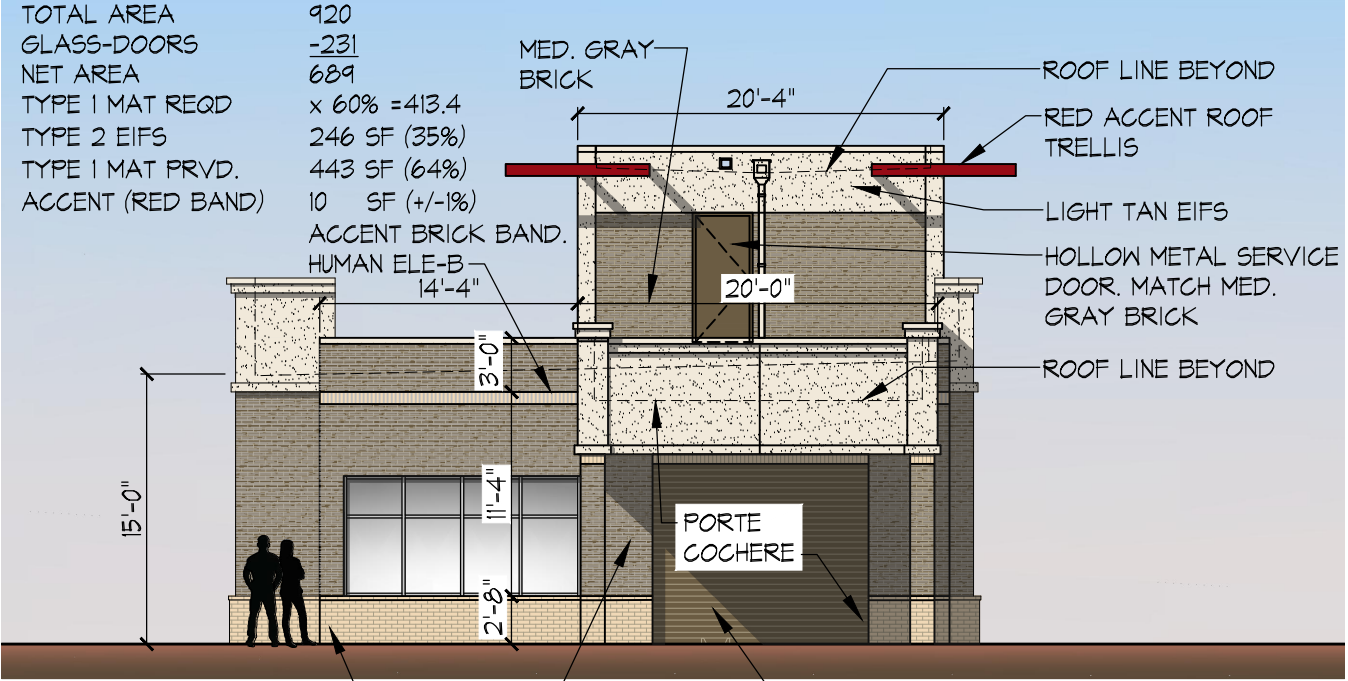


CREAM BRICK BASE.
HUMAN ELEM-B

METAL ROLL UP DOOR.
COLOR TO MATCH MED. GRAY
BRICK. HUMAN ELEM-M

GROUND FLOOR TRANSPARENCY: TABLE 8.2-D
TOTAL AREA 351 SF x 40% = 141 SF REQD.
TOTAL GLASS PROVIDED = 165 SF PRVD. (ALT. INSET)

2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" FACING SOUTH



CREAM BRICK BASE.
HUMAN ELEM-B

MED. GRAY
BRICK

METAL ROLL UP DOOR. COLOR TO
MATCH MED. GRAY BRICK

1 REAR ELEVATION
SCALE: 3/32" = 1'-0" FACING NORTH

NOTE-1: ALL MECHANICAL EQUIPMENT TO BE PAINTED TO
MATCH THE ADJACENT WALL COLOR.
NOTE-2: ALL BOLLARDS TO BE PAINTED BLACK.
NOTE-3: ALL SIGNAGE IS FOR ILLUSTRATIVE PURPOSES
AND WILL BE SUBJECT TO SEPARATE SIGN PERMITS.

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architecture + design

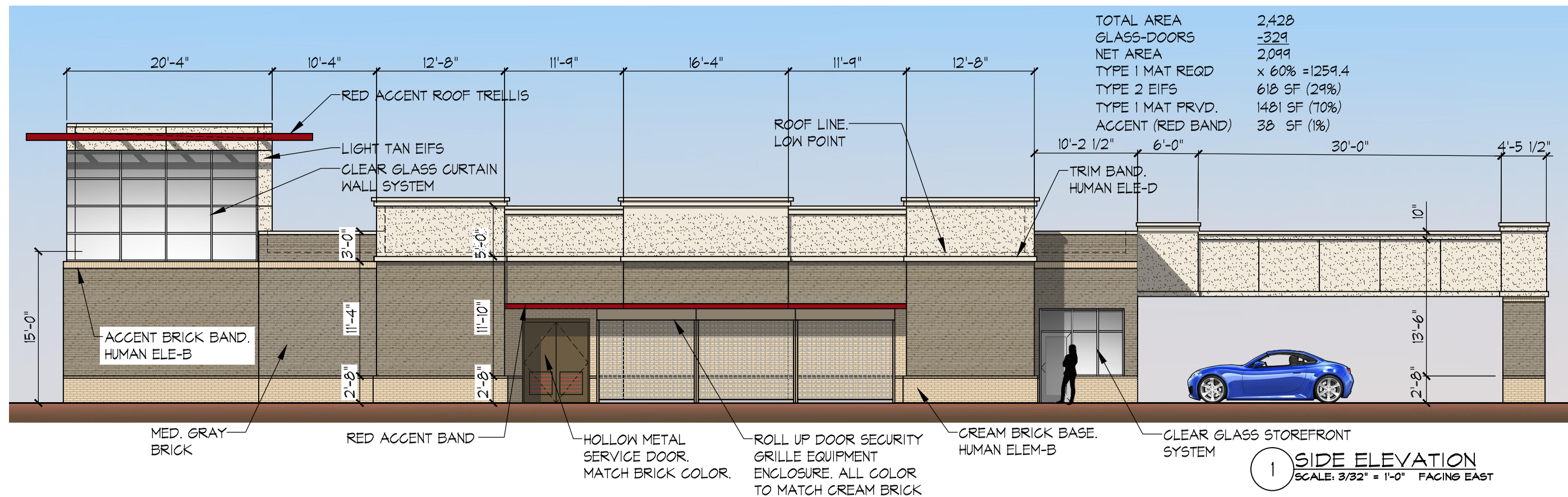
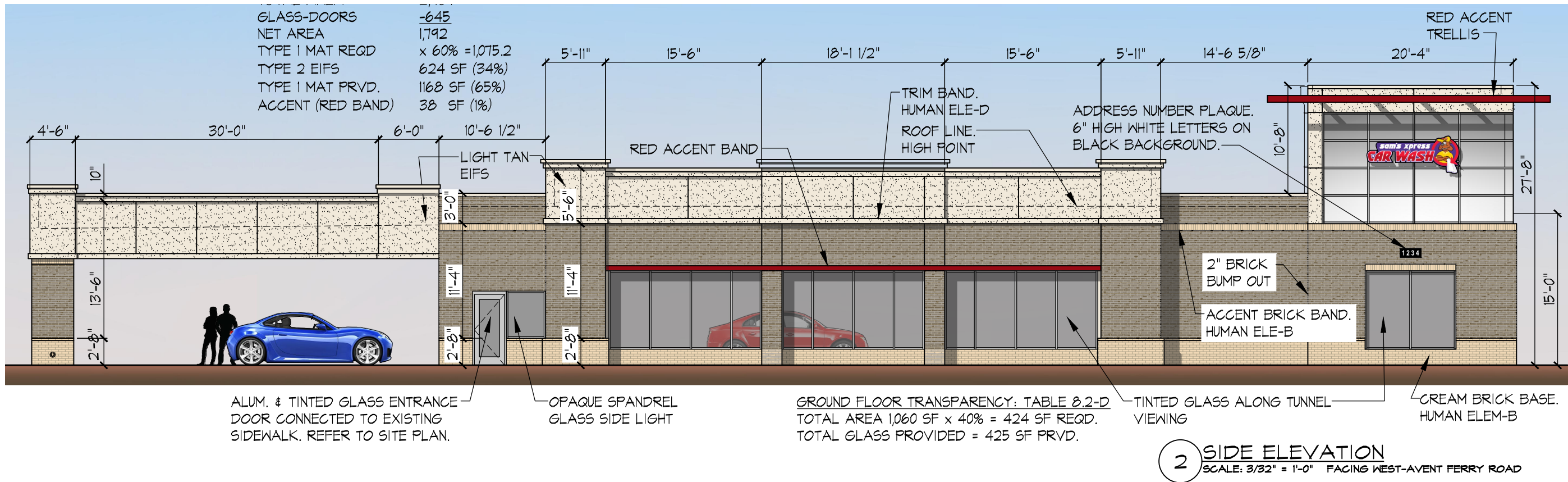
421 PENMAN STREET, SUITE 200
CHARLOTTE, NC 28203
704.373.1900 OAKLINESTUDIO.COM

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
HOLLY SPRINGS, NC
975 AVENT FERRY ROAD

DATE: 1-7-26
PROJECT #: 25-069
DRAWN BY: VW
CADD FILE NAME:

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EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



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SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
HOLLY SPRINGS, NC
975 AVENT FERRY ROAD

DATE: 1-7-26

PROJECT #: 25-069

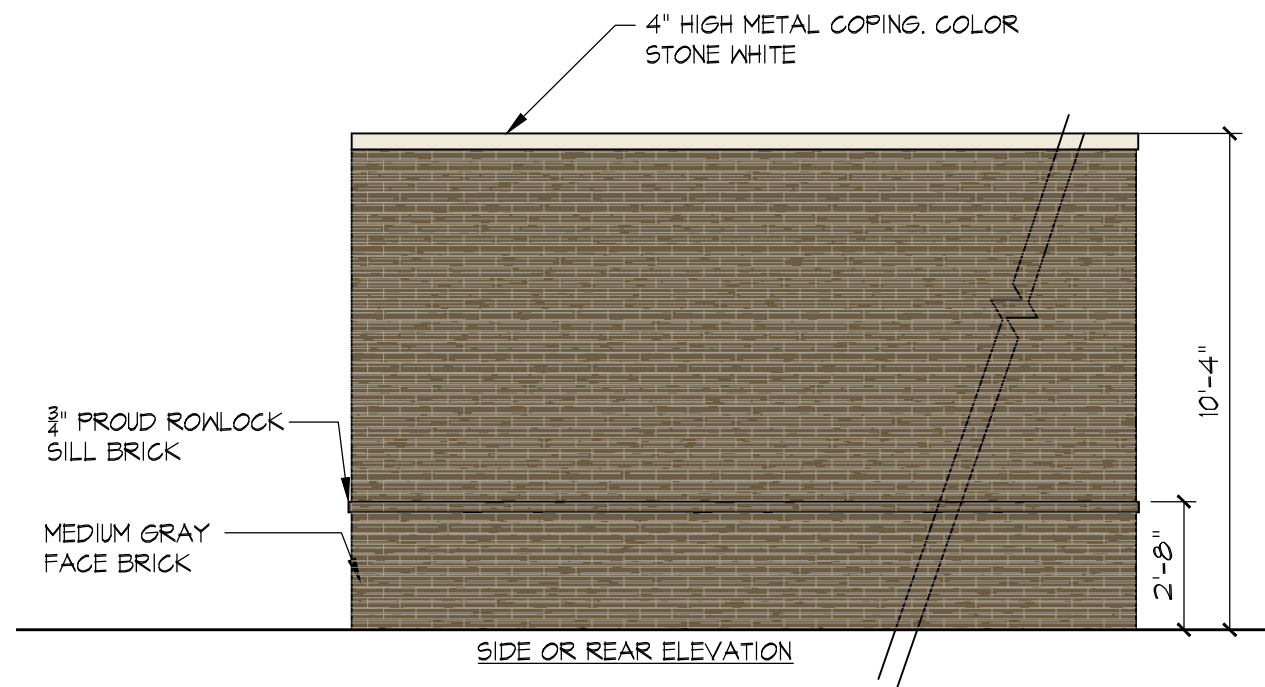
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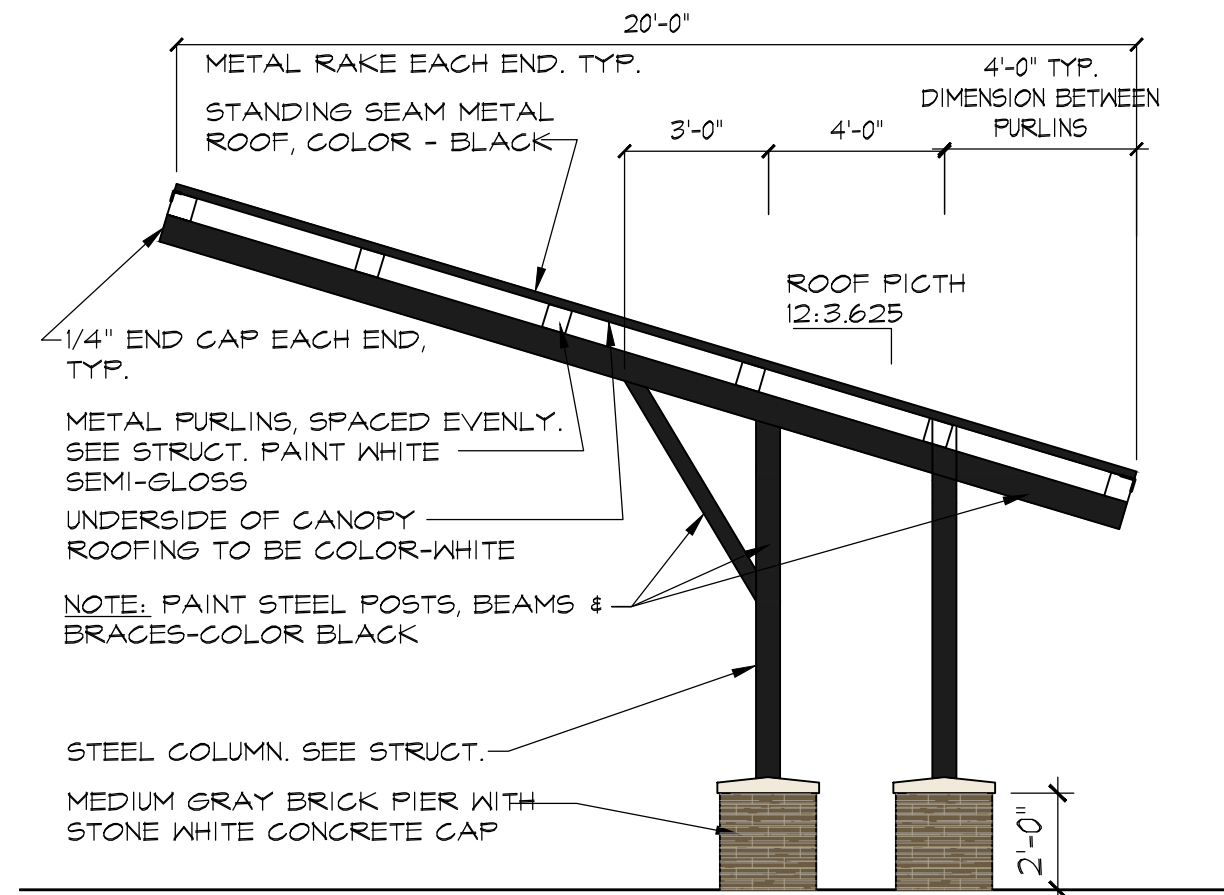
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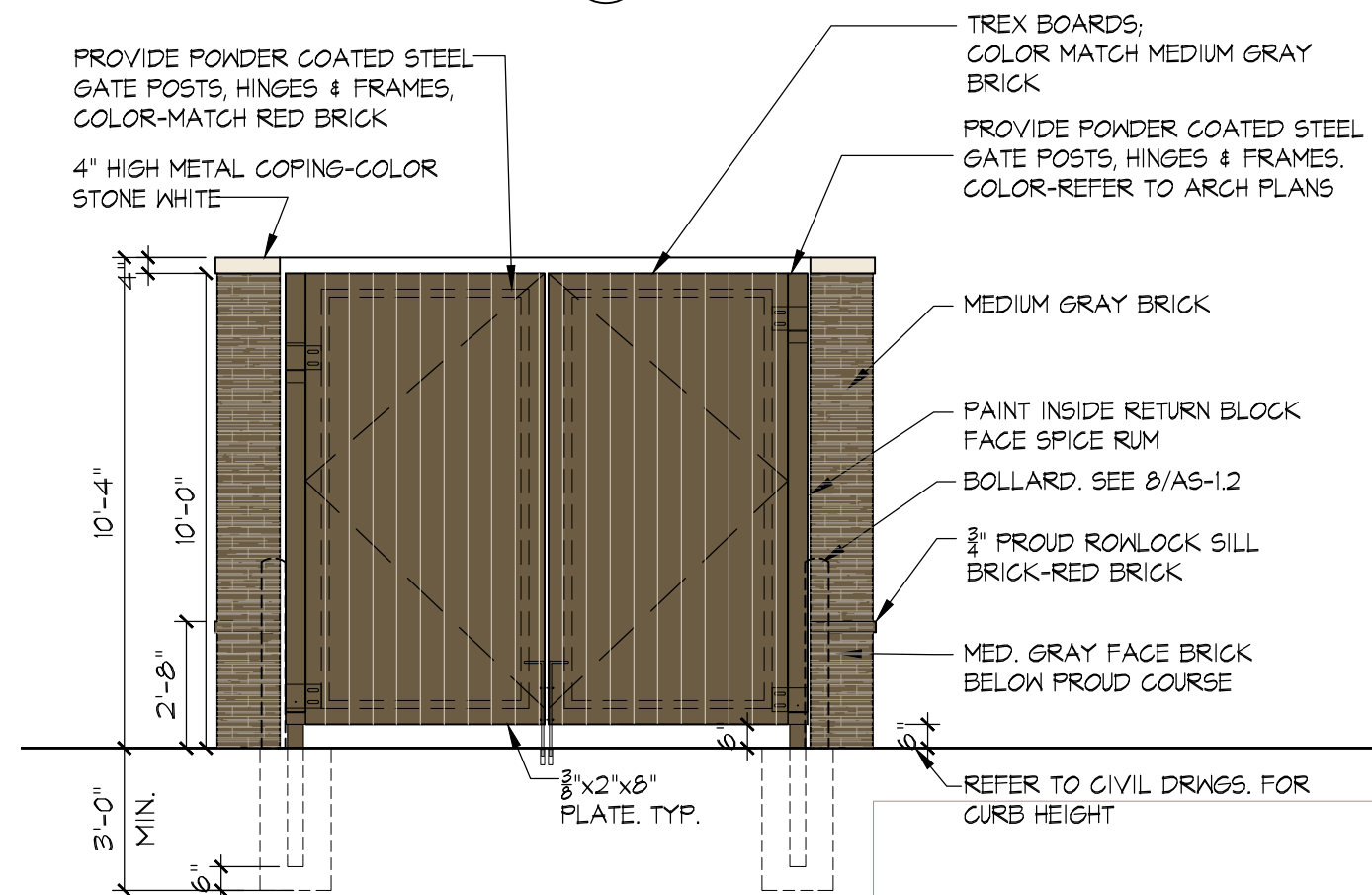
2



2 DUMPSTER/VACUUM ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



3 VACUUM CANOPY SECTION
SCALE: 1/4" = 1'-0"



1 DUMPSTER/VACUUM ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
HOLLY SPRINGS, NC
975 AVENT FERRY ROAD

DATE: 1-7-26
PROJECT #: 25-069
DRAWN BY: VW
CADD FILE NAME:

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