Town of Holly Springs
Planning Board
7:00 PM **Tuesday, October 28, 2025**
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. September 23, 2025 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

Comprehensive Plan Amendments

2. Comprehensive Plan Amendment 25-CPA-01 Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources

Zone Map Change Petitions

3. Seasons at Wilbon Rezoning 25-REZ-06

Major Subdivision Plans

4. Courtyards at Holly Grove (fka Graham Wood) Major Subdivision 25-MAS-02

UDO Text Amendments

5. Semiannual UDO Text Amendments 25-UDO-02

Other Business

6. Town Council Official Action Overview

7. Committee Reports

8. Development Services Report

9. Other Business

Adjournment

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

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business
Title: September 23, 2025 Regular Meeting Minutes
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Adopt September 23, 2025 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. Sept23_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **September 23, 2025.** At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:
Sean Ryan, Senior Planner
Grayson Taylor, Planner III
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
John Schifano Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Roger Bess, *ETJ*
Van Crandall
Joseph Cuccurullo
Joanna Holder
Sara Kempin
Craig Kessler
Josh Prizer

Members Absent:

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *July 22, 2025 Minutes*

Motion: To amend **Section 10a: Committee Reports Page 5 - LUAC Representatives** in the July 22, 2025 minutes from Thomas Urquhart and Rick Madoni to Joseph Cuccurullo and Josh Prizer

Motion to approve amended July 22, 2025 Minutes.

Motion by: Mr. Prizer
Second by: Mr. Bess
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council
   - October 21: Van Crandall
   - November 18: Roger Bess

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9a: Zone Map Change Petition

Duke Friendship Substation (25-REZ-04) – Rezoning

Mr. Taylor presents the Staff report to the Board

Mr. Blonshine continue to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:
Toby Coleman, Attorney
Smith Anderson, on behalf of Duke Energy
150 Fayetteville St # 2300 Building
Raleigh, NC 27601

Engineer:
McAdams
David Bergmark

Owner:
Duke Energy
Derek Reemer

Mr Kessler asks if there will be any steps to mitigate any noise or humming that typically comes with the development of a substation.
McAdams team and Duke confirm they don't expect any noticeable humming or high decibel noise in the area.
Attny Coleman continues to explain that there are no neighbors in the area of the proposed substation and there is a significant amount of land around the development.

Mr. Cuccurullo asks if the concrete footprint shown in the Staff report is the size of the substation (just about), trying to notice the land that Amgen will be taking over.
Attny Coleman, confirms the concrete pad is comparable to the size of the proposed substation, and on the screen shows the Planning Board the area (Dark Purple) that Amgen will be taking over.

Mr. Cuccurullo asks Staff if there are any upcoming projects in the proximity of the proposed substation also asking what the property is zoned.
Mr. Taylor confirms the land is owned by Duke and there are no upcoming projects slated for this area.

Mr. Cuccurullo asks if there are any anticipated disruptions to the area with construction?
Attny Coleman confirms there are no anticipated disruptions to the area, the construction is expected to remain in the area where the proposed substation will be developed.

Ms. Holder asks how visible will the substation be from US 1? And if the fence is going to be an 8', as the proposed minimum?
Attny Coleman confirms there is some visibility from US 1.
The fencing proposed is the standard 8' minimum, Mr Taylor confirms the fence will be an 8' fence.

Mr. Urquhart asks if Duke knows what Amgen will be doing with the 6.11 acre lot they are acquiring from Duke? And if it is similar to the use Duke is proposing.

Attny Coleman understands there is no specified use at this time, but he presumes the land will be used for expansion to the existing Amgen property.

Mr. Crandall questions why the entire property won't be developed or disturbed?
Attny Coleman confirms there are environmental reasons for not developing the entire 40-acre property, but mainly for tree preservations and wetlands.

Mr Crandall asks about the power demand that will be coming from the substation
Duke Energy discusses the Energy demand in the area that this substation will serve.

Mr. Bess asks how the power will be distributed? And questions the Town why a rezoning and not a special use permit?
Duke Energy explains how the power will be distributed, using additional easements and ROW throughout the Town.

Mr. Taylor confirms a rezoning was a cleaner option for the applicant (Duke and eventually Amgen), rather than submitting multiple applications. Mr Bess expresses his concern that Traffic studies were not required during the review process, but Amgen's 6 acres will be rezoned and could potentially disrupt traffic in the area.
Mr. Blonshine clarifies that with any new Development Plan submitted for development of that area, Engineering Studies will be required before reaching Planning Board and Town Council for approval.

Ms. Kempin asks the applicant why rezone all 40+ acres, if you will only be developing a smaller piece.
Mr. Bergmark confirms there are other elements that go with this development plan, rezoning the whole parcel will provide some assurance that the entire parcel will be zoned the same and provide some protection for the entire parcel.

Motion:
Staff Recommended Plan Consistency Statement
The requested Zoning Map Amendment from 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed substation use further supports future Business & Industrial Uses. The requested rezoning is reasonable and in the public interest because its purpose is to assist town residents and economic development projects in being provided adequate utilities.

Motion by: Mr. Urquhart
Second by: Mr. Prizer
Action: The Planning Board voted in favor of the motion (9-0).

Motion:
Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 25-REZ-04 to change the zoning of 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology, on portions of Wake County PINs 0629624446 and 0629497094 as submitted by McAdams on behalf of Duke Energy Progress, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Crandall
Second by: Mr. Bess
Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #9b: Zone Map Change Petition

Holly Springs Business Park PUD Amendment (Pine Springs Academy) 01-PUD-03-A05

Due to his relationship with Pine Springs Academy, Mr. Prizer requests to recuse himself from 01-PUD-03-A05 Holly Springs Business Park PUD Amendment (Pine Springs Academy and the remainder of the Planning Board meeting.

Motion by: Ms. Holder
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (8-0).

Mr. Taylor presents the Staff report to the Board. The applicant requests to modify EV parking standards to apply to only staff and visitor parking.

Applicant / Speaker:

Andy Petty
Curry Engineering
205 S Fuquay Ave.
Fuquay-Varina NC 27526

Bruce Friend
220 Rosewood Centre Dr.
Holly Springs NC 27540

Ms. Kempin asks if the amendment is specific to the school, only?
Mr. Taylor confirms the amendment is specific to the site.

Mr. Bess asks the applicant for the reason of needing an amendment
Mr. Petty answers that the need for the amendment is to support fairness to the school, cost, and safety. Further explaining, he is asking the Town to simply review the UDO and Comprehensive Plan EV requirements, considering that schools and churches requirements are different than a shopping plaza (for example).

Mr. Crandall asks Mr. Petty if they have done some research on other high schools that may have EV charging stations in Wake County.
Mr. Petty confirms they did research newly renovated Fuquay Varina and Willow Springs High School – both do not have EV parking requirements; Apex breaks out their EV requirements by school (High School v Elementary)

Mr. Crandall asks Staff if they have researched local School EV requirements broken out by school and grade.
Mr. Taylor explains that not much research has been done per school.

Mr. Crandall and Mr. Bess express their disagreement with the amendment and hold discussion with the applicant.

Mr. Urquhart asks if the chargers will be open to the public for a fee.
Mr. Petty confirms the EV spaces will be for the school only, not the public.

Ms. Holder confirms the purpose of the UDO to include EV charging station requirements, is to help the environment and the future.
She asks Staff if Wake County proposes to build another school in Holly Springs, will they be required to adhere to the EV parking space requirements?

Mr. Taylor confirms Wake County would be required to follow the UDO.

Mr. Petty reminds the Board of their request for Amendment not to remove all EV parking spaces BUT to consider allowing developments to install EV spaces based on use not simply lumping them into residential and non-residential categories. Different uses operate parking in different ways, considering a pharmacy or grocery store is not the same as a school.

Mr. Cuccurullo asks why does Staff recommend approval?
Mr. Taylor explains that Staff didn't find their request unreasonable and found their request to be consistent. Supporting schools and their development. Cost is not a factor.

Mr. Ryan presents how and why Staff recommends approval. Also confirming that there is no discussion of EV parking in the comprehensive plan.

Mr. Kessler asks if this was the first conversation had regarding EV charging spaces in the Development of another School development.
Mr. Ryan confirms this was discussed during the development of Rex Elementary.

Mr. Kessler asked why this was not brought up during the approval of the Development Plan.
Mr. Petty confirms this was discussed but to move forward with the approval of a Development Plan in a timely manner. The school schedule was a priority.

Mr. Friend presents to the Board confirming the two things that are front and center in his world as School Superintendent is Student achievement and Student safety.
He clarifies the school is not asking for a reduction in EV ready spaces. They are asking for the requirement of EV ready spaces to be reasonable and not fall under the blanket requirement of the UDO. The UDO does not recognize different uses.
Mr. Friend also confirms with the Board that Pine Springs Academy is being built if the EV ready spaces are reduced are not, it is not a cost issue, it is a use issue stating there is a difference between the need for EV ready charging spaces needed at a grocery store vs a School or Church.

Mr. Crandall reminds the Board that Holly Springs is a SOL Smart designated Town, and the Board doesn't know if these EV requirements are right or wrong. He also states that 5% of EV Ready Spaces isn't that high.

Chair Madoni asks will there be enough EV ready spaces for Staff parking? Will there be restrictions?
Mr. Taylor confirms there are no restrictions

The Planning Board has open discussion.

Motion:
Staff Recommended Plan Consistency Statement
While the proposed modification is **inconsistent** with the UDO's base electric vehicle parking standards, the requested PUD Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Land Use & Character Plan provides specific recommendations which encourage the support for development of schools in the community. It is **reasonable** and in the public interest because the amount of required EV parking may not be necessary or safe for the adequate function of the school or to meet the overall needs of the Town.

Motion by: Ms. Holder
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (5-3).

Additional Motion: To recommend the Town further research its requirements regarding EV parking ready spaces as noted in the UDO.

Motion by: Ms. Holder
Second by: Mr. Cuccurullo
Action: The Planning Board voted in favor of the motion (8-0)

Motion:
Motion to recommend that the Town Council **approve** PUD Amendment Petition 01-PUD-03-A05 to modify the regulations of the Innovation & Institutional District of the Holly Springs Business Park, specifically reducing the requirements for electric vehicle parking standards as submitted by Pine Springs Foundation LLC, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Ms. Holder
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (5-3).

Those not in favor:
Mr. Kessler - agrees that the request is reasonable, but disagrees that this is happening now
Mr. Crandall – will comply with the ordinance
Mr. Bess – will comply with the ordinance

Agenda Item #10b: Town Council Official Action Overview

Mr. Taylor presents to the Planning Board

i. *24-MAS-03 Village at Harris Lake Major Subdivision – DENIED*
ii. *25-DP-02 1936 Ralph Stephens Road Long-Term Care Facility – APPROVED*
iii. *21-DP-02-A02 1317 N Main Development Plan Major Amendment – CONTINUED to Oct 21*
iv. *Microtransit Contract - APPROVED*

Agenda Item #12: Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)
Last meeting: September 2 – Canceled
Next meeting: October 7 - Canceled

Tree Advisory Committee (Joanna Holder / Sara Kempin)
Next meeting: October 13
- HollyFest – October 25
- Street Tree Grant Program Updates
- New Signage ordered for events

Agenda Item #13: Development Services

a. *Catherine Jacobs – Promotion within Development Services*

b. *Long Range Planning Updates*
   - *Comprehensive Plan Amendment*

c. *Transportation Updates: Microtransit*
   - *Chris Ritter-Garcia presents updates on Microtransit to the Board*

Agenda Item #14: Other Business

Agenda Item #15: Adjournment

Motion:
Motion to adjourn.

Motion by: Mr. Cuccurullo
Second by: Mr. Kessler
Action: The Planning Board voted in favor of the Motion (8-0)
Time: 9:20pm

_____
Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Comprehensive Plan Amendment 25-CPA-01 Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Community Safety

Staff Resource: Sarah Sularz, Development Services, Elizabeth Goodson, Development Services

Action(s):

- Forwarded to the Planning Board for review and to make a recommendation on whether to "approve/deny Comprehensive Plan Amendment 25-CPA-01, to adopt the Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural Resources. Then to forward the Planning Board Action Report to the Town Council.

Explanation:

- Vision Holly Springs, the Town's Comprehensive Plan, serves as a policy guide on future land use; transportation; parks, recreation, and open space; community character; business development; community facilities; infrastructure and utilities; and natural resources.
- The Comprehensive Plan is the primary tool that the Town staff, Planning Board, and Town Council use in deciding priorities for public investment.
- Originally adopted in 2007, the Comprehensive Plan contains six Sections:
    - Section 1 Land Use & Character Plan (updated in 2019)
    - Section 2 Comprehensive Transportation Plan (updated in 2022)
    - Section 3 Parks, Recreation and Greenways Master Plan (updated in 2021)
    - Section 4 Community Facilities (updated in 2009)
    - Section 5 Infrastructure & Utilities (updated in 2009)
    - Section 6 Natural Resources (updated in 2009)
- Comprehensive Plans are updated periodically, typically within 10-20 year cycles, depending on the scope and speed of evolving community conditions.
- In November of 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections.
- The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026.
- Over the course of the past 10 months, the consultant team met with technical experts, community stakeholders, and members of the public.
- As the updated Sections are more technical in nature and support the community's vision

that was developed through extensive public engagement for previously updated Sections, this project involved more targeted community participation, including the following:
    - Technical Staff Team Meetings
    - Stakeholder online survey
    - 3 pop-up events (annual Developer's Breakfast, Farmers Market, and Ting Park)
    - Stakeholder Interviews and Focus Groups
    - Town Council Workshop Discussion
    - Public Open House on October 21, 2025
    - Project Website
- The consultant team's analysis of background factors, the community's expressed vision and values, and best practices for community planning and development have resulted in the recommended draft plan.
- Town Staff has also been heavily involved in the planning process to lend knowledge about subject area topics and to offer insight regarding strengths, challenges, and desires from elected officials and members of the public.
- The latest iteration of the draft plan has been made available on the Town's website for members of the public to read and provide comments as part of the consideration process.
- Further refinement to reflect public feedback, Planning Board feedback, Town Council feedback, and staff review comments are expected as the draft Sections are under consideration through the public hearing process.
- Final draft Sections for Town Council consideration will be provided for the November 18, 2025 Town Council meeting.
- Utility master planning will continue into early 2026 and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Staff Recommendation: Approve

Background:

- The Request for Qualifications (RFQ) was issued in March 2024 and proposals were received from four consultant teams.
- Kimley-Horn & Associates, Inc. was selected in November 2024 as the project consultant.
- Contract negotiations with Kimley-Horn & Associates, Inc. concluded in January 2025 with a project kick-off in February 2025.
- Town Council authorized a contract amount not to exceed $1,199,909 for these updates.
- This Plan update also includes integrating land use data with hydraulic modeling to enhance utility system capacity analysis capabilities and provide a valuable tool for effective water resource management now and in the future. The model allows the town to more easily and comprehensively test "what if" scenarios and helps make better decisions about designing and managing the overall water and sewer systems to keep them working smoothly and safely. Field work, testing and calibration will be completed to inform the model. The Town will hold a license for software that allows access to the model as a deliverable in the contract. However, periodic updates will be outsourced in the future. This deliverable will be provided in early 2026 and work is ongoing.

Funding Source(s):
N/A

Attachment(s):

1. 25CPA01_Sections456_StaffReportPB_10282025
2. Sec4_HollySpringsComprehensive Plan_CommunityFacilities_PublicHearingDraft
3. Sec5_HollySpringsComprehensivePlan_InfrastructureUtilities_PublicHearingDraft
4. Sec6_HollySpringsComprehensivePlan_NaturalResources_PublicHearingDraft

Project Type: Comprehensive Plan Amendment

Applicant / Petitioner:
Town of Holly Springs

Amendment Overview

Vision Holly Springs, the Town's Comprehensive Plan, serves as a policy guide on future land use; transportation; parks, recreation, and open space; community character; business development; community facilities; infrastructure and utilities; and natural resources. The Comprehensive Plan is the primary tool that the Town staff, Planning Board, and Town Council use in deciding priorities for public investment. Originally adopted in 2007, the Comprehensive Plan contains 6 Sections:

- Section 1 Land Use & Character Plan (updated in 2019)
- Section 2 Comprehensive Transportation Plan (updated in 2022)
- Section 3 Parks, Recreation and Greenways Master Plan (updated in 2021)
- Section 4 Community Facilities (updated in 2009)
- Section 5 Infrastructure & Utilities (updated in 2009)
- Section 6 Natural Resources (updated in 2009)

Comprehensive Plans are updated periodically, typically within 10-20 year cycles, depending on the scope and speed of evolving community conditions. In November of 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections. The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026.

Requested Action:

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

Table of Contents:

Comprehensive Plan Amendment Information Page 2
Decision-Making Information Page 5

Comprehensive Plan Amendment (CPA) Amendment Information

In November of 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections 1, 2, and 3. The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026. Over the course of the past 10 months, the consultant team met with technical experts, community stakeholders, and members of the public. As the updated Sections are more technical in nature and support the community's vision that was developed through extensive public engagement for previously updated Sections, this project involved more targeted community participation, including the following:

- Technical Staff Team Meetings
- Stakeholder online survey
- 3 pop-up events (annual Developer's Breakfast, Farmers Market, and Ting Park)
- Stakeholder Interviews and Focus Groups
- Town Council Workshop Discussion
- Project Website
- Open House October 21, 2025

The consultant team's analysis of background factors, the community's expressed vision and values, and best practices for community planning and development have resulted in the recommended draft plan. Town Staff has also been heavily involved in the planning process to lend knowledge about the subject area topics and to offer insight regarding strengths, challenges, and desires from elected officials and members of the public.

The latest iteration of the draft plan has been made available on the Town's website for members of the public to read and provide comments as part of the consideration process. Further refinement to reflect public feedback, Planning Board feedback, Town Council feedback, and staff review comments are expected as the draft Sections are under consideration through the public hearing process. Final draft Sections for Town Council consideration will be provided for the November 18, 2025 Town Council meeting. Utility master planning will continue into early 2026 and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Section 4 Community Facilities Highlights

Section 4 provides an overview of existing public and semi-public facilities serving the community. These facilities include government administrative facilities, waste facilities, fire and emergency medical services, public and private schools, and medical facilities. Using the Town's build-out analysis established by the Comprehensive Plan in Section 1 Land Use & Character Plan, this Section provides planning for future facilities, such as future fire station search areas and location criteria as well as other facility planning.

Baseline Objectives:

- Enhance Public Safety in the Town with the construction of additional Fire and Police Stations in areas with increasing population and development.
- Promote continued cooperation, coordination, and collaboration between Holly Springs and other governmental entities.
- Maintain a sound financial condition to allow the Town the flexibility to react and respond to changes in the economy and provide new community services.

Section 5 Infrastructure & Utilities Highlights

Section 5 provides an overview of existing town utilities serving the community. These utilities are water, sanitary sewer, reclaimed water, stormwater, and fiber optic. Using the Town's build-out analysis established by the Comprehensive Plan in Section 1 Land Use & Character Plan, this Section provides planning for development of the utility systems such as locations for future water main lines, locations of future regional sanitary sewer pump stations, development of the Town's stormwater programs, expansion of the reclaimed water network, and development of the fiber optic network.

The Section provides key findings, which will serve as the initial benchmark for the section. Utility master planning will continue into early 2026 and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Section 6 Natural Resources Highlights

Section 6 provides an overview of existing natural resources in the community such as watersheds, floodplains, stream corridors, forestlands, wildlife, endangered species, and tree canopies. While this section provides more of an inventory of existing conditions, objectives are provided to assist the town in identifying opportunities to preserve and promote natural areas of importance and provide helpful information on natural resources when reviewing development proposals.

Baseline Objectives:

- Balance development with conservation.
- Preserve and enhance the ecology, natural resources, and habitat of Holly Springs.
- Encourage forest and mature tree protection and promote re-forestation in areas designated by the Tree Preservation Ordinance.
- Work with the existing contours of the land by minimizing grade changes of native topography when permitting development, as feasible.
- Provide for and invest in connected greenways, open space areas, land conservation, parks, and access to water resources.
- Support the public acquisition of lands that are environmentally sensitive for passive public recreation and/or conservation purposes.
- Regulate uses to minimize damage toward environmentally sensitive areas, and when feasible, direct development away from sensitive areas.

- Protect aquatic species and their habitat through protection of water quality by preventing point and non-point source pollution of local waterways.
- Work with landowners and developers to use tools such as grants and conservation easements to protect natural, cultural, and historic resources.
- Discourage the use of exotic species of plants and trees in landscapes and beautification efforts; encourage native species and low water usage plant materials.
- Develop programs and regulations that comply with Federal and State regulations to offer the most natural resource protection.

Decision-Making Information

Comprehensive Plan Amendment Staff Analysis
A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction and is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. The plan is advisory in nature without independent regulatory effect.

The proposed Plan Section updates to 4, 5, and 6 will complete the update to the overall comprehensive plan started in 2019 and will ensure that plan goals and policies operate in a coordinated and predictable manner.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Town Council Workshop
An overview of Sections 4, 5, and 6 was provided to the Town Council at their workshop meeting on September 9, 2025

Key Project Milestones

Town Council Consultant Selection	11/19/2024
Contract Executed	01/2/2025
Project Kick-off	02/18/2025
Developer Breakfast Stakeholder Discussions and Survey Launch	05/08/2025
Pop-up Event @ Farmers Market	07/19/2025
Stakeholder Meetings	07/28/2025 – 9/02/2025
Pop-up Event @ Salamander Game Ting Park	07/31/2025
Town Council Work Session #1	09/09/2025

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: **LINK** (Public Hearing begins at 1:15:30)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Published notice has been made twice in the News & Observer.

Public Hearing Discussion:

- How UDO amendment recommendations may be prioritized.
- The amount of public feedback received.

Planning Board Consideration & Action

Per NCGS §160D-501 and 604(b), all proposed amendments to the Comprehensive Plan shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

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

The Planning Board should consider whether or not the proposed Comprehensive Plan Amendment is consistent with the goals of the Comprehensive Plan, or any other officially adopted plan that is applicable, and if the amendment is reasonable and in the public interest. Adopted plans are advisory in nature without independent regulatory effect and do not expand, diminish, or alter the scope of authority for development regulations of the Unified Development Ordinance.

Comprehensive Plan Amendment Petition Motion
The Planning Board must make a recommend to the Town Council on the Comprehensive Plan Amendment.

Motion to recommend that the Town Council approve / deny Comprehensive Plan Amendment Petition #25-CPA-01 to adopt the Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural resources, and to forward the Planning Board Action Report to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and

deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Anticipated Town Council Consideration and Decision: 11/18/2025

Vision Holly Springs
Comprehensive Plan



SECTION 4: COMMUNITY FACILITIES

CHAPTER 1

INTRODUCTION

WHAT'S INSIDE:

Community Engagement 1

Introduction 2

Existing Community Facilities 3

Non-Publicly Owned Facilities 9

Planning for Future Facilities 12

Objectives for the Future 15

COMMUNITY ENGAGEMENT

Holly Springs Project Community Engagement

The Comprehensive Plan and infrastructure planning should reflect the needs and values of the Town's residents. As such, the development of the Comprehensive Plan was guided by community engagement that was carried out to ensure transparency and collect feedback from residents.

To gather feedback from residents, the Town hosted multiple events with a focus on Section 4 (Community Facilities), Section 5 (Utilities and Infrastructure), and Section 6 (Natural Resources) of the Comprehensive Plan.

Farmers Market and Holly Springs Salamanders Baseball Game Outreach

At both of these events, two booths were set up—one by Town staff and one by Kimley-Horn—to facilitate public engagement and provide information regarding the comprehensive plan. The Town's booth served as a general resource for questions related to Holly Springs and ongoing development initiatives. Kimley-Horn's booth focused specifically on the Comprehensive Plan, aiming to engage attendees around proposed Comprehensive Plan updates. The booth featured two display boards: one illustrated the current status and direction of the Comprehensive Plan, while the other offered a trivia game designed to draw interest and participation.





Developer's Breakfast and Online Survey

In addition to more public facing outreach, the project team solicited feedback in person from the development community at the annual Holly Springs Developer's Breakfast and then supplemented the in-person event with an online survey. The survey sought to gather feedback on challenges and priorities related to the role water, sewer, stormwater, and fiber infrastructure plays in development decision making as well as the ease with which developers can deliver projects. More than 40 individuals provided feedback via the survey, and the full results can be found in the appendix.

Stakeholder Interviews

Stakeholder interviews were conducted to gather focused, expert insights from key sectors of the community to help shape infrastructure, utility, and development strategies that align with the Town's growth objectives. Participants included staff from the Town of Holly Springs and Wake County, emergency service providers, and members of the development community, each offering valuable perspectives to inform the Comprehensive Plan.

The stakeholder discussion held on August 26, 2025, provided a comprehensive overview of the educational landscape in Holly Springs, Wake County, focusing on public and private school operations, facilities, student and staff demographics, athletic programs, collaborative efforts, and considerations for future growth.

INTRODUCTION

Introduction

Holly Springs is consistently ranked among the safest towns in North Carolina with quality of life as its biggest asset. Known for its warm and inviting atmosphere, lush greenways, well-maintained parks, and vibrant shops and restaurants, Holly Springs offers a variety of amenities to its residents. This quality of life would be impossible to achieve without continued focus on community facilities to serve the Town's growing population. Community facilities and services are an essential component of a healthy urban structure.

The Town of Holly Springs provides services that support the health, safety, and well-being of its residents. Town facilities include public safety and utility services, among others. Town recreation facilities are described in Section 3 of the Comprehensive Plan. Other key Community Facilities located in Town limits are operated by Wake County including schools, the library, and waste disposal sites. The importance of community facilities relies on the creation of spaces for interaction for residents through education, recreation, and government resources.

Holly Spring's population is projected to increase in the coming decades. For that reason, Town officials are proactively planning to adapt the current facility capacity to the coming years.

Planning for Community Facilities is vital for sustainable growth and management to guarantee that quality services are being delivered and maintained.







BASELINE OBJECTIVES

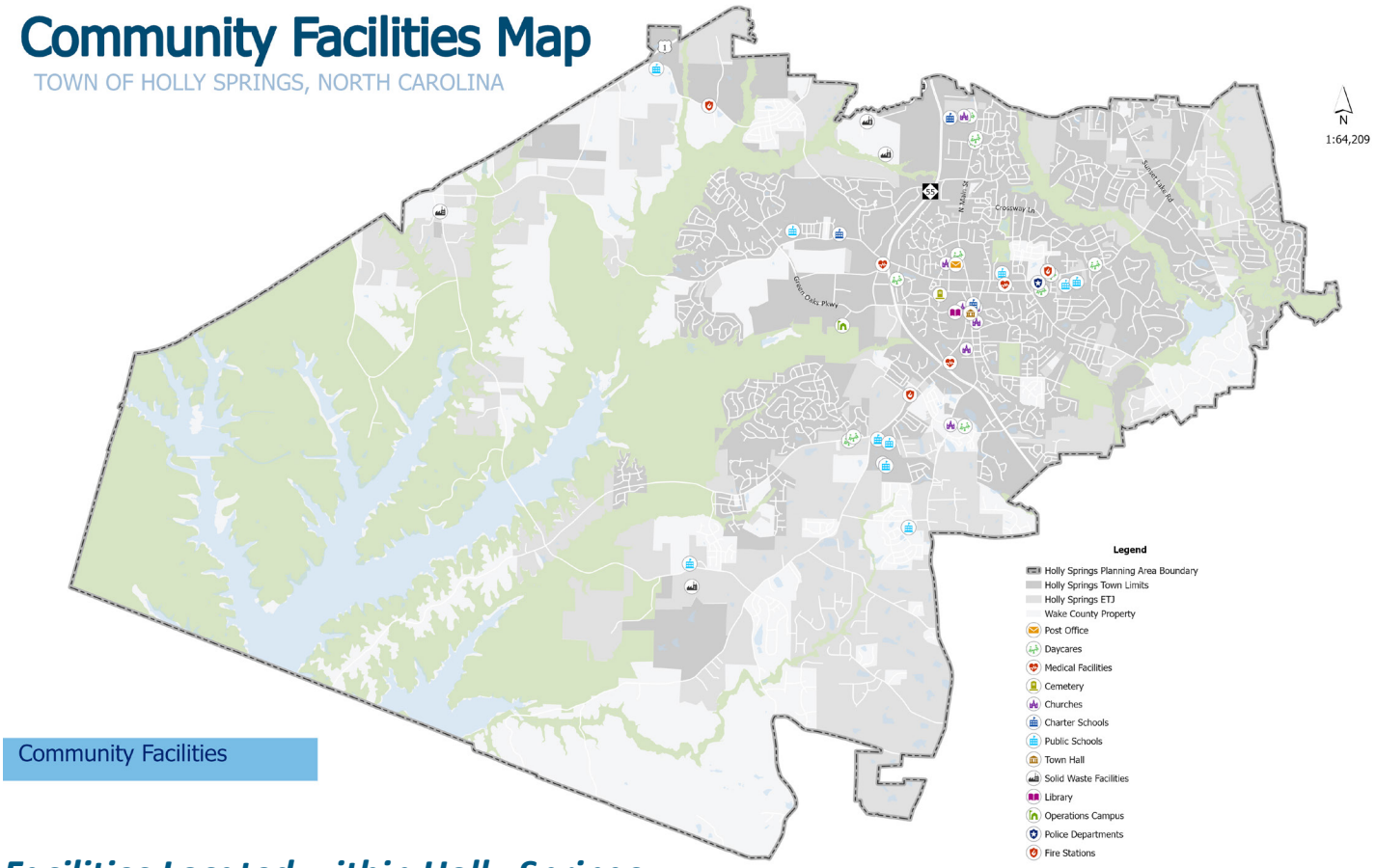
1. Enhance Public Safety in the Town with the construction of additional Fire and Police Stations in areas with increasing population and development.

2. Promote continued cooperation, coordination, and collaboration between Holly Springs and other governmental entities.

3. Maintain a sound financial condition to allow the Town the flexibility to react and respond to changes in the economy and provide new community services.

EXISTING COMMUNITY FACILITIES

Existing Community Facilities



Facilities Located within Holly Springs

NAME	TYPE	ADDRESS	OWNERSHIP
Holly Springs Community Library	Library	300 West Ballentine Street	Wake County
Holly Springs Operation Campus	Government	425 Innovate Avenue	Holly Springs
Holly Springs Town Hall	Government	128 South Main Street	Holly Springs
United States Post Office	Government	112 3rd Street	United States
Holly Springs Police Department	Police	750 Holly Springs Road	Holly Springs

Holly Springs' Town Hall is the Town's main hub for administration and maintenance. It contains various departments that encompass the Town's government and serves as the primary facility for Town office and meeting spaces where important local decisions are made every day. A space needs assessment conducted in 2020 projected that the number of Town Hall employees would grow by 76.6% or an average of 2.88% annually over the next 20 years[1]. Multiple expansion plans are proposed in this study, and with these various departments growing, renovations may be necessary going forward. The Town is also investing in the Operations Campus, a large office complex designed to serve the unique demands of Public Works employees. The campus is currently under-construction and described in further detail under the Future Facilities section.

[1] *Creech Associates, Holly Springs Comprehensive Space Needs Assessment of Town Hall, March 10, 2020*

Waste Facilities

NAME	TYPE	ADDRESS	OWNERSHIP
South Wake Municipal Landfill	Municipal Solid Waste Landfill	6300 Old Smithfield Road	Wake County
South Wake Hazardous Waste	Household Hazardous Waste	6150 Old Smithfield Road	Wake County
Yard Waste Convenience Center	Yard Waste	6412 Rex Road	Holly Springs
Wake Convenience Center #9	Household Garbage and Recycling Center	3337 New Hill-Holleman Road	Private

Proper waste management is essential for maintaining an exceptional quality of life and preserving residents' health and well-being. There are five major waste management facilities located in Holly Springs.

- The largest facility, **South Wake Landfill and Convenience Center**, is managed by Wake County. Besides serving as a conventional waste disposal facility, this location also operates the **South Wake Household Hazardous Waste Facility**, near NC-55 and NC-540, which manages the proper disposal of hazardous materials such as batteries, flammable fuels, propane tanks, among others.
- Wake County also manages **Convenience Center Site 9** which is located in western Holly Springs on New Hill-Holleman Road. This site is available for use by all Wake County residents and accepts all household trash-size volumes—including bulky items—but not hazardous materials.
- The last major waste facility is the **Holly Springs Yard Waste Convenience Center** also located on Rex Road. This is the smallest facility, and it only accepts yard waste such as tree limbs, shrubbery, lawn clippings, leaves, pine needles, among other yard materials. This location is only available to use by individuals who reside in Holly Springs.





Fire and Emergency Medical Services (EMS)

NAME	ADDRESS	CONSTRUCTION DATE
Fire Station #1	700 Flint Point Lane	1997
Fire Station #2	1140 Avent Ferry Road	2012
Fire Station #3	114 Cinder Station Road	2025
Wake County EMS 17	700 Flint Point Lane	EMS
Wake County EMS 32	1140 Avent Ferry Road	EMS

The Holly Springs Fire Department provides fire suppression, emergency medical care, fire prevention, arson investigation, and fire education for the residents of Holly Springs. The Department has three fire stations and houses two Wake County EMS centers which operate out of Fire Stations 1 and 2. Three new fire stations are shown in the Community Investment Plan (CIP) to serve the projected increases in population and development. In addition, Town staff have identified search areas for future fire station location studies.

Police

The Holly Springs Police Department is the Town's primary point of contact for community safety and community policing. The Department works in partnership with the community. In addition to serving the Town through patrol administration, criminal investigations, and support services divisions, the department also hosts community outreach events such as fundraisers, youth academies, fishing events, and senior and preschool visits throughout the year. The Holly Springs Police Department mainly operates from the Law Enforcement Center, with a special operations substation in Fire Station 3. A future expansion for the Law Enforcement Center is being considered based on future Town needs and development trends. This expansion would focus on addressing necessities tied to urban growth and higher-level operations such as increased cybersecurity enforcement and special investigations, forensics, school emergency response, and special storage capabilities.

Plans to increase police presence in southwest and downtown Holly Springs are high priority for the coming years as new development and activity patterns are changing and new strategies for ensuring adequate town safety are being implemented. Coordination with the Wake County Sheriff's office and neighboring City/Town police departments remains a priority as population growth in the region continues.

Holly Springs Community Library and Cultural Center

Part of Wake County's library system, Holly Springs Community Library, located at 300 West Ballentine Street, offers a wide array of educational resources such as public computers, reading materials, Wi-Fi access, and work/study spaces. The library serves as the biggest educational space accessible to the public in town. It also shares the lobby with Holly Springs Cultural Center, which is southwestern Wake County's home for theater, dance, and music. It hosts performances, events, programs, and classes throughout the year, and free outdoor concerts and festivals during the summer.

Schools

Wake County Public Schools (WCPSS)

Wake County Public Schools operates 10 facilities across three educational levels in Holly Springs:

NAME	ADDRESS	GRADE LEVEL
Holly Springs High School	5329 Cass Holt Road	High
Holly Springs Elementary School	1451 Avent Ferry Road	Elementary
Holly Ridge Elementary School	900 Holly Springs Road	Elementary
Holly Ridge Middle School	951 Holly Springs Road	Middle
Holly Grove Elementary School	1451 Avent Ferry Road	Elementary
Holly Grove Middle School	1401 Avent Ferry Road	Middle
Buckhorn Creek Elementary School	5651 Honeycutt Road	Elementary
Woods Creek Elementary School	7451 Woods Creek Road	Elementary
Rex Road Elementary School	6125 Rex Road	Elementary
Oakview Elementary School	11500 Holly Springs New Hill Road	Elementary

- **Elementary Schools:** Seven schools with designated open space play areas tailored for kindergarten to second grade and third to fifth grade, featuring varied outdoor play types.
- **Middle Schools:** Two schools equipped with a track, competition field, and softball field.
- **High School:** Holly Springs High School includes a multiuse competition field supporting 43 sports opportunities, six tennis courts, baseball and softball fields, and two practice fields. The school maintains a joint use agreement with the Town for Parks and Recreation facilities and rents aquatic and golf facilities at external locations.



School Systems within Holly Springs

As of the 2024-2025 school year, Holly Springs educates approximately 10,000 students with school choice options. The bus system is robust and more developed compared to other districts, with bus drivers demonstrating high community dedication. The Town and the WCPSS collaborate to enhance walkability and accessibility, aiming to reduce carpool lines through improvements such as sidewalks, greenway connections, and joint use agreements. Rex Road School opened in July 2025 as a year-round school. No new schools are planned in Holly Springs over the next 7 to 10 years. Multiple schools operate on year-round schedules, offering families varied options.

Thales Academy

Thales Academy, a private school located at 11244 Holly Springs New Hill Road (lower school) and 200 Searle Wood Trail (junior/senior high), consists of three buildings with a total student population of approximately 775 and a capacity for 1,200 students. The lower school serves 575 students, while the junior/high school has approximately 200 students. The staff is comprised of 50 members with a capacity for 75. Junior/high school and gym facilities opened in 2024, with sports programs initiated during the 2024-2025 school year. Sports offerings include soccer, volleyball, track, cross country, baseball, golf, and swimming; indoor basketball is conducted off-site due to lack of facilities. The academy does not own additional land on its current site and would require new property for expansion.







Pine Springs Preparatory Academy

Pine Springs Preparatory Academy is a charter school which provides a three education model for families: Traditional K-8, Blended Academy (grades 4 to 10), and a fully virtual option (K-12). The total student enrollment is 1,275, with 750 in elementary and 525 in middle school. The staff totals 138 members.

The Academy follows a traditional academic calendar and operates two buildings:

- Elementary school serving kindergarten through fifth grade located at 220 Rosewood Center Drive.
- Middle school for grades six through eight located at 1729 North Main Street.

The Blended Academy combines in-person and online learning, currently serving 150 students in grades four through ten. Previously located in Holly Springs, it now rents a facility in the Town of Apex. A new high school campus is under construction at 420 Green Oaks Parkway in Holly Springs, planned to eventually serve 1,000 students with phased grade rollouts. The academy possesses a full gym on campus and collaborates with Town Parks and Recreation for outdoor sports and event spaces. Middle school athletics include soccer, cross country, basketball, baseball, softball, and volleyball. Established in 2017, there are no immediate expansion plans beyond the new high school campus.

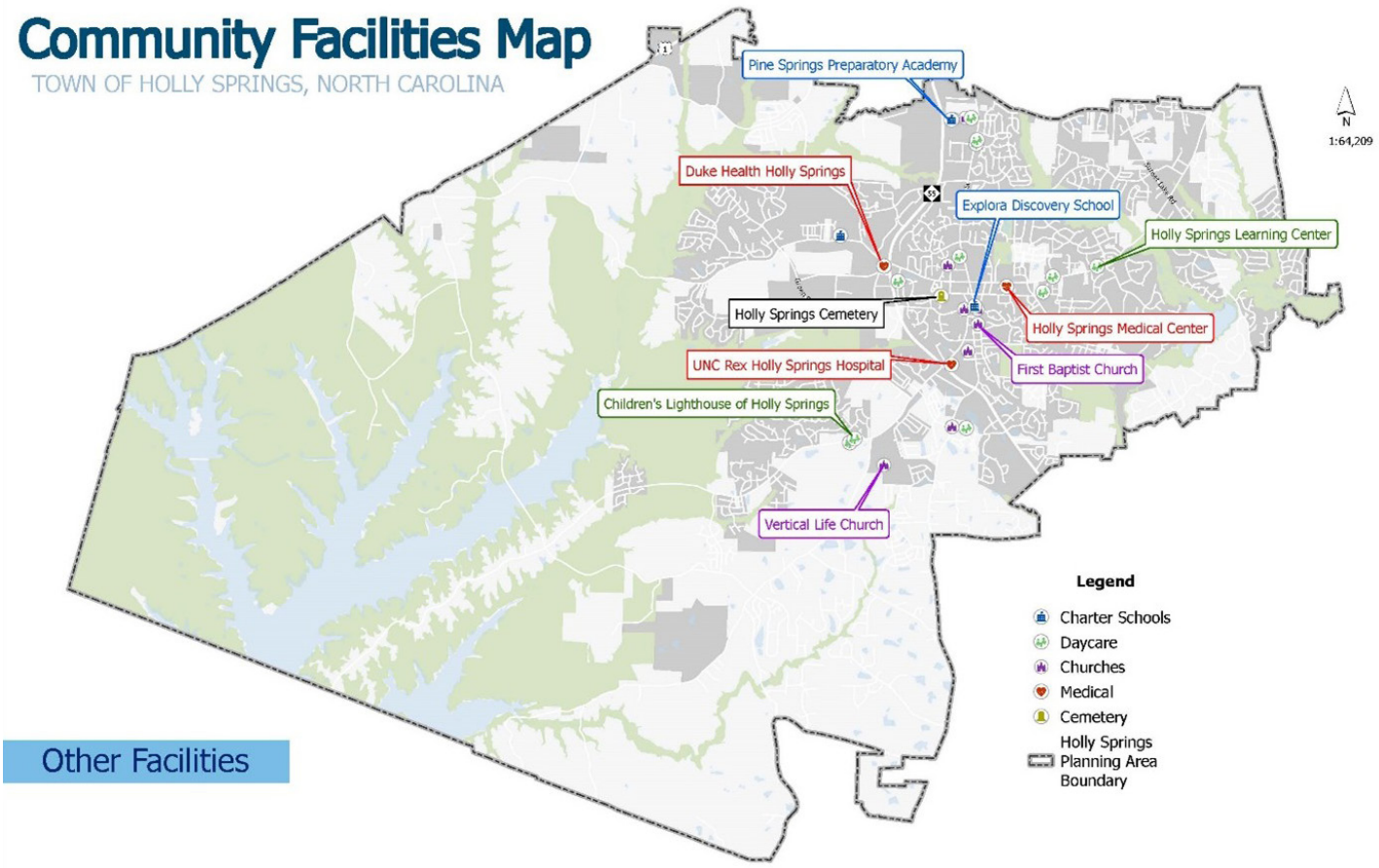
Town and School Collaboration

The Town of Holly Springs provides strong support to public, private, and charter schools particularly through the School Resource Officer (SRO) Program. There is an emphasis on school safety, joint use of facilities, and collaboration for events, fostering a cooperative environment between the police, school systems, and the community.



NON-PUBLICLY OWNED FACILITIES

Non-Publicly Owned Facilitates



Medical Facilities

NAME	ADDRESS
Holly Springs Medical Center	500 Holly Springs Road
Duke Health Urgent Care Facility	401 Irving Parkway
UNC Rex Holly Springs Hospital	850 S Main Street

A growing population brings an increased demand for healthcare services, which is essential to maintaining a high quality of life. Currently, Holly Springs is served by three major medical facilities, each operated by a different healthcare provider.

- **Holly Springs Medical Center**, part of the WakeMed system, offers a range of outpatient, non-emergency services—including pediatrics and primary care—providing accessible, high-quality care for the community.
- **Duke Health Urgent Care Facility** is an outpatient medical facility managed by the Duke Health System and provides medical care for minor injuries and illnesses when conditions are not an emergency or primary care providers are unavailable.
- **UNC Rex Holly Springs Hospital**, part of the UNC Health Rex system, offers emergency care, birth center, surgery, imaging and radiology, among other resources. Besides providing in-patient services, the adjacent main hospital facilities also provide outpatient services such as cardiac testing, rehabilitation services, general surgery, and other procedures. Rex Holly Springs Hospital is the town's largest medical facility offering approximately 50 beds to provide quality service to patients.



Other Non-Public Facilities

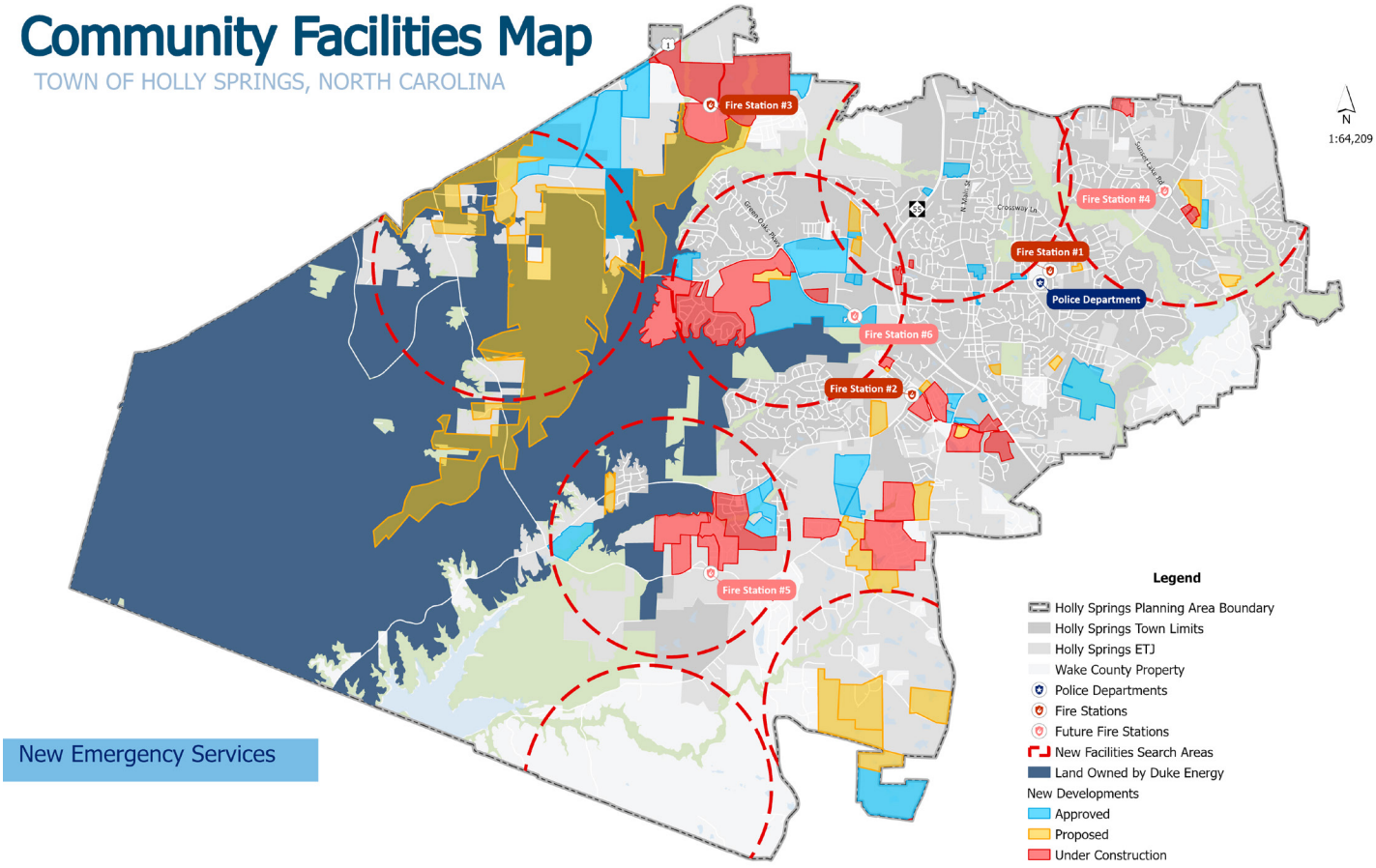
Cemetery

Name	Address
Holly Springs Cemetery	451 Earp Street

The Town is home to the 8.54-acre Holly Springs Cemetery which holds the graves of some of the Town's founding families. The property originally held an all-boys preparatory school and a church. After the church building was relocated, the Town acquired the cemetery and surrounding property. Plots at the cemetery are available for sale through the Town with consultation from Wake Funeral and Cremation Services.


A
REX ROAD

Planning for Future Facilities



New Emergency Services

The Community Facilities Map depicts new development information as of July 31, 2025, each categorized as proposed, approved, or under construction.

Planning for future Town facilities should involve a systematic process to align the Town's vision with its community's evolving needs, demographics, and infrastructure. Key steps to Community Facilities planning include:

1. Establish the vision and conduct a needs assessment
2. Engage the community
3. Identify opportunities and alternatives
4. Create an actionable strategy
5. Allocation resources
6. Track progress
7. Ensure regulatory compliance

By following these steps, the Town of Holly Springs can develop a comprehensive and sustainable plan for its future facilities that meets the needs of its residents and promotes long-term growth and resilience.

Fire Stations

To address the needs of rapid development, the Town constructed Fire Station #3 to serve the Holly Spring's community. Located at 114 Cinder Station Road, it is a single-story, three-bay building which can accommodate up to eight firefighters while also housing a cutting-edge emergency medical station. The station officially opened and began providing services in March 2025.

Since rapid development is occurring across the Town's planning jurisdiction, there is a growing need to expand fire and emergency services. Current service areas for Fire Stations #1 and #2 include geographical overlap which leads to inefficient response times. In addition to the recently opened Fire Station #3, the Town is also planning for Fire Station #4 and Fire Station #5. Fire Station #4 is proposed to be constructed on Sunset Lake Road serving the far eastern portions of Holly Springs and Fire Station #5 is proposed to be located on Rex Road providing services to the western portions of the Town.

Fire station siting methodology involves a comprehensive risk assessment, analyzing high-risk areas, and optimizing for fire suppression coverage and response time. Future site selection will also prioritize spaces that can facilitate community involvement, public meeting facilities, and training spaces that can assist in organically integrating first responders into the Holly Springs community.



Fire Station Site Assessment

A fire station site assessment involves a Community Risk Assessment to identify areas needing coverage, geospatial analysis with GIS to map incidents and travel times, and evaluating potential sites based on factors like accessibility, land use, and the footprint of the facility. The goals is to ensure that the new stations can meet response time objectives and place the station in the optimal location within the community.

Key Components of a Fire Station Site Assessment:

1. **Community Risk Assessment (CRA)—**This involves a comprehensive analysis of the community's hazards, population density, and potential risks that influence emergency response needs.
2. **Response Time Objectives—**Determine the required response times based on national standards, local regulations, and the community's risk profile.
3. **Geospatial Analysis—**Use GIS to map incident locations, population distribution, and existing fire station coverage to identify gaps.
4. **Population Density and Demographics—**Analyze population distribution to pinpoint areas with high concentrations of residents and significant risk.
5. **Travel Time and Distance Analysis—**Assess how quickly fire apparatus can reach incident locations from potential sites.
6. **Land Use Planning—**Consider how the surrounding land use, zoning, and future development plans might affect station operations and accessibility.
7. **Infrastructure Accessibility—**Evaluate the site's accessibility to major roadways, infrastructure, and potential environmental concerns such as flood plains or steep slopes.
8. **Site Constraints—**Perform "test-fit" studies to understand the necessary building footprint and site improvements, ensuring the land can accommodate a functional fire station.
9. **Public Input—**Engage the community and other stakeholder to gather input on needs and concerns related to fire station placement.



One strategy the Town could consider for future fire stations is the use of the modular building construction model. Modular fire station buildings, are a less expensive and faster alternative to a traditional on-site construction plan. Modular buildings consist of parts pre-built in a factory and transported to the site for quick assembly. Such construction methods offer flexibility and strong cost-saving benefits which the Town could utilize for its future emergency facilities.

There is a growing desire to incorporate police substations within future fire facilities to increase collaboration between emergency services. It is understood that Town Police wish to have an increased presence near Fire Station #5, once constructed in western Holly Springs, to reach new developments and school facilities. Prioritizing space for future police facilities requires planning enough square footage for various needs, including patrols, administrative support and workspaces, a forensics and investigation department, and emergency school response system.

Operations Campus

The Operations Campus will act as the Town's headquarters for Public Works administration, with office space for Public Works staff, equipment and supplies. The Campus will include a convenience center for residents to dispose of yard waste ahead of their scheduled collection day. The project is expected to reach completion by Summer 2026. It is recommended that additional space planning occur to map out the use of the second floor and determine future space needs.

Budgeting and Investments

According to the Fiscal Year 2026 Holly Springs Operating Budget, Community Safety project expenses are expected to total approximately $4.32 million. Holly Springs is preparing for significant population growth, potentially reaching 150,000 residents in the coming decades. To manage this transition, the Town must proactively invest in its facilities, staffing, and service delivery systems.

OBJECTIVES FOR THE FUTURE

1 *Ensure the development of future Capital Improvement Plans and operating budgets responsibly maintain an adequate level of service for all community facilities through appropriate funding allocation and fiscally conscious practices.*

- Form a Town Facility Location Committee, comprised of cross-departmental staff to determine needs for the next 10, 20, and 30 years.
- Conduct a Solid Waste Feasibility Study to determine the viability of the Town providing these services to improve reliability and provide local control.
  - Consider CIP funding for a yard waste transfer site, composting, and grinding facilities.
- Complete a full build-out assessment of the Operations Facility.
- Develop a long-term facility strategy tied to anticipated population growth and land acquisition.
  - Encourage formal adoption of the Town's Facilities Policy and building lifecycle framework to provide a consistent guide for future investments and decision-making.
- Conduct a cost analysis for community needs to adequately assess current priorities regarding community facilities and long-term asset management.
  - Asset management systems such as GIS and CityWorks are valuable tools for tracking facility assets but require ongoing updates and improvements. Recommend consideration of system enhancements to optimize facility placements and capacity planning in relation to growth areas.
  - Encourage improved interdepartmental coordination and policy integration to avoid gaps in information sharing and inefficiencies in facilities planning.
- Research the feasibility of a community engagement space managed by the police and fire departments.

2 *Ensure that staffing levels meet the needs of a growing population.*

- Conduct a staffing analysis to determine appropriate staff-to-resident ratios and facility space requirements, informed by benchmarking with peer municipalities.
  - Ensure that staffing analysis spans 10, 20, and 30-year horizons, incorporating a shift towards proactive maintenance staffing to effectively support utilities and facilities.

3 *Proactively plan for growth to ensure new development aligns with the Town's capacity, protecting existing plans and preserving quality of life.*

- Evaluate potential impacts of new developments on existing and planned community facilities.
  - Thoroughly analyze proposed projects and redevelopment opportunities to understand impacts on Town services and community facilities.
- Conduct projected development growth studies, so more accurate levels of service for fire, police, and emergency response analyses can be conducted.
  - Use modeling and mapping software that accurately shows how population and urban growth impact community services and facilities use.
- Perform a UDO assessment and consider any changes necessary to allow for the adaptation of current and future facilities.
  - Consider an amendment to the Town UDO to allow for secure, accessory storage units at Town facilities.

4 *Adequately plan and provide fire facilities in a timely manner to protect the health, safety, life, and property within the Town's first response service area.*

- Remain compliant with response time/coverage standards specified in the National Fire Protection Code.
  - Conduct a Fire Station Site Analysis to determine if the proposed stations will satisfy the requirement without leaving gaps or extensive overlapping.
- Proactively engage in emergency operations planning.
  - Encourage continued collaboration with Wake County EMS for water rescue and emergency response in the Harris Lake area.
- Prioritize the development of the new fire stations for the Northeast Gateway areas and the west side of town.
  - Finalize land acquisition and search area process to begin the planning and construction phase of the facilities.
  - Design and construction of Fire Station 4.
- Coordinate future response strategies and emergency management with Wake County and other municipalities as new developments expand past Town boundaries in the southern portion of Holly Springs.

5 *Guarantee adequate facilities for the Holly Springs Police Department and directly coordinate their facility needs.*

- Ensure that the Police Department has the necessary infrastructure and facilities to provide high-quality public safety services to Holly Springs' expanding population.
  - Prioritize the adaptation of current facilities to provide more space for operations and necessary tasks.
  - Prioritize coordination between Police and Fire Departments to identify preferred locations for future substations in accordance with population trends and existing and planned fire facilities.
  - Ensure future facilities meet projected needs and allow for potential expansion of specialty disciplines such as Investigations and Forensics.

6 *Ensure continued collaboration with other governmental entities responsible for community facilities within Town limits.*

- Collaborate with Wake County to discuss expanding the existing library and/or consider siting a second library within Town limits to expand library capacity and improve accessibility to meet the needs of a growing population.
- Collaborate with the United States Postal Service to identify a site for a larger, more accessible post office to accommodate community needs.



Vision Holly Springs
Comprehensive Plan



SECTION 5: INFRASTRUCTURE AND UTILITIES

CHAPTER 1

INTRODUCTION

WHAT'S INSIDE:

Introduction and Purpose
What Is A Comprehensive Plan?

About this Plan
Why Is An Update Needed?
Population, Water Demand, and Sewer Flow Forecast

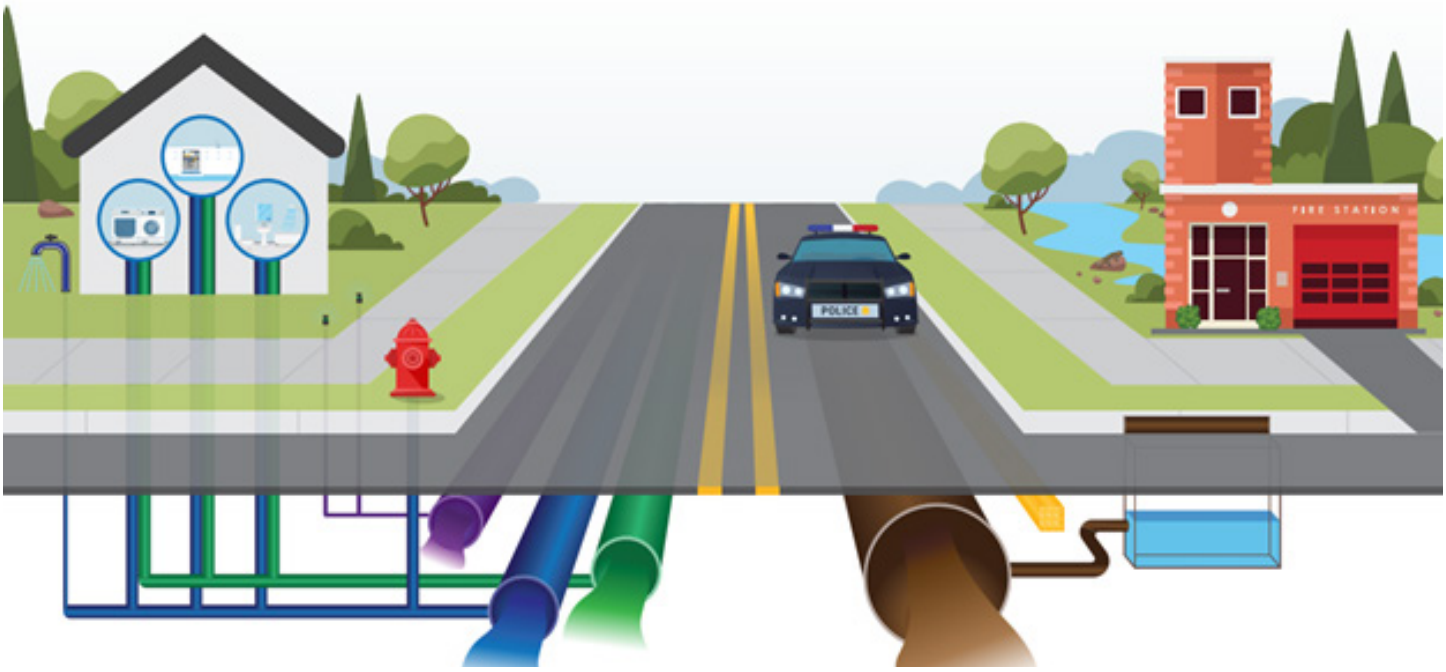
Community Engagement

Vision

INTRODUCTION AND PURPOSE

Infrastructure and utilities form the backbone of our communities and support our everyday lives. From accessing clean water to safe wastewater and stormwater management, these essential systems enable homes, businesses, and public spaces to function smoothly.

The Town of Holly Springs is a rapidly growing community that requires prioritization and planning of future improvements to meet the demands of its current and future residents. The goal of Section 5 of the Comprehensive Plan is to provide a roadmap to guide the development of the Town and its infrastructure. This plan sets a vision to enhance resilience, efficiency, and sustainability across all utility services, ensuring that Holly Springs remains a thriving and well-supported place to live for decades to come.



What is a Comprehensive Plan?

A comprehensive plan is a planning document used by municipalities to establish long-term goals for the community, inform policy decisions, and help coordinate efforts between the Town and its stakeholders. The Infrastructure and Utilities section of the Comprehensive Plan outlines a vision for the essential utility systems in Holly Springs and presents a strategic set of projects designed to advance that vision and support the Town's continued growth.

This Comprehensive Plan is complemented by several ongoing and related initiatives that collectively enhance the Town's approach to infrastructure and utility management.

- **Wake County One Water Plan:** Provides a regional framework for integrated water resource planning, fostering collaboration between jurisdictions and supporting comprehensive management of water resources.
- **Town of Holly Springs Reclaimed Water Master Plan:** Guides the expansion and optimization of reclaimed water use within the town, advancing sustainability and efficient water conservation strategies.
- **Water Distribution and Sewer Collection System Asset and Inventory Risk Assessment:** Identifies critical infrastructure needs and helps prioritize future investments by analyzing system vulnerabilities and asset conditions.
- **Sewer and Water Modeling and Master Planning:** Enhances decision-making by providing data-driven insights into current system capacity and forecasting future requirements, ensuring proactive and informed management.

ABOUT THIS PLAN

Utilities included in this comprehensive plan include the following:



- **Potable Water—**The Town of Holly Springs sources its primary water supply from the Cape Fear River, which is treated at the Harnett Regional Water Treatment Plant. This system delivers clean, reliable water to approximately 65,000 residents through a network of roughly 245 miles of water mains.
- **Sanitary Sewer—**The Town of Holly Springs manages approximately 250 miles of sanitary sewer lines and operates 23 pump stations to collect wastewater. Treatment is provided at the Utley Creek Water Reclamation Facility, which ensures environmentally responsible processing and discharge.
- **Reclaimed Water—**The Town of Holly Springs treats its reclaimed water at the Utley Creek Water Reclamation Facility and distributes reclaimed water through a dedicated system of purple-colored pipes for non-potable uses such as irrigation and industrial uses.
- **Stormwater—**The Town of Holly Springs operates a stormwater system that manages runoff, protects water quality, and supports sustainable growth. It addresses both point and non-point sources to reduce flooding and erosion, meet Clean Water Act requirements via NPDES permitting, and safeguard aquatic ecosystems from urban development.
- **Fiber Optic—**The Town of Holly Springs has built a resilient and expanding fiber optic network that underpins municipal operations, smart city initiatives, and regional connectivity. This system links critical facilities—including police, fire, EMS, water and wastewater infrastructure—and supports traffic signals, security systems, SCADA controls, and advanced digital services across the community.

Each utility system was evaluated in this Comprehensive Plan to identify existing infrastructure, future service demands, and future upgrades. Please note that this Comprehensive Plan does not include utilities outside of those provided by the Town such as gas, power, and private fiber.

Why is an Update Needed?

The previous Infrastructure and Utilities Comprehensive Plan was completed in 2009. Since then, the Town has experienced consistent population growth and development, placing increased demand on public utility systems. An update to the Comprehensive Plan ensures that the Town's infrastructure keeps pace with population growth and development to maintain a high level of service.

The Town of Holly Springs has emerged as one of the largest population centers in Wake County and has experienced rapid and sustained growth over the past decade. This expansion has brought increased demand for improved infrastructure and utility services, making it essential to identify top priorities that will support both current and future residents. While active growth during the previous plan was primarily residential, the Town is currently experiencing a combination of commercial, industrial, and residential growth. By realigning plan sections and incorporating current assumptions, the Town can integrate the latest data and projections to better anticipate future needs and maximize its return on investment in utility infrastructure.

As the Town has grown, so have its infrastructure and utilities systems. Much of the growth and improvements made to the Town utility systems trace back to planning based on the *2009 Infrastructure and Utilities Plan*. Water and sewer capacity has expanded to meet residential, industrial, and commercial needs; stormwater systems have been upgraded to improve resilience; and Town-owned fiber optic connectivity has widened to support a more connected community. These achievements reflect the success of past planning efforts and underscore the importance of updating the plan to maintain momentum and meet evolving demands while ensuring that investments are efficient and yield the greatest value for the community.

Population, Water Demand, and Sewer Flow Forecast

Population and land use projections were developed in coordination with the Town's Comprehensive Plan to reflect anticipated changes in water and sewer system demands through the 2050 build-out horizon. These projections incorporate existing and future demand estimates based on the Future Land Use Map (FLUM), small area plans, and known development activity. Future projections consider the following:

- **Planned residential, commercial, and industrial developments:** Anticipating the growth of neighborhoods, business districts, and industrial developments, helps to identify where increased water and wastewater demands are likely to occur.
- **Per capita water and wastewater generation rates:** By analyzing historical data and demographic trends, the Town estimates the average water used per resident. These rates are crucial for forecasting system loads and ensuring facilities can handle peak demand periods as the Town grows.
- **Inflow and infiltration contributions:** The Plan accounts for groundwater and stormwater entering the sanitary sewer system, which can fluctuate based on weather patterns and aging infrastructure.
- **Water demand patterns:** Evaluating average daily demands, maximum daily demands, and 24 hour usage patterns helps the Town plan for sufficient system capacity and ensures reliable service during periods of highest demand.

Future projections guide the capacity, design, and timing of water and sewer infrastructure improvements, ensuring reliable service and compliance with regulations as the community grows. The Town uses these projections to prioritize upgrades, schedule maintenance, and allocate funding for expansions, so that both current and future residents continue to benefit from safe and efficient water and sewer systems.

Population Forecast

Historically, the Town has predominantly been a residential community with light commercial development. Coinciding with growth throughout Wake County and much of North Carolina, residential development continues to grow rapidly while also seeing an increase in non-residential growth, including large industrial facilities in the northwest part of town.

Water Demand Forecast

The Town considers water supply and the distribution system when evaluating future infrastructure needs to meet growing demands. Recent per capita residential demands are evaluated to make reasonable assumptions for future residential demands. Non-residential demands are evaluated based on industry standards. The Town communicates frequently with the local development community regarding anticipated future uses and associated demands throughout the Town to help inform anticipated future demands. Based on current growth forecasts, the Town of Holly Springs anticipates a buildout water demand of approximately 22 million gallons per day (MGD).

Sewer Flow Forecast

Average daily sewer flows typically follow similar trends to water demands. Sewer infrastructure planning for localized areas in Town follows industry standard assumptions for sizing pipelines and sewer pump stations. North Carolina Administrative Code Title 15A 02T provides guidance for wastewater design flow rates. Similar to the water demand forecast, system-wide sewer flows follow historical trends specific to the Town's system for residential development and incorporate regional trends for non-residential uses, as well as coordination with the local development community. Based on current growth forecasts, the Town of Holly Springs anticipates a future treatment capacity of approximately 16 MGD.

COMMUNITY ENGAGEMENT

Holly Springs Project Community Engagement Summary

The Comprehensive Plan and infrastructure planning should reflect the needs and values of the Town's Residents. As such, the development of the Comprehensive Plan was guided by community engagement that was carried out to ensure transparency and collect feedback from residents.

To gather feedback from residents, the Town hosted multiple events with a focus on Section 4 (Community Facilities), Section 5 (Utilities and Infrastructure), and Section 6 (Natural Areas) of the Comprehensive Plan:

Farmers Market and Holly Springs Salamanders Baseball Game Outreach

At both of these events, two booths were set up—one by Town staff and one by Kimley-Horn—to facilitate public engagement and provide information regarding the comprehensive plan. The Town's booth served as a general resource for questions related to Holly Springs and ongoing development initiatives. Kimley-Horn's booth focused specifically on the Comprehensive Plan, aiming to engage attendees around proposed Comprehensive Plan updates. The booth featured two display boards: one illustrated the current status and direction of the Comprehensive Plan, while the other offered a trivia game designed to draw interest and participation.





Developer's Breakfast and Online Survey

In addition to more public facing outreach, the project team solicited feedback in person from the development community at the annual Holly Springs Developer's Breakfast and then supplemented the in-person event with an online survey. The survey sought to gather feedback on challenges and priorities related to the role water, sewer, stormwater, and fiber infrastructure plays in development decision making as well as the ease with which developers can deliver projects. Over 40 individuals provided feedback via the survey, and the full results can be found in the appendix.

Stakeholder Interviews

Stakeholder interviews were conducted to gather focused, expert insights from key sectors of the community to help shape infrastructure, utility, and development strategies that align with the Town's growth objectives. Participants included staff from the Town of Holly Springs and Wake County, emergency service providers, and members of the development community, each offering valuable perspectives to inform the Comprehensive Plan.

VISION

Vision Statement

The Holly Springs Infrastructure and Utilities Comprehensive Plan will deliver resilient, efficient, and sustainable infrastructure and utility services that support a thriving, connected, and growing community—today and into the future.

Resilient	Efficient	Sustainable
Withstand challenges and adapt to growth and change to protect community wellbeing.	Maximize resources and optimize operations for reliable utility delivery.	Minimize environmental impact and promote responsible, future-focused strategies.

Potable Water: Safe, reliable water for homes and businesses

Sanitary Sewer: Effective wastewater management

Reclaimed Water: Smart reuse for sustainability

Stormwater: Resilient systems to protect property and environment

Fiber Optic: Robust connectivity for a modern community

The Comprehensive Plan ensures our infrastructure keeps pace with growth, providing top-tier services that strengthen the fabric of Holly Springs—today and for generations to come.



CHAPTER 2

SANITARY SEWER SYSTEM

WHAT'S INSIDE:

System Description
Service Area Map
Inventory and Description of Existing Infrastructure

Existing System Analysis
System Flow Monitoring
Model Development and Calibration

Demand Forecasting
Future System Analysis
Basin Planning

Wastewater Treatment

Town Priorities

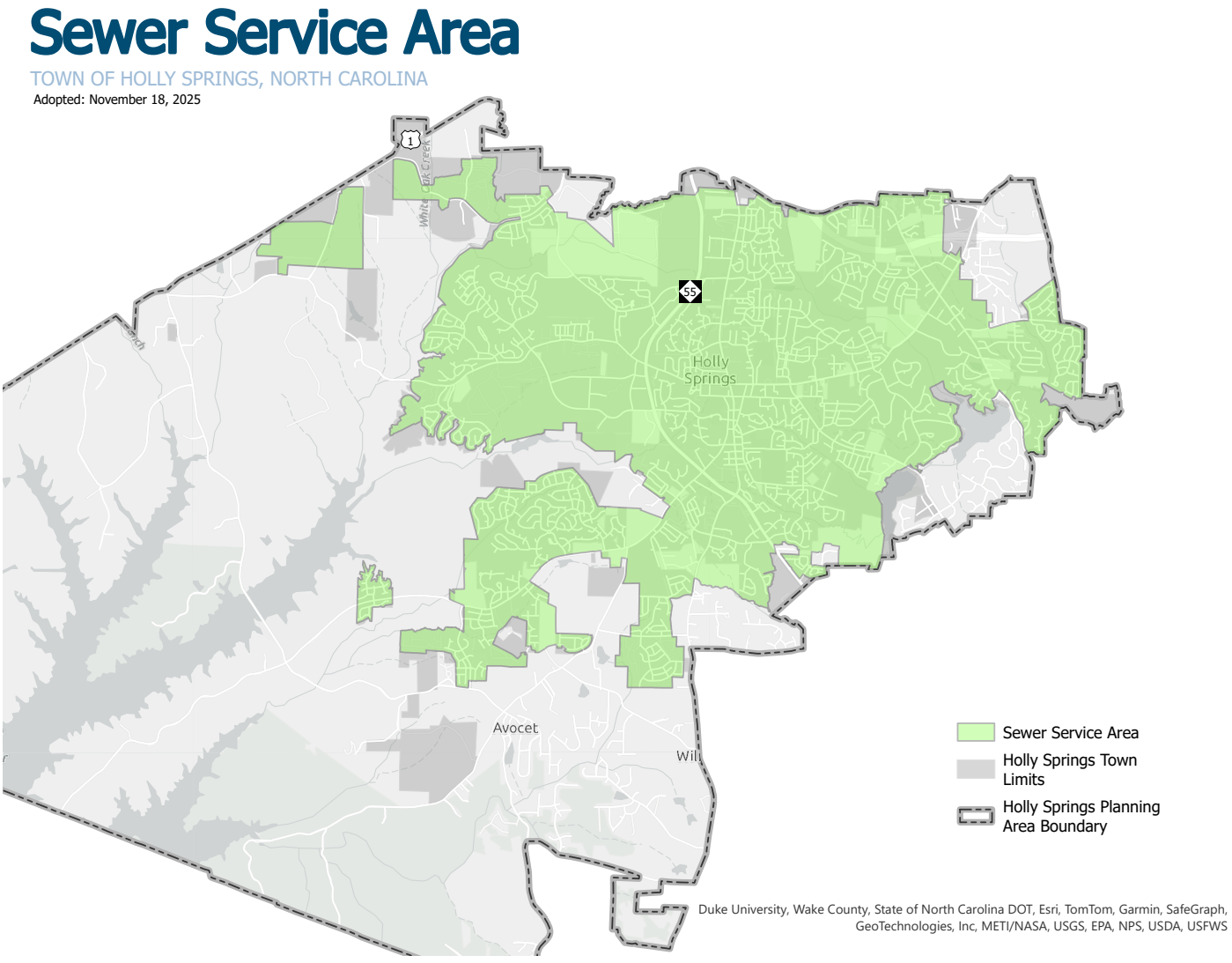
Sustainability Initiatives

System Description

The Town of Holly Springs maintains a complex sanitary sewer system, designed to support the current and future needs of a rapidly growing community. The system incorporates a network of gravity sewers, pump stations, and force mains, conveying wastewater from homes, businesses, and public facilities to the Utley Creek Water Reclamation Facility (UCWRF). The system's goal is to ensure reliable, environmentally responsible wastewater collection and treatment, safeguarding public health and the region's vital water resources.

Service Area Map

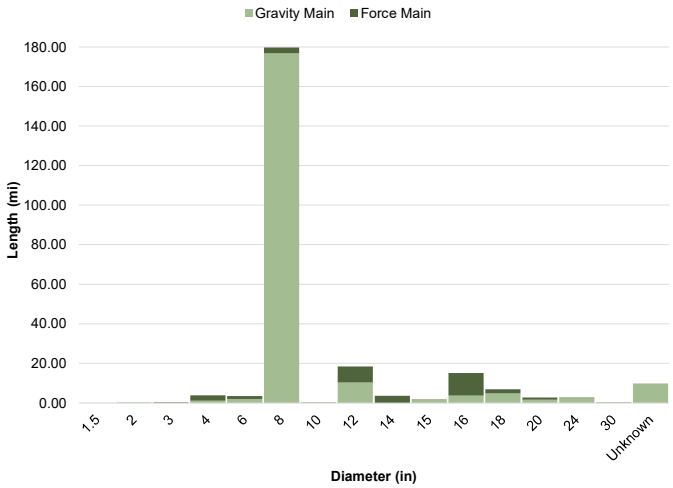
The sanitary sewer service area includes residential neighborhoods, commercial corridors, industrial parks, and municipal facilities. The boundaries are established to ensure efficient service delivery, minimize environmental impacts, and accommodate future growth.



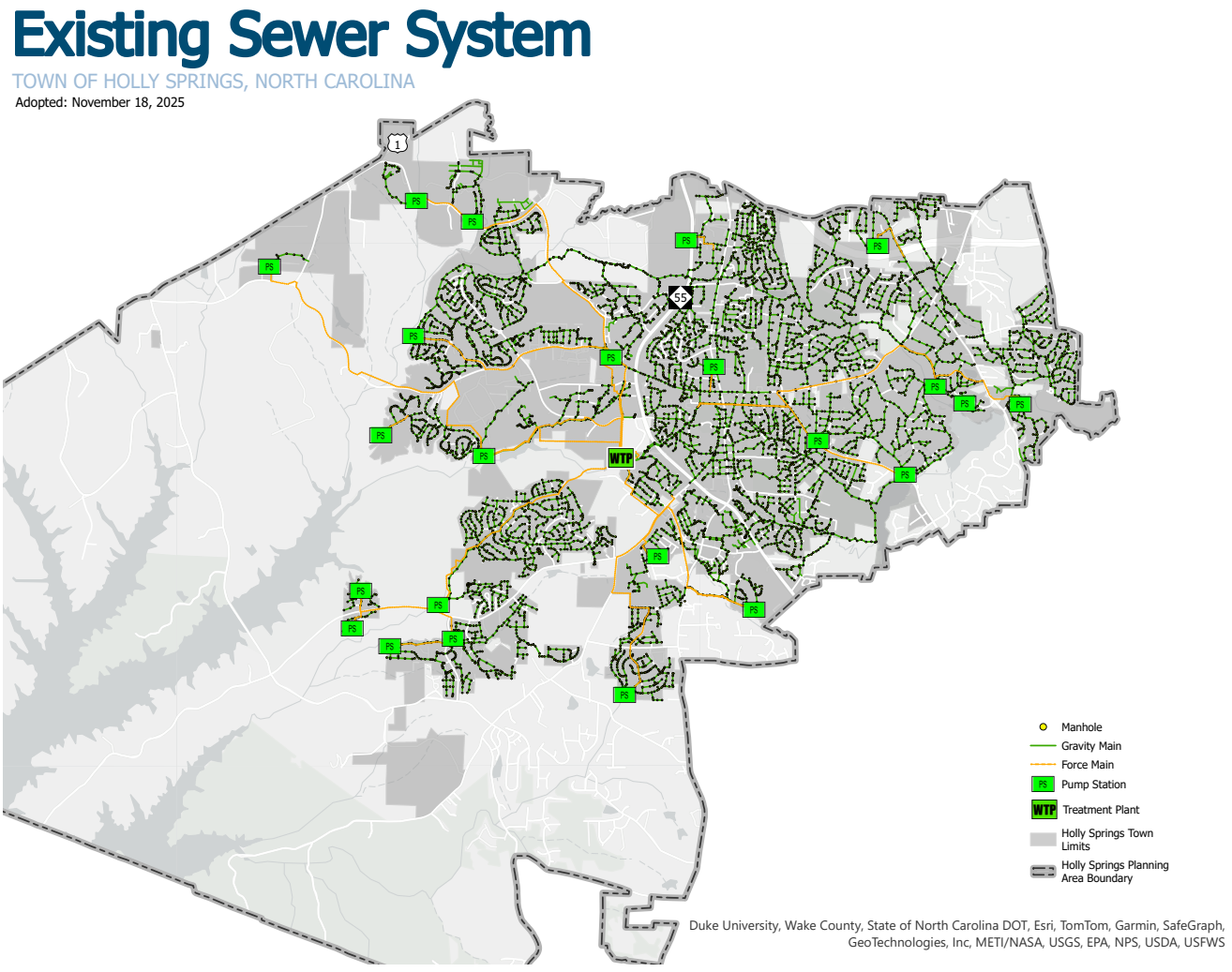
Inventory and Description of Existing Infrastructure

The existing sanitary sewer infrastructure in Holly Springs consists of the following primary components:

- **Utley Creek Water Reclamation Facility:** The UCWRF is the wastewater treatment facility that services the Town of Holly Springs. It receives and treats wastewater collected from gravity sewers, pump stations, and force mains within the Town's service area, ensuring that discharged effluent meets environmental standards and supports sustainable community growth.
- **Gravity Sewers:** Gravity sewers run downhill and are the main method of conveying wastewater to pump stations and treatment plants. Holly Springs maintains approximately 216 miles of gravity sewer pipes ranging from small diameter laterals serving residential streets up to 30-inch trunk mains transporting flows from multiple sewer basins.



- **Pump Stations:** Sewer pump stations pressurize and lift wastewater in low-lying areas to convey it towards the UCWRF. The Town currently operates 23 strategically located pump stations.
- **Force Mains:** Pressurized pipelines transport wastewater from pump stations to gravity mains, downstream pump stations, or directly to the UCWRF. Holly Springs maintains approximately 34 miles of force main pipes ranging from 6-inch to 24-inch diameter.

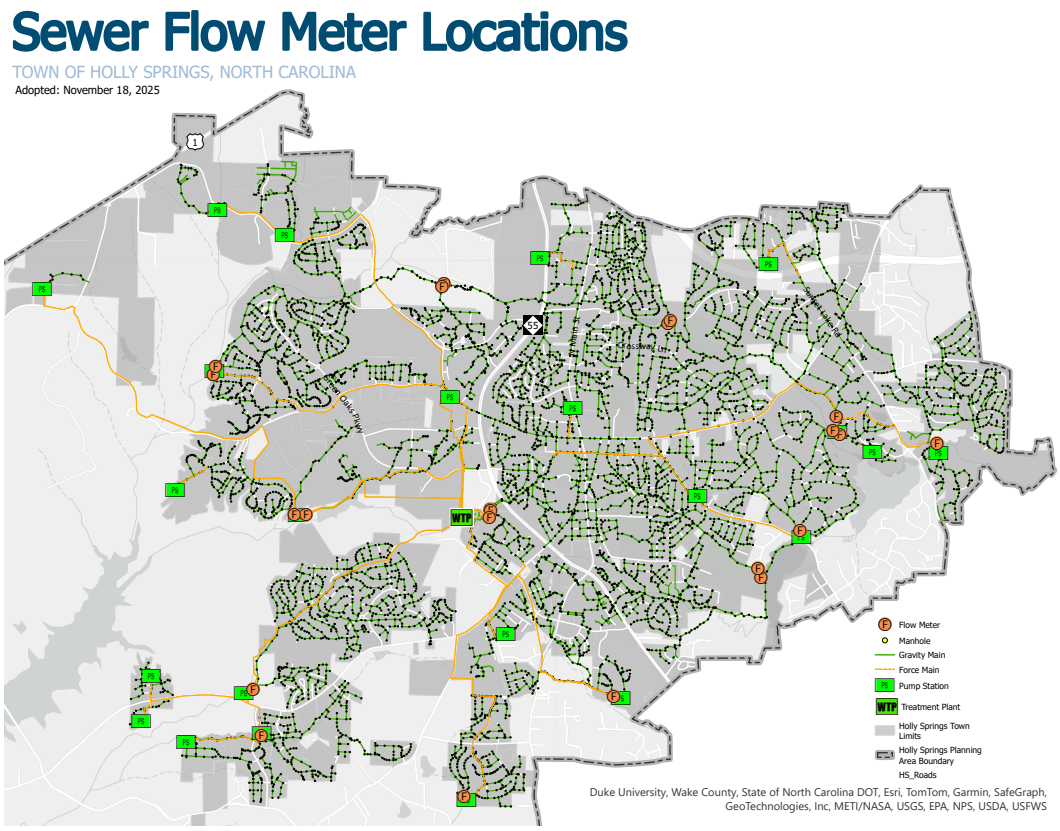


Existing System Analysis

The Town of Holly Springs' existing GIS mapping data for the sanitary sewer system, maintained by the Town, was utilized in the sewer system analysis. A comprehensive analysis was conducted to assess the capacity and performance of the existing sanitary sewer system.

System Flow Monitoring

Flow monitoring devices and rain gauges were installed for a three month period in strategic locations throughout the sewer network to collect data on wastewater volumes, velocity, depth, and rainfall amounts. Flow monitoring targets wet weather periods to quantify infiltration and inflow (I/I). Excessive I/I can can lead to sanitary sewer overflows, increased operational costs at pump stations and treatment plants, and infrastructure damage. The data collected informs future system upgrades and maintenance priorities.



Model Development and Calibration

A hydraulic model of the Town's sanitary sewer system was developed using a specialized software platform that enables detailed simulation and analysis of complex sewer networks, quantifying existing hydraulic capacity and identifying potential issues for proactive management. The model incorporates infrastructure data from existing GIS and as-built drawings, flow monitoring results, and future land use information. Calibration was performed by adjusting model parameters to achieve agreement between predicted and observed flows at key locations. This process ensures reliable predictions of system behavior under current and future loading conditions.

This model will be used by the Town as a tool to understand sanitary sewer capacity/availability in the system, and when detailed capacity studies may be required.

Demand Forecasting

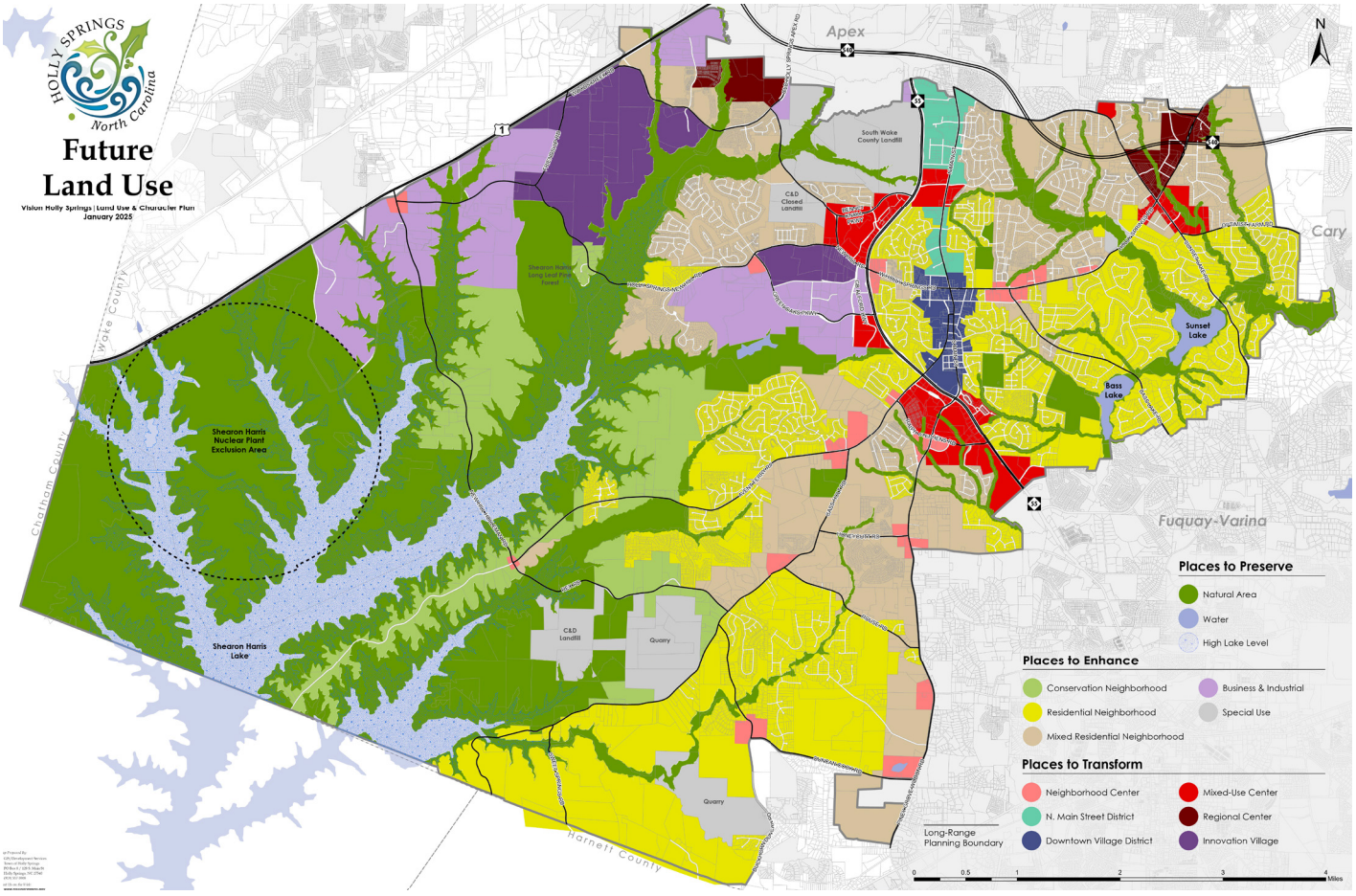
Population and land use projections were developed in coordination with **Section 1: Land Use and Character Plan | Small Area Plans** of the Comprehensive Plan. Demand forecasting considers:

- Planned residential, commercial, and industrial developments
- Per capita wastewater generation rates
- Inflow and infiltration contributions

These forecasts inform the sizing and phasing of future system improvements to prevent capacity issues and maintain regulatory compliance.

Future System Analysis

With continued growth expected in Holly Springs, the sanitary sewer system must adapt to serve new development while maintaining service to existing customers. As described in Section 1, Sewer Flow Forecasting was completed to project future sewer flows in accordance with the Town's Future Land Use Map (FLUM).



Basin Planning

The Town is divided into multiple sewer basins each draining to the UCWRF. Basin planning ensures balanced flows, avoids bottlenecks, and prioritizes upgrades where they are most needed. Critical basins are analyzed for capacity limitations and opportunities to optimize pump station placement.

WASTEWATER TREATMENT

Wastewater Treatment

The Town of Holly Springs treats wastewater at the UCWRF, which currently operates at 6 million gallons per day (MGD). A planned expansion of this facility will increase capacity from 6 MGD to 8 MGD by 2029, supporting near-term growth projections and maintaining service reliability.

Looking beyond 2029, the Town is proactively exploring additional alternatives to further expand wastewater treatment capacity beyond 8 MGD. Developers are encouraged to design projects that fit within the existing treatment limits or contribute to long-term infrastructure solutions.

Based on current growth forecasts, the Town of Holly Springs anticipates a future treatment capacity of approximately 16 MGD. To meet this projected need, phased capital improvements will be required throughout the planning horizon to ensure the system can reliably support future demand.

The Town's ability to secure additional treatment capacity will directly influence its capacity to support future development. As such, infrastructure planning and investment remain critical to sustaining growth and protecting public health. The Town routinely updates demand projections to ensure anticipated growth is in line with current infrastructure planning.



Town Priorities

Sewer Planning

The sanitary sewer model will be used as a tool to understand and evaluate the sanitary sewer capacity/availability in the system. As growth of the Town's sanitary sewer system continues, updates to the sewer model addressing physical system growth, existing flows, and future growth will be incorporated.

Growth of the Town's sanitary sewer system via gravity sewer, force mains, and pump stations shall balance short-term needs with planned future growth. Designs involving public sewer infrastructure shall be in accordance with the Town's Engineering Design and Construction Standards.

Proposed trunk sewer and force main routing designs shall consider the following:

- **Topography:** Avoid steep grades and minimize high points to reduce air release valve needs for force mains, and minimize pipelines being installed at depths of 20' or deeper.
- **Existing Infrastructure:** Align with existing easements and utility corridors where feasible.
- **Roadway Corridors:** Alignments shall avoid using existing NCDOT right-of-way unless approved in advance by the Town.
- **Environmental Constraints:** Minimize impacts to wetlands, riparian buffers, and protected areas unless unavoidable.
- **Future Development:** Coordinate with the Future Land Use Map (FLUM) and anticipated growth zones.
- **Property Frontage:** Sanitary sewer lines installed by property owners should be constructed along the full extent of the adjacent right-of-way or through the entire property as appropriate to permit further extension to adjacent properties
- **Accessibility:** Developers should provide sanitary sewer service to all lots within a subdivision.

Pump station designs shall consider the following:

- **Sizing:** Each pump station must be sized to serve the entire sewer shed at buildout, reflecting projected land use and population growth.
- **Impacts to Surrounding Areas:** Pump stations should be located and designed to minimize noise, odor, and other nuisance conditions in surrounding areas.
- **Location:** Pump Station locations should efficiently serve the defined sewer basin with appropriate flow considerations.



Regional Pump Station Recommendations

The Town of Holly Springs views the development of regional pump stations as a strategic investment in infrastructure, driven by several key objectives:

- Enhancing system resilience and redundancy
- Improving operational efficiency
- Supporting projected growth in targeted sewer basins
- Reducing the risk of sanitary sewer overflows (SSOs) during peak flow conditions

Proposed locations for regional pump stations include:

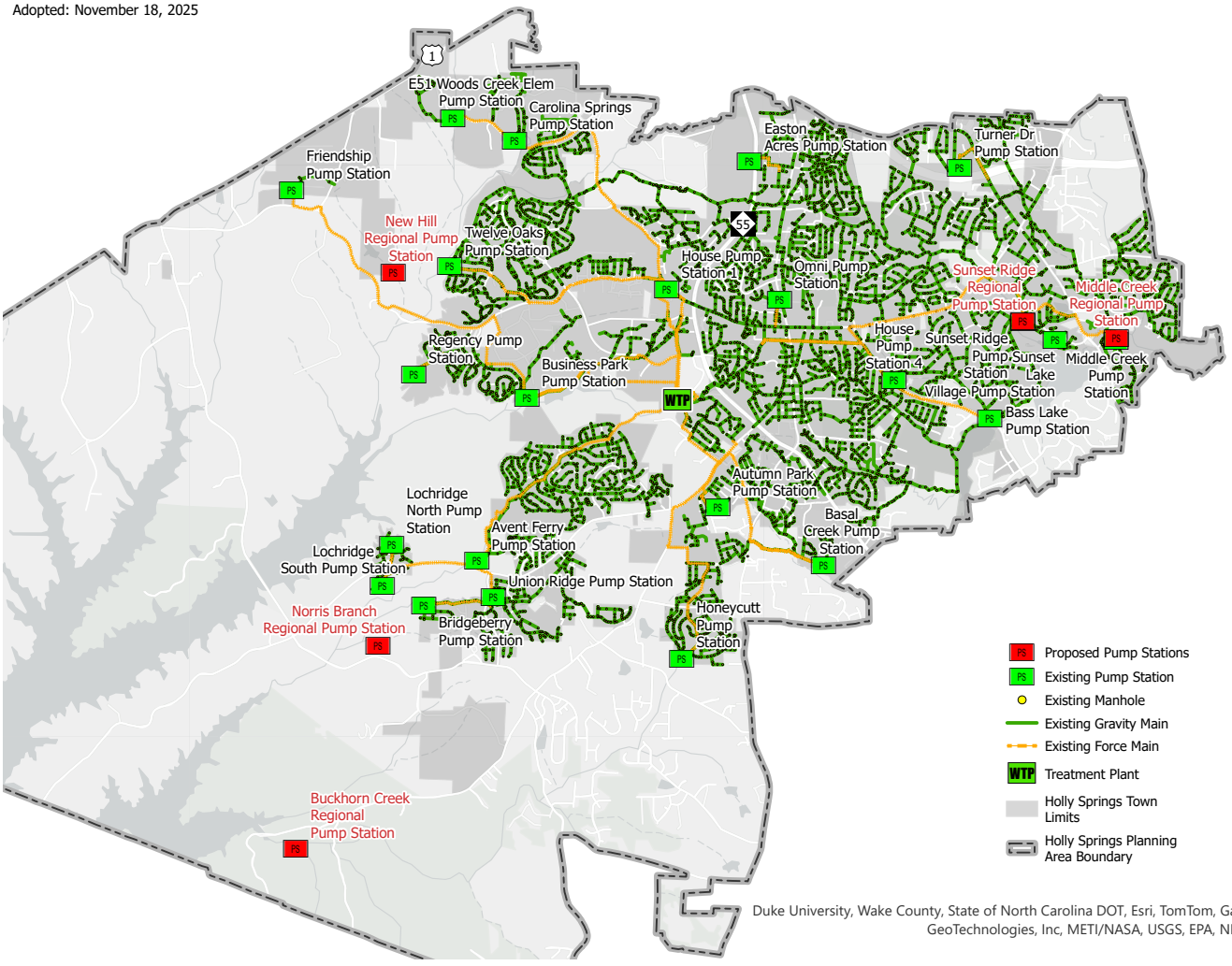
- Buckhorn Creek Regional Pump Station
- New Hill Regional Pump Station
- Norris Branch Regional Pump Station
- Sunset Ridge Regional Pump Station (Upgrades to an existing pump station)
- Middle Creek Regional Pump Station (Upgrades to an existing pump station)

As new regional pump stations are brought online, the Town aims to optimize the sewer network by redirecting flows and consolidating existing pump stations wherever feasible.

Future Regional Pump Station Locations

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025





Priority Investment Areas

In alignment with the Town's sanitary sewer modeling efforts, Priority Investment Areas will be designated to guide strategic infrastructure investment. These areas represent the highest priorities for sanitary sewer improvements and are selected based on system performance, growth projections, and operational needs.

Investing in these areas enables the Town to:

- Focus capital improvements where they will deliver the greatest impact.
- Address aging infrastructure and alleviate capacity constraints in rapidly developing zones.
- Ensure timely upgrades to trunk lines, pump stations, and force mains.

All infrastructure investments will be evaluated not only for their immediate utility, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Priority Investment Areas are currently being assessed in conjunction with the Town's ongoing sanitary sewer model development, calibration, and master planning. A detailed map illustrating these designated areas will be included in the updated documentation, scheduled for release in early 2026.

Capital Improvements

To support sustainable growth and address evolving infrastructure demands, the Town of Holly Springs is dedicated to maintaining and routinely updating its Capital Improvement Plans (CIPs), with a focused emphasis on expanding and enhancing the Town's sanitary sewer system. These plans will identify strategic priorities, estimate capital costs, and establish phased implementation schedules across 5-, 10-, and 20-year horizons.

By aligning sanitary sewer improvements with broader objectives of resilience and public health, the Town can proactively support future population growth and ensure that development remains both efficient and environmentally responsible.

SUSTAINABILITY INITIATIVES

Sustainability Initiatives

- **Regional Lift Stations:** The Town prioritizes the strategic upgrade and installation of regional lift stations to enhance system resilience, improve operational efficiency, and accommodate anticipated growth. Modernizing these facilities reduces the risk of service interruptions, supports redundancy, and ensures reliable wastewater conveyance across all basins.
- **Rehabilitation and Replacement of Aging Gravity Mains:** Proactive identification and rehabilitation or replacement of aging gravity sewer mains are essential to prevent system failures, minimize inflow and infiltration, and extend infrastructure lifespan. These efforts help safeguard public health, protect the environment, and maintain regulatory compliance as the Town continues to grow.
- **Inflow and Infiltration Reduction:** Employing comprehensive flow monitoring and proactive maintenance programs helps identify and address sources of inflow and infiltration throughout the sanitary sewer system. By regularly inspecting infrastructure and implementing targeted repairs, the Town can minimize excess stormwater and groundwater entry, optimize system capacity, and lower the risk of sanitary sewer overflows. Programmatic inspection and monitoring supports data-driven decision-making, ensuring ongoing improvements and enhanced system reliability.
- **Community Engagement and Education:** Ongoing outreach initiatives are essential for fostering water conservation and pollution prevention practices among residents and businesses. Through educational campaigns, workshops, and collaborative events, the Town encourages the adoption of responsible water use habits and proper waste disposal. These efforts empower the community to actively participate in safeguarding the sanitary sewer system, protecting water resources, and supporting long-term sustainability goals.
- **Water Quality Improvements:** Planned upgrades at UCWRF are designed to enhance the quality of wastewater effluent, further protecting Utley Creek and the Town's water resources.



CHAPTER 3

WATER SYSTEM

WHAT'S INSIDE:

System Description
Service Area map
Inventory and Description of Existing Infrastructure

Existing System Analysis
Water Model Development
Field Testing and Calibration

Demand Forecasting
Future System Analysis

Town Priorities

Sustainability Initiatives

SYSTEM DESCRIPTION

System Description

The Town of Holly Springs operates a potable water distribution system engineered to meet both present and future demands of its growing community. This system consists of an integrated network of water mains, elevated storage tanks (ESTs), and pump stations, delivering clean, safe drinking water from supply sources to homes, businesses, and public facilities throughout the service area. The primary objective of the system is to provide dependable and environmentally responsible water delivery, protecting public health and ensuring the reliable availability of this essential resource for all residents.

Water Supply

The Town purchases drinking water from Harnett Regional Water (HRW) in Harnett County and maintains an emergency connection with the Town of Cary's distribution system to ensure a reliable water supply to Holly Springs residents. The current contract allows the Town to purchase up to 10 million gallons per day (MGD) from HRW. To further increase water supply and improve system resiliency, the Town is partnering with Tri River Water and the Town of Fuquay-Varina to expand the existing Sanford Water Filtration Facility and receive an additional 4 MGD. Water from HRW and TriRiver Water originates from the Cape Fear River prior to treatment at the respective facilities.

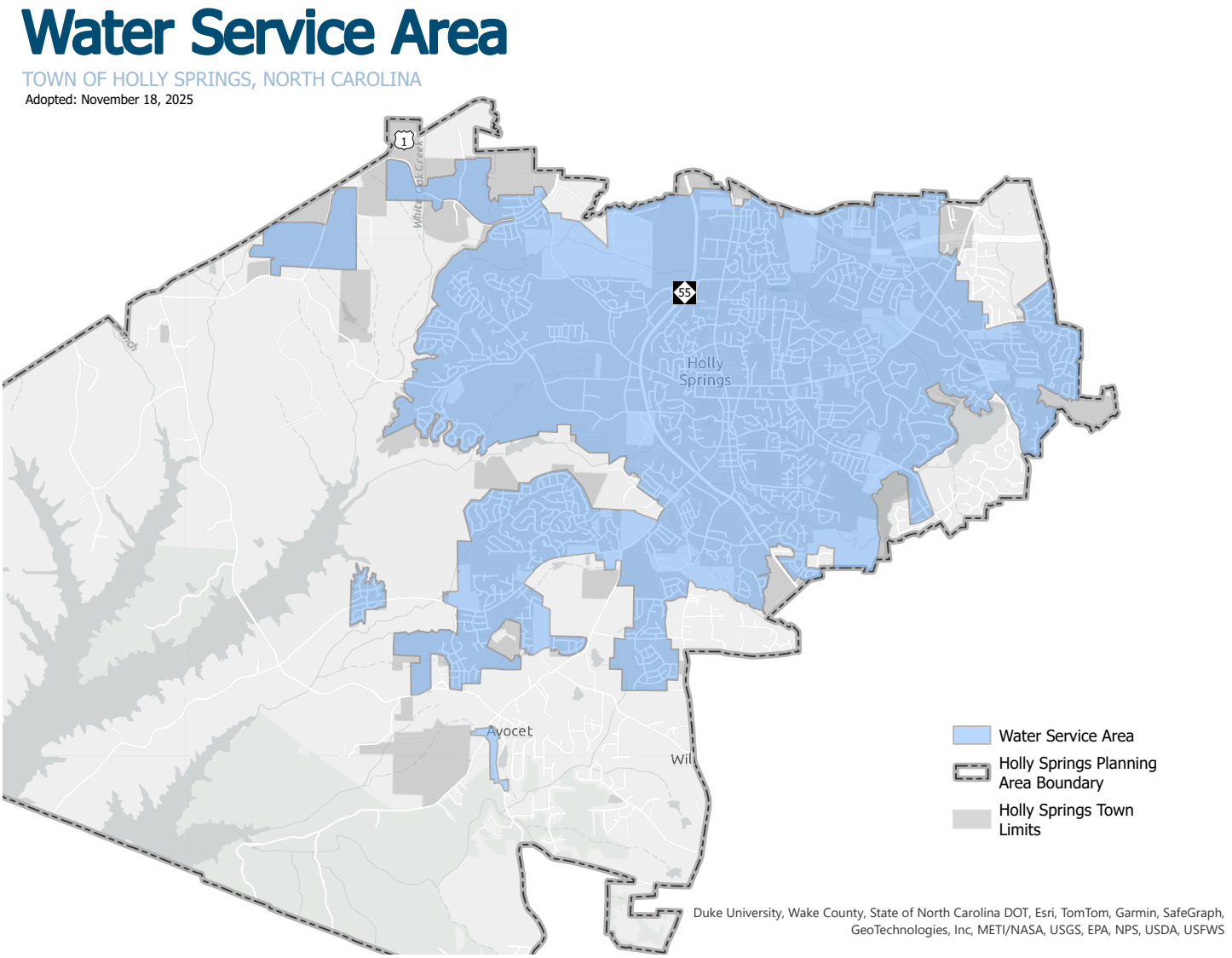
In 2015, Holly Springs proactively secured approximately 2.2 MGD of additional water supply in Jordan Lake through the Round 4 allocation process, which can be accessed at a future date to further increase water supply to the Town.

The Town participates in the Triangle Water Partnership (TWP), which proactively evaluates water supply and distribution in the region through several recent projects, including the Distribution Model Infrastructure Update, Emergency Spill Response and Mitigation Plan Coordination, Triangle Regional Water Supply Plan, and Interconnection Model Maintenance.



Service Area map

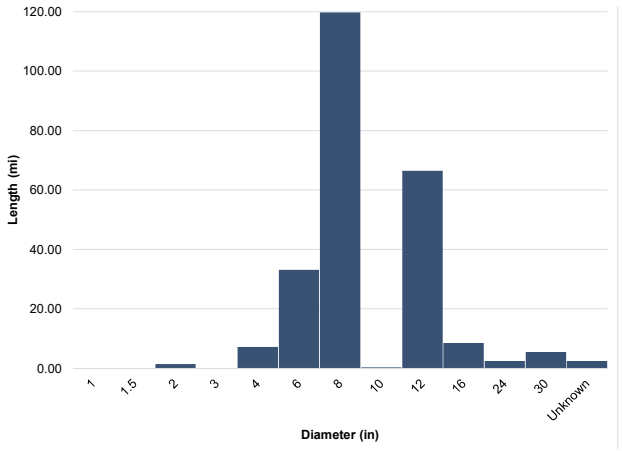
The potable water service area includes residential, commercial, and industrial customers. The boundaries are established to ensure efficient service delivery, minimize environmental impacts, and accommodate future growth.



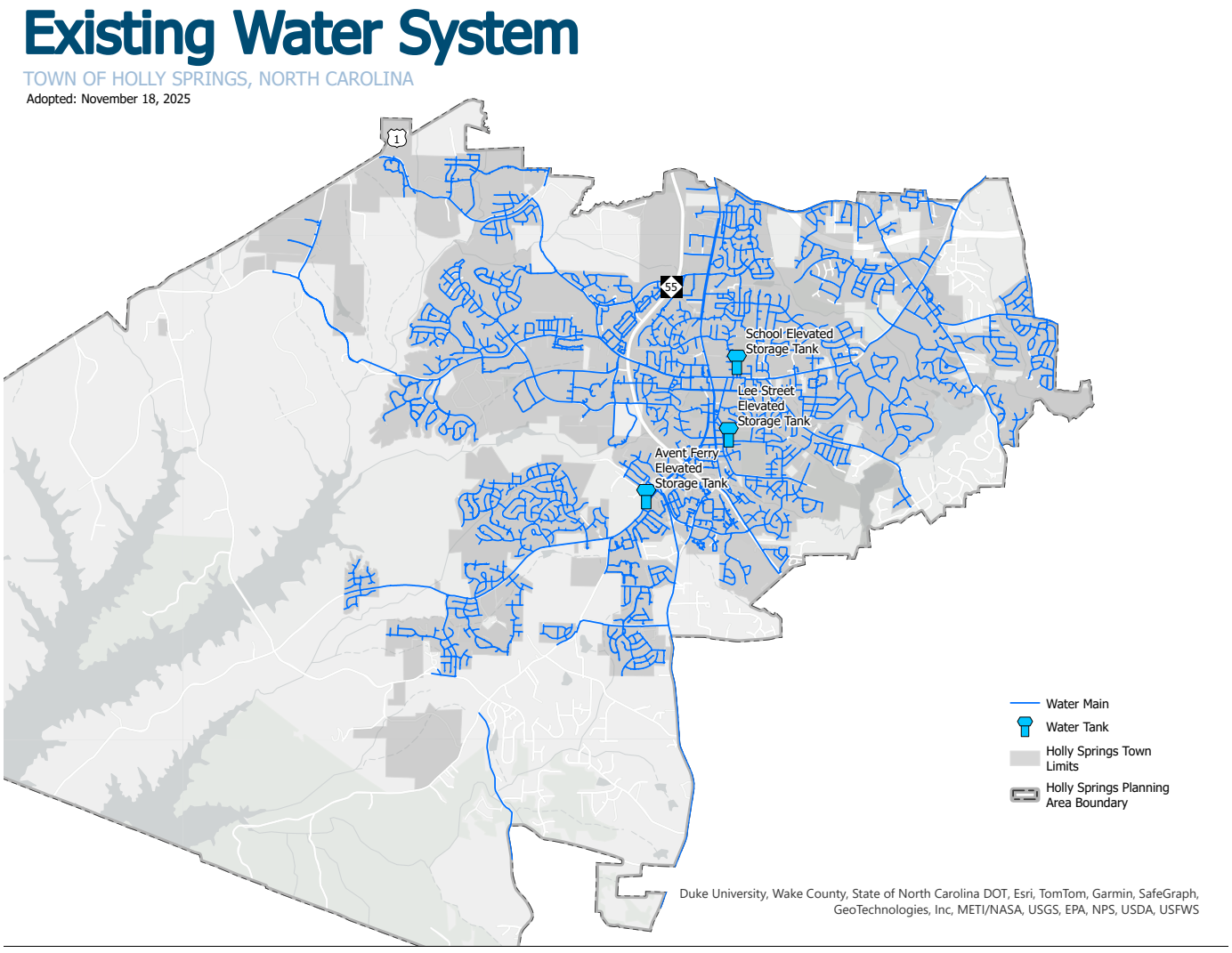


Inventory and Description of Existing Infrastructure

The existing water infrastructure in Holly Springs consists of the following primary components:



- **Water Mains:** Pressurized pipelines deliver potable water throughout the distribution system, connecting supply sources to elevated storage tanks, pump stations, and service connections. Holly Springs manages approximately 245 miles of water main pipes, with diameters ranging from 1-inch to 30-inches.
- **Water Pump Stations:** Potable water pump stations are essential for distributing water to customers while maintaining adequate pressure, water quality, and facilitating the efficient movement of drinking water throughout the distribution system. The Town's system includes a pump station located outside of the southern Holly Springs Planning Area Boundary to pump water from HRW. An additional pump station is located on the border of Cary along Holly Springs Road and serves as an emergency interconnection for the Town.
- **Elevated Storage Tanks:** Elevated storage tanks (ESTs) play a critical role in maintaining consistent water pressure and providing emergency reserves for fire protection and peak demand periods. Holly Springs operates three ESTs strategically located throughout the service area, each designed to optimize system reliability and support ongoing community growth. The total EST volume is 2.5 MG.



EXISTING SYSTEM ANALYSIS

Existing System Analysis

The Town of Holly Springs' existing GIS mapping data for the water system, maintained by the Town, was utilized in the water system analysis.

A comprehensive analysis was conducted to assess the condition, capacity, and performance of the existing water system.

Water Model Development

The Town's existing water model was originally built in 2012 and was last updated in 2025. The hydraulic model is a central tool to inform the Town's infrastructure planning. The water model serves several key functions:

- **Simulates Water Distribution:** Models how potable water flows through the Town's 245 miles of water mains, pump stations, and elevated storage tanks.
- **Supports Planning and Development:** As the Town grows, the model is used to ensure available water supply for new developments for domestic use and fire protection.
- **Informs Capital Improvements:** Helps prioritize upgrades and expansions, including future transmission mains.

The Town's water model was updated to reflect recent expansion of the pipe network and current system hydraulics. The model will be used by the Town as a tool to understand water availability and storage in the system, and when detailed availability studies may be required.

Field Testing and Calibration

The existing water model calibration for Holly Springs integrated both Hydraulic Grade Line (HGL) testing and Fire Flow Analysis to ensure accurate simulation of system performance and guide infrastructure planning.

- **HGL Testing:** HGL testing was conducted to evaluate the hydraulic performance of transmission mains. Over 18 miles of pipe were tested during the 2025 model update, and the model was updated to ensure it accurately predicts system conditions.
- **Fire Flow Testing:** Pressure recorders are utilized to understand system hydraulics when large volumes of water are flowed from fire hydrants. Results from flow tests are used to evaluate the water system's ability to meet fire protection needs while maintaining adequate system pressures. The 2025 model update included five strategically located fire flow tests.

Following field testing, the model is then used to simulate existing conditions and predict system operations in future years to assist with planning of future infrastructure needs.



DEMAND FORECASTING

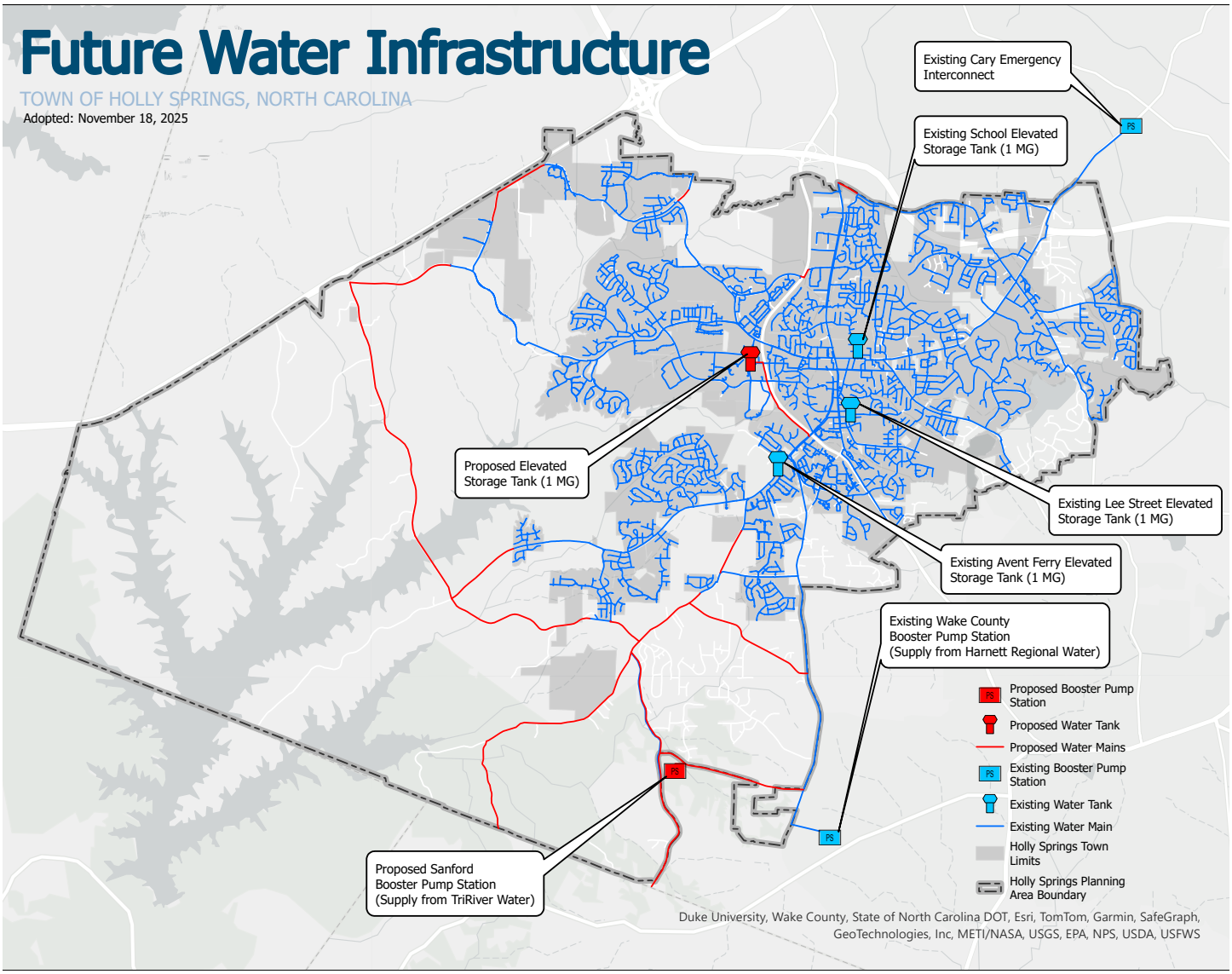
Population and land use projections were developed in coordination with **Section 1: Land Use and Character Plan | Small Area Plans** of Comprehensive Plan. Demand forecasting considers:

- Planned residential, commercial, and industrial developments
- Per capita water usage rates
- Water use patterns (i.e. peak day and peak hour demands)

These forecasts inform the sizing and phasing of future system improvements to ensure adequate water availability is maintained.

Based on current growth forecasts, the Town of Holly Springs anticipates a buildout water demand of approximately 22 MGD. To meet this projected need, phased capital improvements will be required throughout the planning horizon to ensure the system can reliably support future demand. The Town routinely updates demand projections to ensure anticipated growth is in line with current infrastructure planning.

Future System Analysis



Town Priorities

Water Planning

The Town's water model serves as a critical planning tool to evaluate system-wide water demand and availability. As Holly Springs continues to grow, the model will be regularly updated to reflect changes in physical infrastructure, current usage patterns, and projected future demands. Large-scale residential and economic development projects often drive increased fire flow requirements across the distribution system.

Holly Springs currently holds an ISO Class 1 Fire Protection rating from the Insurance Services Office—a distinction that reflects the Town's commitment to public safety and infrastructure excellence. Preserving this rating remains a top priority.

Expansion of the Town's water distribution system, including transmission mains and elevated storage tanks, will be strategically planned to meet immediate needs while supporting long-term growth and resilience.

Water Transmission Mains

Proposed Water Transmission Main routing designs shall consider the following:

- **Topography:** Minimize high points to reduce air release valve needs for transmission mains.
- **Existing Infrastructure:** Align with existing easements and utility corridors where feasible.
- **Roadway Corridors:** Alignments shall avoid using existing NCDOT right-of-way unless approved in advance by the Town.
- **Environmental Constraints:** Minimize impacts to wetlands, riparian buffers, and protected areas.
- **Hydraulic Considerations:** Transmission mains shall be sized in accordance with the Town's water model recommendations.
- **Connectivity:** Water transmission mains sized 16" or larger shall not have individual water service connections unless approved in advance by the Town.

Waterline Connectivity

Un-looped water mains can lead to water stagnation, decreased water quality, limited available fire flow, and inconsistent service for residents and businesses located at the ends of these pipelines. By strategically eliminating or looping these mains, the Town aims to promote continuous circulation throughout the distribution system. Improved circulation helps maintain optimal chlorine residuals, reduces the risk of sediment buildup, increases fire flow availability, and minimizes the potential for microbial growth. These upgrades enhance the reliability, resilience, and consistency of water delivery in all service areas.

Elevated Water Storage Tank Recommendations

The Town of Holly Springs views the construction of additional elevated water storage tank(s) as a strategic investment in infrastructure, driven by several key objectives:

- Ensuring reliable water delivery to all users
- Supporting new residential and commercial developments.
- Improving operational efficiency



Priority Investment Areas

In alignment with the Town's water modeling efforts, Priority Investment Areas will be designated to guide strategic infrastructure investment. These areas represent the highest priorities for water improvements and are selected based on system performance, growth projections, and operational needs.

Investing in these areas enables the Town to:

- Focus capital improvements where they will deliver the greatest impact.
- Address aging infrastructure and alleviate capacity constraints in rapidly developing zones.
- Ensure timely upgrades to water transmission mains, distribution waterlines, and elevated water storage tanks.

All infrastructure investments will be evaluated not only for their short-term benefit, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Priority Investment Areas are currently being assessed in conjunction with the Town's ongoing water model development and calibration. A detailed map illustrating these designated areas will be included in the updated documentation, scheduled for release in early 2026.

Capital Improvements

To support sustainable growth and address evolving infrastructure demands, the Town of Holly Springs is dedicated to maintaining and routinely updating its Capital Improvement Plans (CIPs), with a focused emphasis on expanding and enhancing the Town's water system. These plans will identify strategic priorities, estimate capital costs, and establish phased implementation schedules across 5, 10, and 20-year horizons.

By aligning water system improvements with broader objectives of resilience and public health, the Town can proactively support future population growth and ensure that development remains both efficient and environmentally responsible.

Sustainability Initiatives

- **Enhancing Fire Flow:** The Town is committed to improving fire flow capacity across its water distribution network to bolster public safety and ensure that sufficient water is available for emergencies. Targeted system improvements include upgrading undersized water mains, installing additional hydrants in strategic locations, and optimizing the operation of pump stations and elevated storage tanks to maintain consistent pressure during periods of high demand. These initiatives are guided by ongoing fire flow testing and hydraulic modeling, which help identify areas where enhancements are needed most. By prioritizing fire flow improvements, the Town supports robust emergency response capabilities, reduces the risk of property damage, and ensures compliance with fire protection standards as the community continues to grow.
- **Replace Aging Pipes and Pipes Constructed of Obsolete Materials:** Proactive replacement of aging water mains and pipes made from obsolete or non-standard materials strengthens system reliability, reduces the risk of breaks, and supports long-term water quality and service continuity. The Town of Holly Springs has prioritized this initiative to address the challenges posed by deteriorating infrastructure, which can lead to leaks, frequent repairs, and potential contamination risks. By systematically identifying sections of the distribution system most in need of upgrades—using asset management data, historical maintenance records, and condition assessments—the Town is able to plan and execute targeted pipe replacement projects. Upgrading to modern, corrosion-resistant pipe materials improves hydraulic performance and reduces maintenance costs over time. Additionally, replacing outdated pipes aligns with regulatory requirements and supports the Town's broader sustainability goals, ensuring that the water system remains resilient and capable of meeting future demand as the community grows.
- **Community Engagement and Conservation Education:** Ongoing public outreach encourages responsible water use and conservation across households and businesses. Through educational workshops, informational materials, and community events, residents are equipped with the knowledge and tools to reduce consumption, utilize water-efficient fixtures, and adopt best practices such as fixing household leaks. These efforts foster a culture of sustainability and empower the community to play an active role in preserving the Town's potable water resources.



CHAPTER 4

STORMWATER SYSTEM

WHAT'S INSIDE:

System Description
Service Area Map

Existing Stormwater Program

Future Stormwater Program
Infrastructure Planning
Programs
Local Regulations
Treatment Regionalization
Implementation Plan

Sustainability Initiatives

SYSTEM DESCRIPTION

System Description

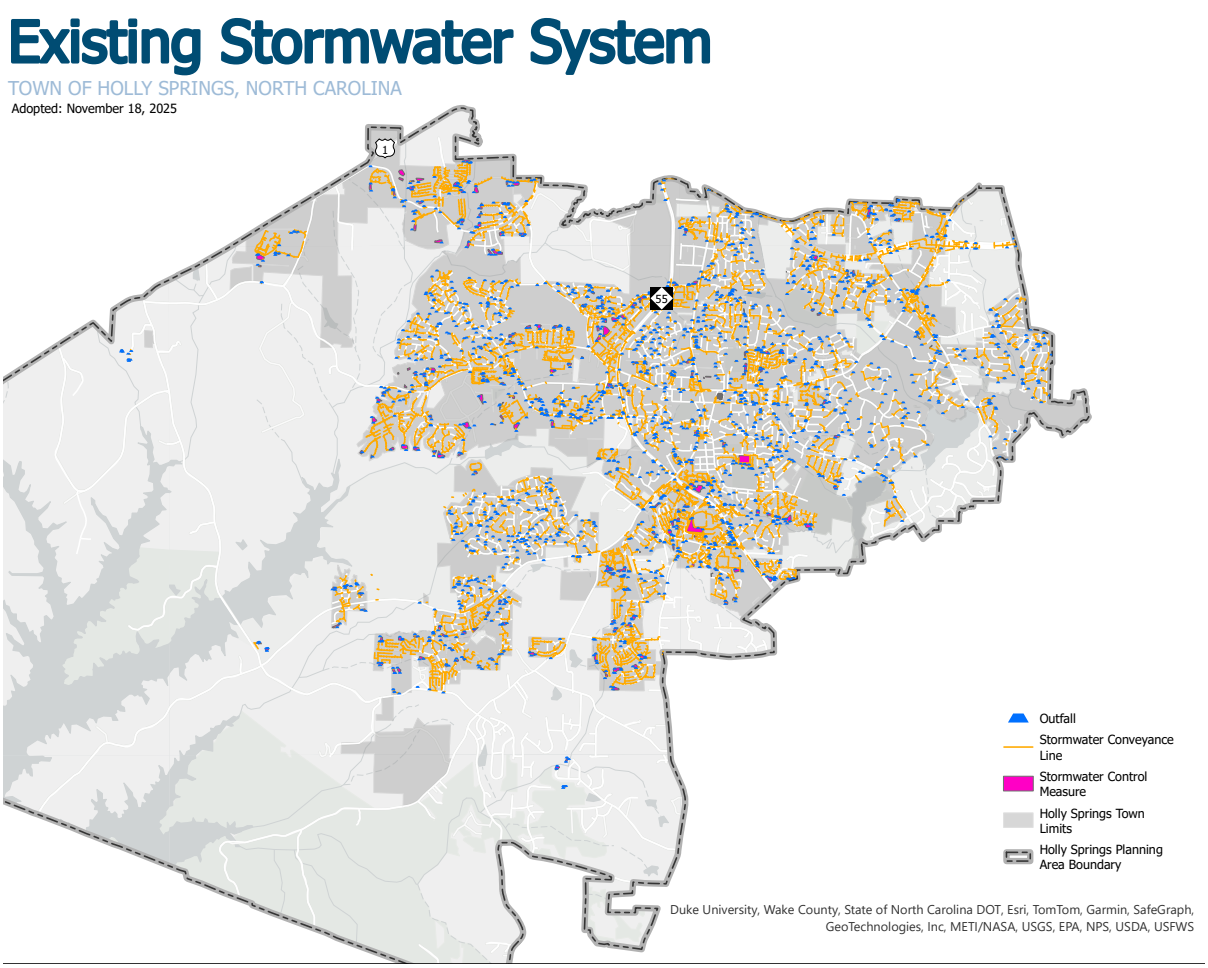
The Town of Holly Springs owns and operates a Municipal Separate Storm Sewer System (MS4) within its corporate limits in Wake County, North Carolina. The MS4 discharges into both the Neuse River Basin and Cape Fear River Basin. Receiving waters include Middle Creek, Basal Creek, Rocky Branch, Little White Oak Creek, White Oak Creek, Big Branch, Little Branch, Utley Creek, Norris Branch, Cary Branch, Jim Branch, Buckhorn Creek, and several unnamed tributaries.

Current MS4¬ GIS mapping of the storm sewer system includes locations of manholes, junction boxes, culvert pipes and road crossings, ditches and discharges, as well as associated material and size descriptions associated with each of these features. Most of the storm sewer system has been mapped and is regularly updated as new development occurs. The Town requires digital as-builts to be submitted as part of the development process, and this information is added to the existing mapping so that a current database is maintained. Figure 1 shows the Town's current service area along with the extent of mapping of the conveyance system owned and maintained by the town.

Several documents were referenced for the current update of the Comprehensive Plan, including:

- Town of Holly Springs Secondary and Cumulative Impacts Mitigation Management Plan (2025)
- Town of Holly Springs Stormwater Management Plan (2023)
- Town of Holly Springs NPDES MS4 Permit No. NCS000495 (2023)
- Town of Holly Springs Sustainability Action Plan (2023)
- Upper Middle Creek Watershed Action Plan (2020)
- Vision Holly Springs Comprehensive Plan (2007)
- Interviews with Town staff.

Service Area Map



EXISTING STORMWATER PROGRAM

Existing Stormwater Program

Stormwater management in the Town of Holly Springs encompasses both point and non-point source runoff, with the goal of reducing downstream erosion, water quality degradation, and flooding, as well as mitigating the adverse effects that land use changes have on the aquatic environment. Under the Clean Water Act, both point and non-point sources are regulated through the National Pollutant Discharge Elimination System (NPDES) permit program. The Town's NPDES Phase II MS4 Permit became effective December 1, 2005, and requires the implementation of six minimum control measures:

- Public Education and Outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site stormwater runoff control
- Post-construction stormwater management for new development and redevelopment
- Pollution prevention/good housekeeping for municipal operations

The Town must maintain adequate funding and staffing to implement and manage the provisions of the Stormwater Management Plan, comply with the requirements of the NPDES Phase II MS4 Permit, and manage the Town's storm sewer system. The Stormwater Enterprise Fund, established in 2014, funds the programmatic elements that maintain MS4 permit compliance. In FY2024-25, the stormwater fund collected approximately $1.79 million in operating revenue, with 87% from environmental fees, 10% from permits and fees, and 3% from miscellaneous sources. The current fee for residents is $5.20 per month, while commercial properties are charged a fee according to a unit of measure of impervious surface defined as an "Equivalent Residential Unit" or ERU. The current level of funding allowed the Town to secure a dedicated stormwater maintenance crew that performs needed maintenance and repairs on the existing storm sewer system.





The intent of the Stormwater Utility Fee is to provide an avenue for capital improvement projects and maintenance of the Town's storm drainage network, in addition to the programmatic and administrative functions required for MS4 permit compliance. However, sufficient funding is not currently available to fund these initiatives. Historically, reserve funding has been used to fund larger CIP projects, but the current level of funding is also not sufficient to replenish or build up resources to fund periodic implementation of CIP projects.

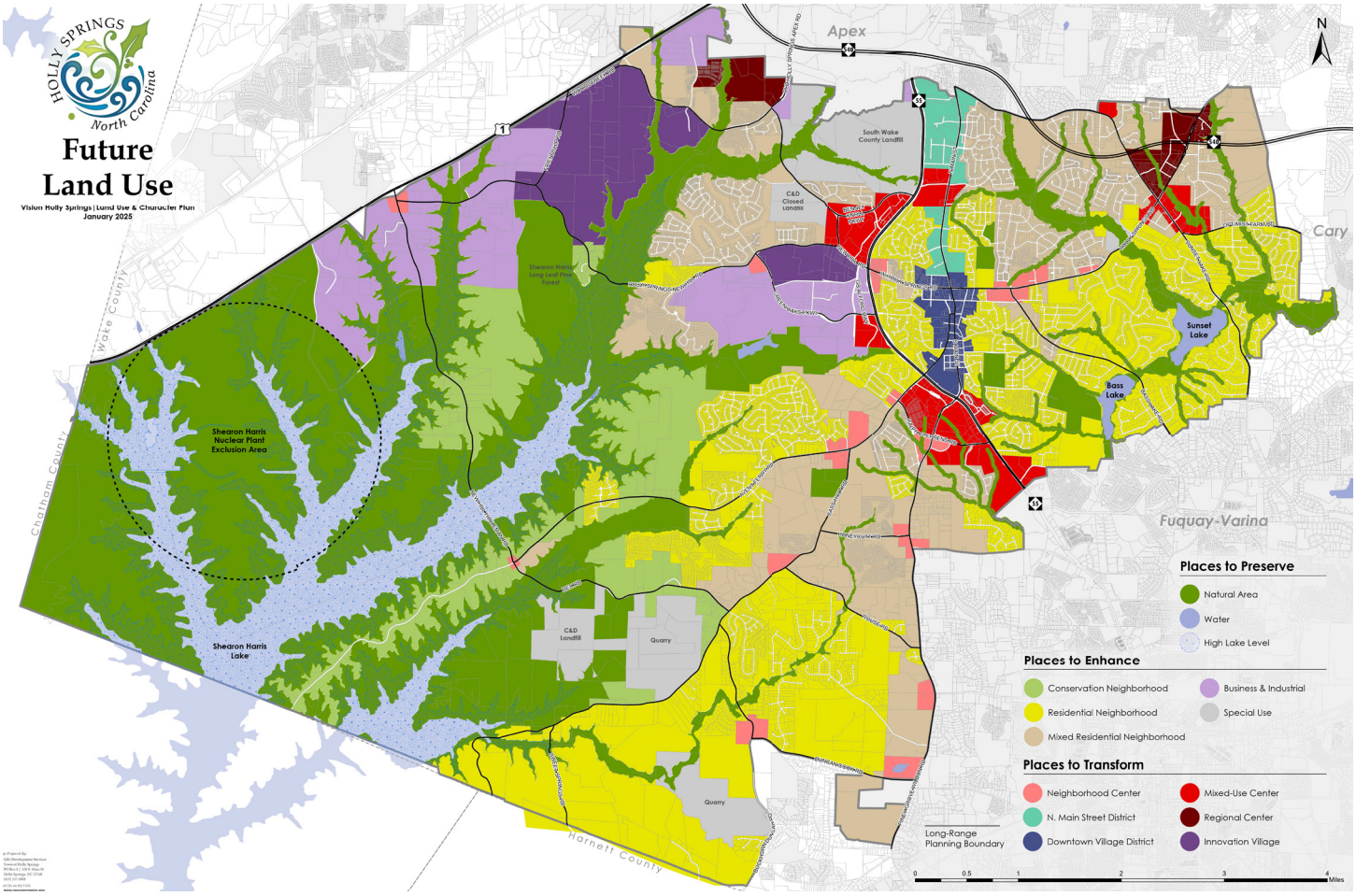
Despite the current funding limitations, the Town is proactively managing the storm sewer system, using Cityworks software to track the age of infrastructure and utilize lifecycle management tools to plan for future capital improvement projects (CIP) when additional funding becomes available. This tool is also being used to transition to data-driven decision-making for asset management. For example, infrastructure data informs a weighted prioritization matrix developed by the Town to guide decision-making when programming and scheduling maintenance and repair projects as funding allows.

Future Stormwater Program

To continue the core mission of meeting regulatory requirements and community needs while also building upon its current success, the Town's Stormwater Program will expand its scope across five strategic focus areas: infrastructure planning, programs, local regulations, treatment regionalization, and implementation. These areas reflect the Town's commitment to proactive planning, environmental stewardship, and resilient development.

Infrastructure Planning

The Town will continue to refine data collected on the stormwater system within the MS4 service area. This data is a foundational component that will enable a Town-wide Stormwater Infrastructure Capacity Study to assess current system capacity and model future conditions that are based on the Future Land Use Map and the impacts of climate change such as increased rainfall intensities. The Town will utilize its existing framework to prioritize infrastructure upgrades and refine it as needed in response to additional data and priorities.



Programs

Programmatically, the Town will continue successful implementation of the Stormwater Management Program under NPDES Phase II regulations, including the implementation of Nutrient Sensitive Waters (NSW) rules, post-construction stormwater controls, and the Flood Damage Prevention Program. Strict enforcement of post-construction controls and SCM maintenance agreements will continue.



Rain garden integrated to urban environment (KH, Hillsborough Street). Anchors space and creates a "place" / landmark.

Moving forward, the Town will use the EPA's Nine Minimum Elements of a Watershed Plan to qualify for and pursue funding through the Section 319 Grant Program to assist with project implementation and improve water quality within the MS4 service area. A pilot program for green street designs in Innovation Villages and Regional Centers as defined in the Future Land Use Map will be developed to manage stormwater runoff and enhance placemaking within high-density areas. The Town will encourage low-impact development (LID) and permeable surfaces across all land uses, especially in high-density zones, and incentivize maximizing open space in proposed developments, similar to the approach required for Conservation Developments.

Local Regulations

Looking ahead, Holly Springs intends to update its local stormwater regulations to improve alignment of development with environmental stewardship and community resiliency. The Town recognizes that rapid growth places pressure on streams, wetlands, and floodplains, and that stronger local standards are necessary to protect these resources. Future regulatory updates will emphasize green infrastructure and low-impact development as standard practices in higher-density and mixed-use areas, ensuring that new growth contributes to improved water quality, reduced flooding risk, and enhanced community amenities.

The Town also plans to strengthen requirements for hydrologic and hydraulic studies in sensitive basins and areas with known flooding concerns, providing a more standardized basis for project review and capital planning. Building on its existing enforcement of riparian buffer protections and flood damage prevention standards that exceed FEMA minimums, Holly Springs will continue to designate floodplains and critical open spaces for permanent preservation. These updates are intended not only to mitigate risk but also to create long-term benefits for residents, including safer neighborhoods, cleaner waterways, and an interconnected system of open space and greenways that supports both recreation and habitat.





Treatment Regionalization

The Town will perform a feasibility study to identify stormwater control measures (SCM) retrofit opportunities or locations where SCMs can be established on Town property. Retrofit projects will be prioritized for existing SCMs located in the Neuse River Basin and other critical areas. Opportunities to leverage public-private partnerships and incentivize exceeding minimum stormwater design requirements for infill development will be explored as well as partnership opportunities to fund and implement SCMs in beneficial locations for watersheds across jurisdictional boundaries. Finally, stream restoration and urban tree buffer preservation and enhancement will be prioritized in the Upper Middle Creek watershed to improve water quality where regional SCM opportunities are limited.

Implementation Plan

The current CIP will be expanded to consist of a 5-year, 10-year, and 20-year schedule of improvements that consider community priorities, construction costs, timing and phasing of improvements, and alternative or supplemental federal and state funding options. CIP projects will address significant maintenance issues, improvements to resolve historical flooding problems, and regional SCMs to improve water quality and provide flood mitigation. The Town is currently compiling a list of known needs which will be utilized as the CIP for the next several years. The current CIP list is expected to be completed in late 2025 and will guide the program's maintenance and improvement activities moving forward. It is expected that additional projects and needs will be identified and added to the CIP list in coming years as they are identified via resident service requests and various studies performed in the future. The CIP list will be essential to evaluate current revenue streams and determine the level of funding that is required for implementation.

A mix of revenue sources such as increases to the stormwater utility fee, tax funding, and grants will be considered as part of the overall funding strategy. The strategy will likely include updating the fee structure based on projected annual revenue requirements, which cover operating expenses, capital expenditure, and reserve needs. It is also important to maintain an equitable and defensible rate structures, using methods like impervious area or intensity of development, and to consider flexible billing and collection methodologies that address administrative, legal, and customer concerns. Combining these strategies and regularly reviewing funding mechanisms will ensure sustainable support for regulatory compliance, ongoing maintenance, and future capital improvements.

SUSTAINABILITY INITIATIVES

Sustainability Initiatives

The Town of Holly Springs has made sustainability a central principle in how it manages growth and delivers services. Through its Sustainability Action Plan (2023), the Town is focused on reducing costs and environmental impacts in municipal operations while building long-term resiliency. Efforts include improving the energy and water efficiency of Town facilities, incorporating low-impact development practices, and evaluating renewable energy opportunities. New and renovated municipal buildings over 5,000 square feet are now designed to LEED standards under the Facility Design Guidelines (2023), resulting in healthier indoor environments and lower operating costs. The Town is also transforming its fleet by right-sizing vehicle use, introducing electric and alternative-fuel vehicles, and expanding charging infrastructure, all of which reduce emissions and fuel expenses. Waste reduction and resource conservation are supported through expanded recycling, organics diversion, green purchasing policies, and urban forestry programs such as the Town's Tree City USA designation and annual Arbor Day events. Landscaping standards emphasize the use of native and low-water plantings, linking ecological protection with operational efficiency.

Beyond municipal operations, Holly Springs enforces riparian buffer protections, flood damage prevention measures that exceed FEMA requirements, and stormwater control programs that align with state and federal regulations. The Town's Secondary and Cumulative Impacts Mitigation Management Plan (2024) provides a framework for evaluating long-term environmental effects of growth and infrastructure such that impacts to water quality, open space, and habitat are addressed in a coordinated way. Together, these efforts demonstrate a strong commitment to balancing rapid growth with environmental stewardship, resilient infrastructure, and responsible long-term planning. These documents will serve as primary guides to the Town's sustainability goals moving forward.



CHAPTER 5

RECLAIMED WATER SYSTEM

WHAT'S INSIDE:

System Description
Service Area Map
Inventory and Description of Existing Infrastructure

Existing System Analysis
Supply
Current Demands/Use
Future System Growth

Town Priorities

Sustainability Initiatives

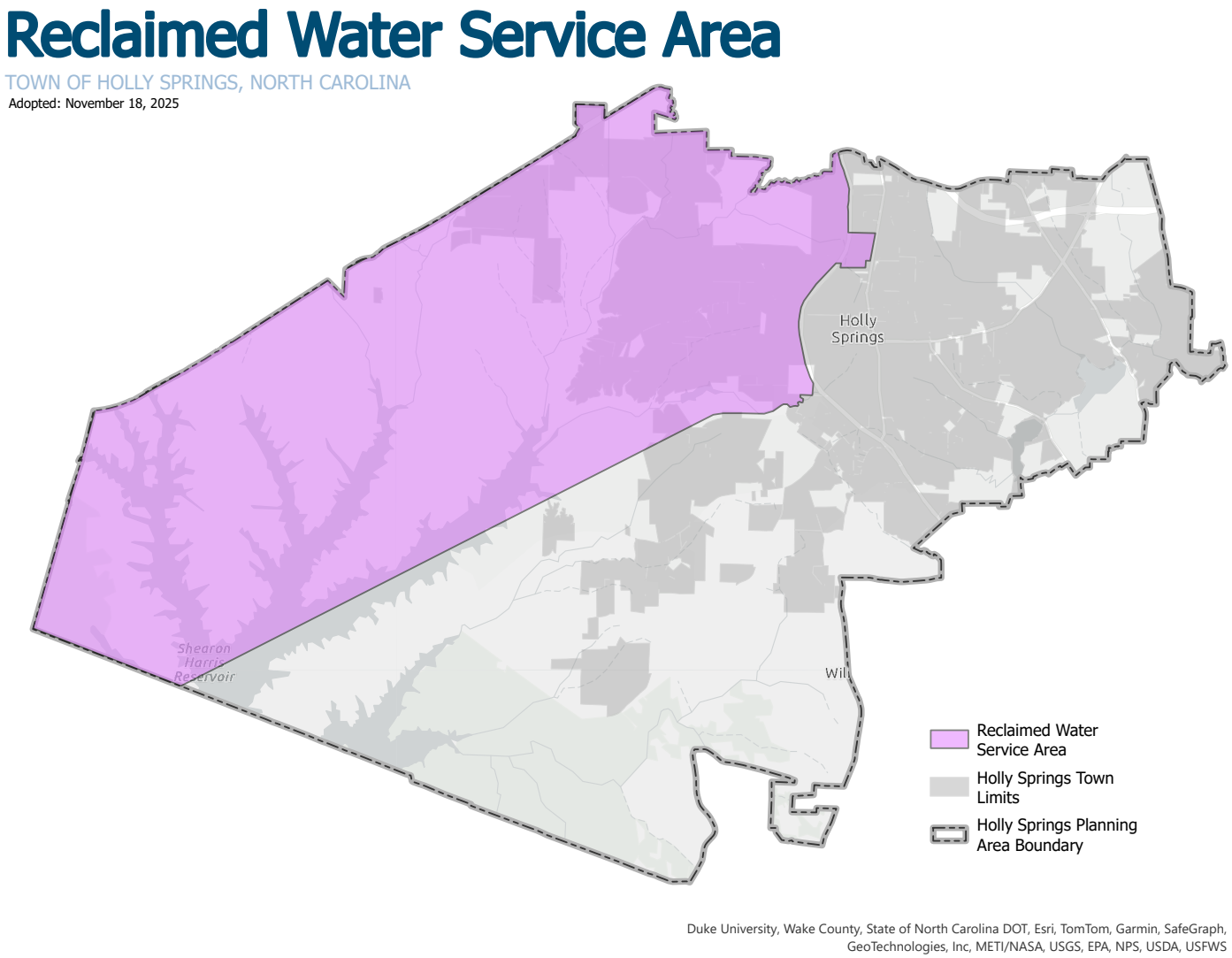
SYSTEM DESCRIPTION

System Description

The Town of Holly Springs Reclaimed Water System is a non-potable water distribution network intended to provide reclaimed water for residential, commercial, and industrial users. The system incorporates a network of distribution pipes, a pump station, and an elevated storage tank. Its applications include irrigation, commercial cooling, and industrial process water. The system is supplied by the Utley Creek Water Reclamation Facility (UCWRF), which treats wastewater and pumps reclaimed water into the reclaimed water distribution system. The system's goals include conserving potable water resources, diverting treated wastewater for reuse, promoting environmental sustainability, and supporting the water needs of the community.

Service Area Map

The reclaimed water service area encompasses strategic zones within the Town, currently serving a mix of residential, commercial, and industrial users. The system is primarily used by residential and commercial areas for irrigation.

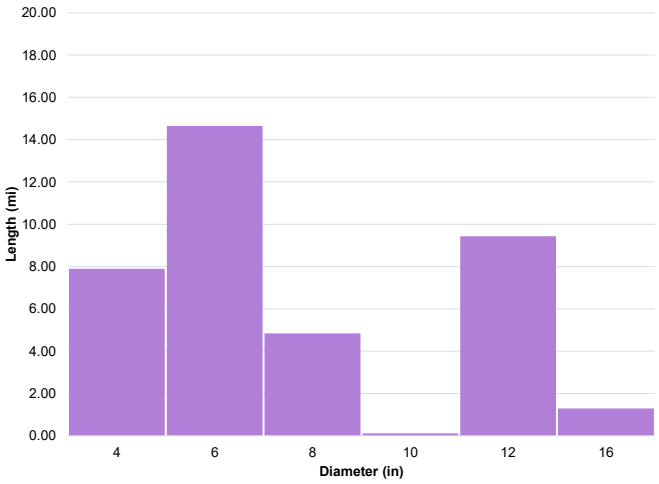


Inventory and Description of Existing Infrastructure

The existing reclaimed water infrastructure in Holly Springs consists of the following primary components:

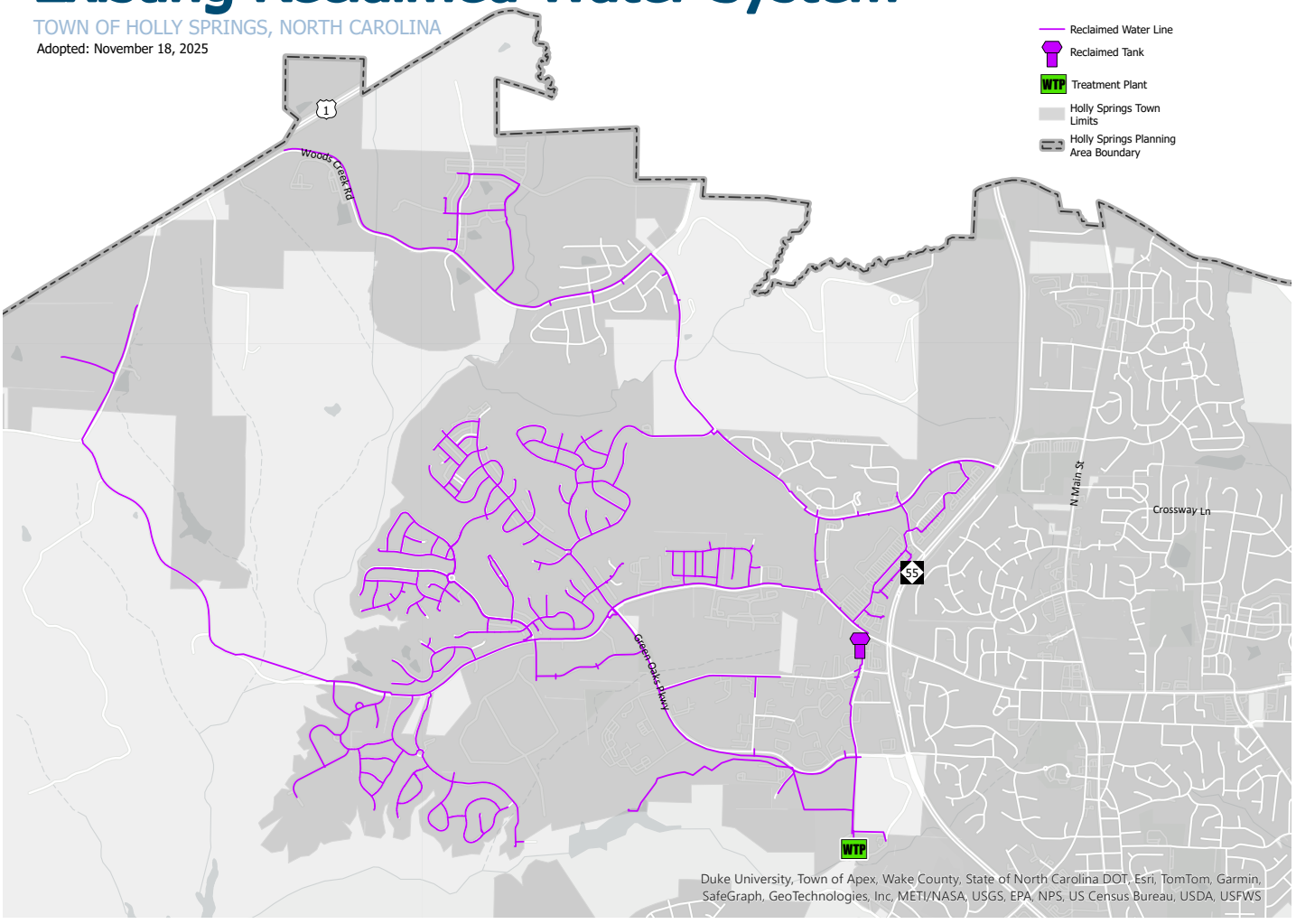
- **Reclaimed Water Mains:** Pressurized pipelines transport reclaimed water from the UCWRF to customers throughout the service area. Holly Springs maintains approximately 38.2 miles of reclaimed water main pipes ranging from 4- to 16-inch.
- **Pump Station:** Reclaimed water pump stations pressurize effluent from the treatment plant and convey it through the Town's distribution pipes to customers and storage tanks. The town has 1 reclaimed water pump station that is designed to pump approximately 1,050 GPM.
- **Storage Tank:** The elevated storage tank stores reclaimed water supplied by the UCWRF, providing reserve capacity to meet peak demand and maintain stable system pressure for users throughout the service area. The town has 1 reclaimed water storage tank with a capacity of 500,000 gallons.

Reclaimed Diameter Figure



Existing Reclaimed Water System

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
Adopted: November 18, 2025



EXISTING SYSTEM ANALYSIS

Existing System Analysis

The Town of Holly Springs' existing GIS mapping data for the reclaimed water system, maintained by the Town, was utilized in the sewer system analysis.

As part of the Town's 2025 Reclaimed Water Master Plan, a comprehensive analysis of the Reclaimed Water system, including updates to the Town's reclaimed water hydraulic model, was conducted to assess the condition, capacity, and performance of the existing reclaimed water system.

Supply

Supply for the system is sourced from the UCWRF, which currently operates with a capacity of 6 million gallons per day (MGD). Wastewater effluent is then discharged to Utley Creek or distributed by the reclaimed water system. Plans are in place to expand wastewater treatment capacity of the UCWRF to 8 MGD by 2029, with further increases being evaluated in future years.

Reclaimed water use is closely linked to the Town's plans for future wastewater treatment expansion. By redirecting plant effluent from the UCWRF into the reclaimed water system, the Town reduces the volume of treated wastewater discharged into Utley Creek. This approach not only safeguards local waterways, but also increases the permitted capacity for wastewater treatment, supporting both environmental protection and sustainable community growth.

Current Demands and Use

Presently, demand is driven primarily by irrigation, resulting in high diurnal peaks, while industrial usage remains limited due to concerns about water quality. The existing maximum day demand (MDD) for irrigation is approximately 0.6 MGD.

Future System Growth

As the Town of Holly Springs continues to expand its reclaimed water system, understanding and planning for future demand is essential. The following key factors highlight the anticipated growth in reclaimed water use across the service area, reflecting both current trends and future opportunities for system expansion and diversification:

- Irrigation Demands – as additional residential, commercial, and industrial users in the reclaimed water service area connect to the system, total irrigation demand is anticipated to increase.
- Process, Cooling, and Industrial Demands – anticipated demand for reclaimed water for process, cooling, and industrial uses is uncertain at this time. As improvements at the UCWRF are completed resulting in improved water quality, demands for reclaimed water may increase.
- Mixed-Use and Regional Centers: Areas designated for commercial, mixed-use, and industrial development are priorities for system extensions to support higher and more diverse reclaimed water demand.

Town Priorities

Priority Investment Areas

In alignment with the Town's 2025 Reclaimed Water Master Plan, Priority Investment Areas will be designated to guide strategic infrastructure investment. These areas represent the highest priorities for reclaimed water treatment, storage, and distribution and are selected based on system performance, growth projections, and operational needs.

Investing in these areas enables the Town to:

- Focus capital improvements where they will deliver the greatest impact.
- Facilitate the phased and prioritized expansion of reclaimed water infrastructure to support residential, commercial, and industrial growth, in alignment with the Master Plan.
- Invest in key infrastructure upgrades (e.g., pump stations, storage, transmission mains) to maintain system reliability and performance as the reclaimed water system grows.

All infrastructure investments will be evaluated not only for their immediate utility, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Priority Investment Areas are currently being assessed in conjunction with the Town's ongoing 2025 Reclaimed Water Master Plan. A detailed map illustrating these designated areas will be included in updated documentation, scheduled for release in early 2026.





Reclaimed Water System Improvements

Infrastructure improvements identified in the Town's Capital Improvement Plan that improve transmission, storage, and availability to strategic areas are planned to enhance the Town's reclaimed water system. These improvements will increase distribution capacity, support future growth, and improve service reliability across all user groups, including residential, commercial, and industrial customers.

New Development Coordination

All new developments within the Town's reclaimed water service area are required to include reclaimed water infrastructure for irrigation, ensuring these areas are "reclaimed-ready" when service becomes available. The Town is committed to facilitating strategic expansion of the reclaimed water system in alignment with the Master Plan, supporting residential, commercial, and industrial growth.

To achieve this, the Town will coordinate early with developers during the planning and design phases, ensuring that reclaimed water lines, connections, and meters are incorporated into site plans. Development plans will be reviewed for compliance with reclaimed water requirements, and technical guidance will be provided to support reclaimed water system integration.

Industrial Outreach

Ongoing, proactive engagement with industrial users is essential to promote the use of reclaimed water for non-irrigation purposes such as cooling systems, process use, and cleaning. The Town should implement a robust outreach strategy that includes educational workshops, partnership opportunities, and technical support to help industries transition to reclaimed water and reduce their reliance on potable sources.

Outreach activities may include regular surveys and direct engagement with industrial users to understand their specific water quality needs and assess the potential for reclaimed water applications. Additionally, the Town will coordinate closely with large employers and facilities to identify and facilitate opportunities for process or cooling water use.

Capital Improvements

To support sustainable growth and address evolving infrastructure demands, the Town of Holly Springs is dedicated to maintaining and routinely updating its Capital Improvement Plans (CIPs), with a focused emphasis on expanding and enhancing the Town's reclaimed water system. These plans will identify strategic priorities, estimate capital costs, and establish phased implementation schedules across 5, 10, and 20-year horizons.

SUSTAINABILITY INITIATIVES

Sustainability Initiatives

Irrigation Scheduling

Implementing watering schedules (i.e. odd/even day irrigation watering) helps to distribute water use more evenly throughout the week, reducing strain on the reclaimed water system during peak demand periods. By encouraging residents and businesses to irrigate on alternating days, the utility can manage system capacity more efficiently, minimize pressure fluctuations, and promote responsible water use within the community.

Monitoring and Adaptation

Regular tracking of reclaimed water consumption and system performance allows for data-driven decision-making. By monitoring flow rates, pressure levels, and usage patterns, operators can identify trends, detect inefficiencies, and implement adaptive management strategies. Continuous evaluation ensures the system remains reliable, responsive to changing conditions, and capable of meeting community needs into the future.

Water Quality Improvements

Planned upgrades at UCWRF are designed to enhance the quality of reclaimed water, making it more attractive for industrial users with stringent requirements. Improvements may include advanced filtration, disinfection, and nutrient removal technologies. Higher water quality not only expands potential applications but also increases confidence among users, encouraging broader adoption and supporting overall sustainability goals.



CHAPTER 6

FIBER OPTIC SYSTEM

WHAT'S INSIDE:

System Description
Service Area Map
Inventory and Description of Existing Infrastructure
Connectivity Gaps
Redundancy

Future System Needs/Analysis
Future Needs/Analysis
Town-Owned Facilities and Future Facilities
SCADA Monitored Facilities
Traffic Signals and Traffic Signal Cameras
CCTV Cameras
Redundant Fiber Connection to Adjacent Municipalities

Implementation Plan
Capital Improvement Plan
Developer Coordination
Possible Route Partners

Sustainability Initiatives

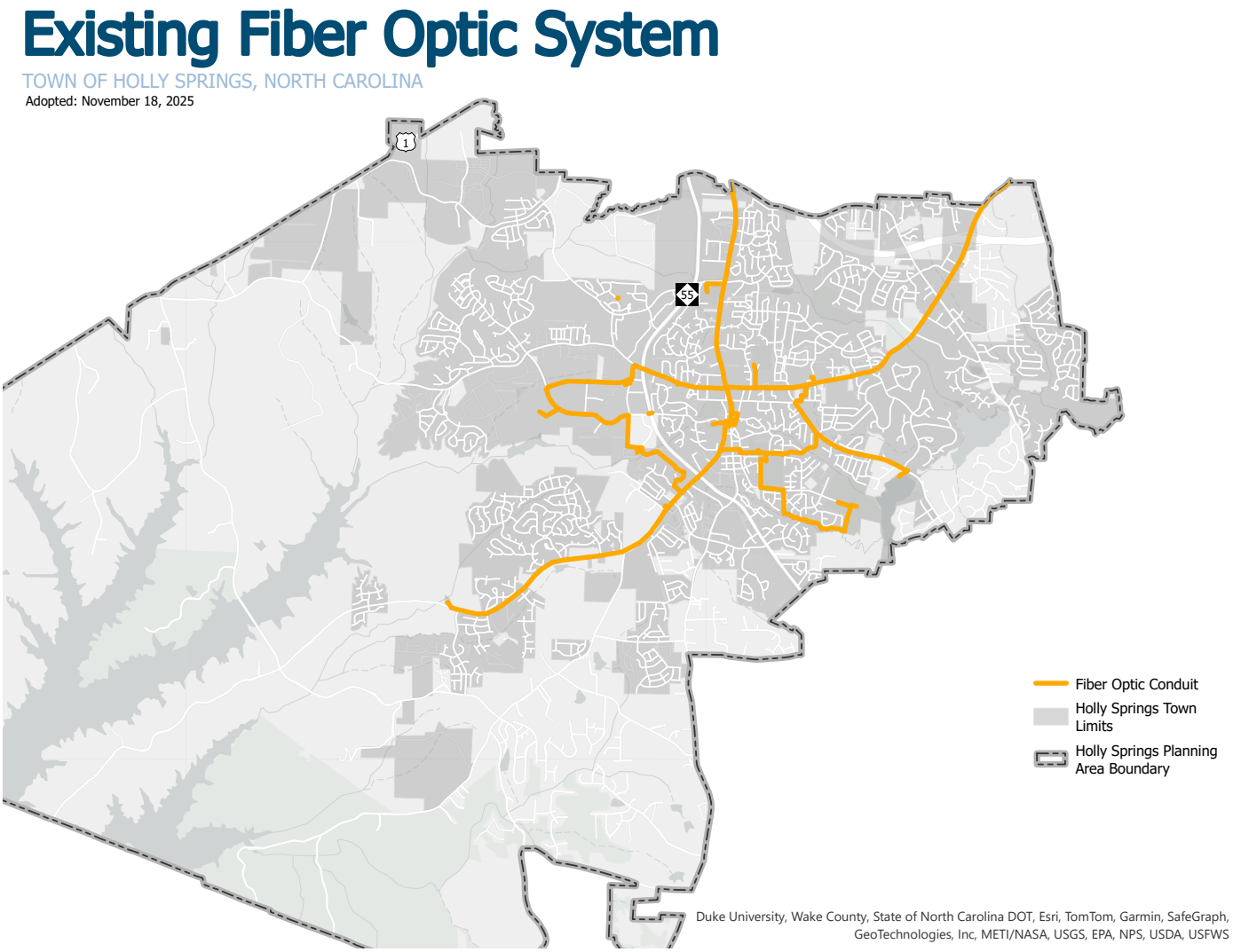
SYSTEM DESCRIPTION

System Description

The Town of Holly Springs operates a fiber optic network spanning over twenty miles, strategically connecting critical municipal assets including town offices, water and sewer facilities, traffic signals, CCTV cameras, and SCADA-controlled infrastructure such as pump stations and elevated water tanks. This system is designed to ensure high-reliability communication and operational safety across all connected facilities. The network also interfaces with state traffic operations and other regional fiber partners, positioning Holly Springs to meet the demands of a growing population and evolving technology landscape.

Service Area Map

The Town of Holly Springs' existing fiber optic cable network connects multiple town offices, water and sewer facilities, traffic signals, CCTV cameras, and SCADA-controlled infrastructure such as pump stations and elevated water tanks.



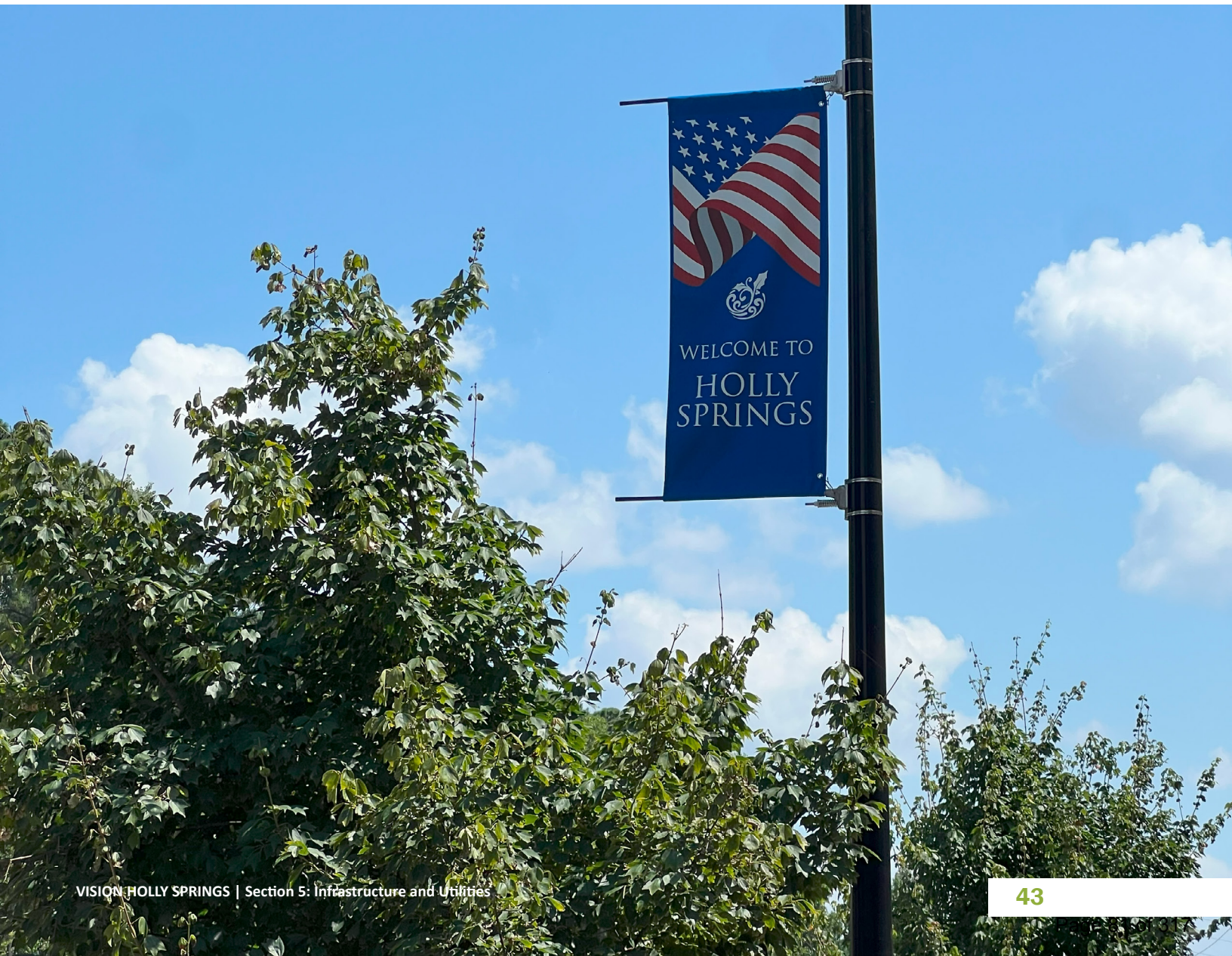
Inventory and Description of Existing Infrastructure

The Town of Holly Springs' existing GIS mapping data for the fiber optic system, maintained by the Town, was utilized in the fiber system analysis.

The Town owns, operates, and maintains over 20 miles of fiber optic cable. The fiber optic cable connects to Town owned facilities (buildings), leased spaces, the SCADA network for water and sewer facilities (including the wastewater treatment plant, pump stations, and water tanks), traffic signals, CCTV cameras, connections with other municipalities, and other fiber partners.

ITEM	OWNER	TOTAL	CONNECTED	NOT CONNECTED
Town Facilities	Town	14	13	1
Leased Facilities	Others	2	2	0
SCADA Monitored Facilities	Town	37	10	27
Traffic Signals	NCDOT	44	42	2
CCTV Cameras	Town	309	254	55*

**Wireless or cellular connectivity.*



Connectivity Gaps

Closing gaps in fiber connectivity is essential to achieving a fully integrated and resilient communications network across the Town of Holly Springs. To support seamless operations and enhance inter-facility coordination, the Town aims to expand its fiber optic infrastructure and eliminate existing coverage gaps. Below is a list of Town facilities that are currently not connected to the municipal fiber network.

FACILITY	LOCATION	GAP DISTANCE
Town Facilities	Various Facilities	2,500*
SCADA Monitored Facilities (Pump Stations and Water Tanks)	Autumn Park PS	1,700’
	Avent Ferry EST*	500’
	Avent Ferry PS*	100’
	Basal Creek PS	9,600’
	Bass Lake PS	300’
	Bridgeberry PS	6,600’
	Business Park PS	9,900’
	Carolina Springs PS	2,100’
	E51 Woods Creek Elementary PS	2,100’
	Easton Acres PS	4,350’
	Friendship PS	14,000’
	Honeycutt PS	2,100’
	House PS 1	700’
	House PS 4	300’
	Lee Street EST Lochridge North PS*	100’
	Lochridge North PS	5,000’
	Lochridge South PS	5,300’
	Middle Creek PS	6,400’
	Omni PS*	100’
	Regency PS	9,500’
	School EST*	100’
	Sunset Lake Village PS	5,200’
	Sunset Ridge PS	4,700’
	Turner Dr PS	7,900’
	Twelve Oaks PS	5,800’
	Union Ridge PS	2,500’
Traffic Signals	Piney Grove Wilbon Road/Honeycutt Road	1,000’
	Sunset Lake Road/Stephenson Road	6,100’

**Fiber is installed at the location but not yet connected to the network.*



Redundancy

Redundant connectivity is vital to ensuring uninterrupted operations at critical Town facilities, particularly in the event of emergencies or physical damage to existing fiber infrastructure. A review of the Town's current fiber network maps has identified several strategic link opportunities. By installing new fiber in these areas, the Town can enhance physical path redundancy, strengthening the resilience and reliability of its communications system.

FACILITY	LOCATION	DISTANCE
New Operations Center	Green Oaks Parkway and Bumgardner Drive	4,450'
SCADA Monitored Facilities (Pump Stations and Water Tanks)	Bennet Knoll Pkwy to Sportsmanship via G.B. Alford Highway	1,700'
	Green Oaks Pkwy to Avent Ferry via G.B. Alford Avent Ferry Road to Honeycutt Road via Buckhorn Duncan, Rex Road, and Cass Holt Road	5,500'
	Avent Ferry Road to Honeycutt Road via Ralph	13,200'
	Stephens Road and Piney Grove Wilbon Road	9,000'
North Main Athletic Complex	Bennet Knoll Pkwy to Sportsmanship via G.B. Alford Highway	3,600'

To further enhance network resilience and operational reliability, the Town should consider implementing additional fiber optic redundancy to its Operations Campus on Green Oaks Parkway.

FUTURE NEEDS/ANALYSIS

Future Needs/Analysis

As Holly Springs continues to grow in population and traffic congestion, Town leadership has made a commitment through a Sustainable Action Plan, to plan, maintain, and invest in sustainable and resilient infrastructure. An important part of this resilient infrastructure will be integrating technology through fiber connections. Fiber connections ensure reliability and redundancy to the Town's facilities, SCADA-controlled infrastructure (including pump stations and water tanks), traffic signals, CCTV cameras, and other traffic management locations. While the Town of Holly Springs has established a robust fiber optic network, continued innovation and strategic planning will be essential to meet the evolving demands of a growing community. Proactive investment in infrastructure, technology upgrades, and regional connectivity will ensure the Town remains resilient, well-connected, and operationally efficient.

Town-Owned Facilities and Future Facilities

To support a resilient and connected community, the Town of Holly Springs desires to extend fiber connectivity to existing facilities not yet linked to the network. The Town also plans to continue its proactive policy of ensuring that all new facilities are connected—either through direct fiber installation or by leasing available conduit infrastructure. As future town owned facilities are planned, provisions for fiber connectivity should be included. Below are examples of existing and future town-owned facilities where fiber connections are desired:

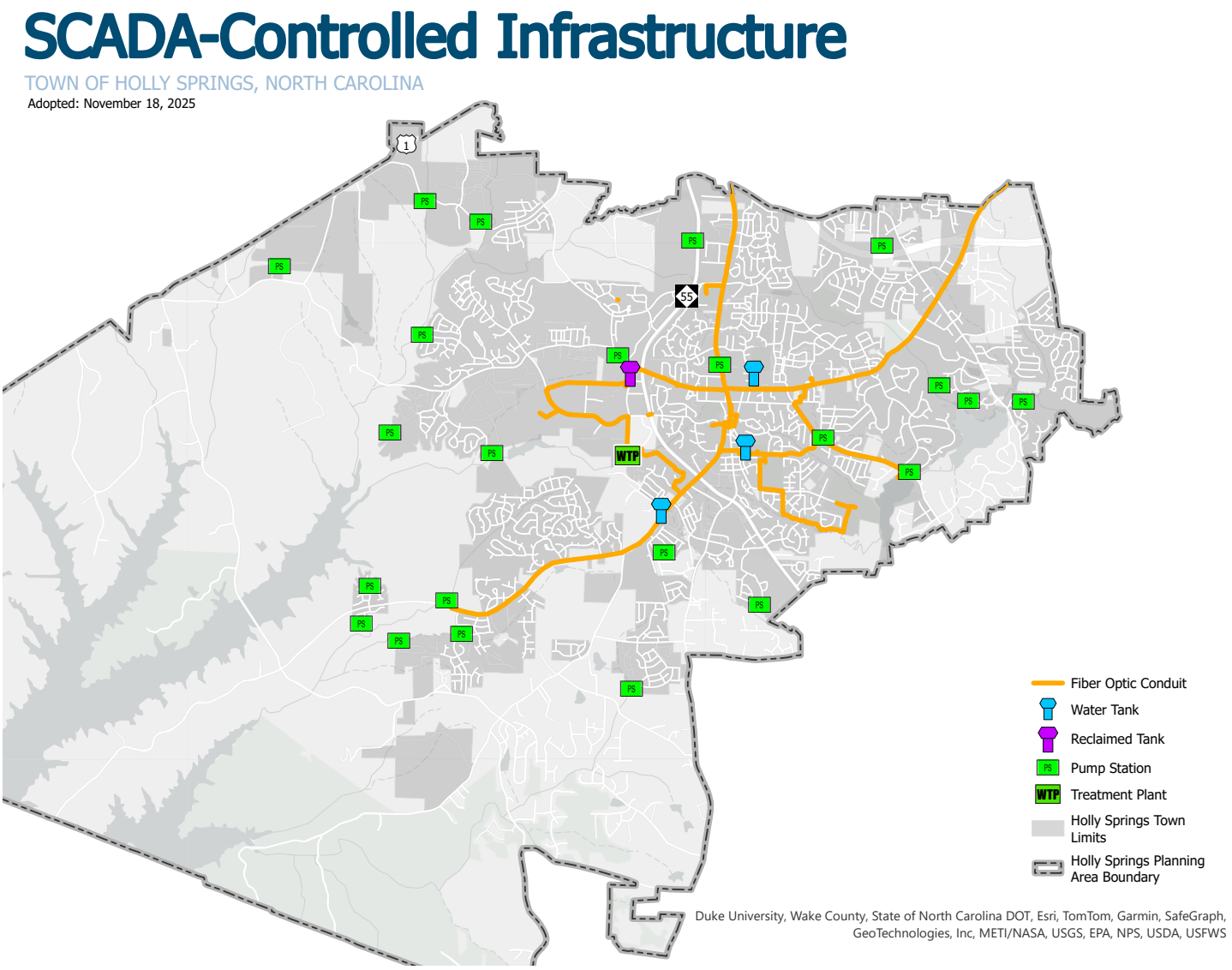
- Town of Holly Springs Operations Campus (Redundant connection)
- North Main Athletic Park (redundant connection)
- Fire Station #4
- Future Fire Station locations
- Future Town-Owned Facilities



SCADA Monitored Facilities

To enhance operational resilience and ensure uninterrupted communication, the Town of Holly Springs desires to establish a dedicated fiber optic connection between all existing SCADA monitored facilities and the Town of Holly Springs Operations Center. SCADA monitored facilities may include existing or proposed pump stations, elevated water storage tanks, and treatment facilities. The network is desired to include both a primary physical fiber path and a secondary route to provide redundancy.

When development includes the construction of new SCADA monitored facilities, the development should include fiber conduit being installed to the public right-of-way or as required by current Town standards, thereby supporting long-term connectivity and infrastructure expansion.





Traffic Signals and Traffic Signal Cameras

As the Town of Holly Springs continues to grow, it will be essential to implement a comprehensive traffic signal monitoring strategy that leverages real-time data and historical analytics to proactively address congestion and respond to citizen concerns. Integrating live camera feeds with signal performance data will enable Town staff to quickly identify and resolve operational issues, alert emergency services, and manage traffic flow during incidents or special events. These capabilities will also support the delivery of timely alerts to road users regarding potential delays along key corridors.

To maximize efficiency and coordination, it is desired that all traffic signal data and camera feeds have the ability to be centralized and monitored from a single location—such as the new Operations Campus—using a dedicated video wall and data management system. This centralized approach will enhance situational awareness, streamline response times, and support long-term planning.

Additionally, the Town desires to continue collaborating with NCDOT to explore opportunities for signal timing adjustments and integration with statewide traffic operations systems, where permitted. The traffic signal data will also allow the Town to give alerts to road users of potential delays along a corridor.

The Town of Holly Springs has initiated integration of its traffic signals with the Advanced Traffic Management System (ATMS) operated by neighboring municipalities. This collaborative effort leverages existing fiber optic infrastructure and modern traffic signal controller devices to enhance regional traffic coordination. Building on this foundation, the Town plans to expand connectivity, close infrastructure gaps, and support smart city initiatives that improve mobility, safety, and operational efficiency across its growing transportation network.

CCTV Cameras

The Town of Holly Springs currently operates CCTV cameras at 309 locations, with 254 connected via fiber and 55 relying on wireless or cellular connectivity. As the Town continues to grow, ensuring real-time visibility of Town-owned facilities—especially during emergencies, special events, or off-hours—will be increasingly critical for public safety and operational oversight. To enhance situational awareness and streamline monitoring, it is recommended that all CCTV cameras be integrated into the Town's fiber optic network to allow for monitoring from a dedicated location such as the Law Enforcement and/or Operations Center. This centralized approach would allow for live video feeds to be displayed on a video wall, enabling rapid response coordination, traffic management, and incident tracking across municipal assets.

Redundant Fiber Connection to Adjacent Municipalities

The Town of Holly Springs currently maintains redundant fiber connections with the adjacent municipalities of Apex and Cary, supporting regional traffic signal coordination and resilient communications infrastructure. To further strengthen intermunicipal connectivity and system reliability, it is recommended that the Town establish a redundant fiber link to Fuquay-Varina and pursue additional fiber pathways to Apex and Cary. These enhancements will help close existing infrastructure gaps, support future smart city initiatives, and ensure robust data exchange across the region.

IMPLEMENTATION PLAN

As the Town of Holly Springs continues to grow and evolve, it is essential to implement a forward-looking suite of strategic initiatives aimed at strengthening infrastructure, expanding connectivity, and enhancing the overall quality of life for residents. These initiatives—spanning fiber optic network expansion, capital improvement planning, and advanced traffic management technologies—are foundational to building a resilient, efficient, and future-ready community. By proactively addressing current infrastructure challenges and anticipating future demands, the Town can ensure sustainable development that supports public safety, mobility, and access to essential services. These strategies reflect the Town's commitment to innovation and its vision for a well-connected, livable, and thriving municipality.

Capital Improvement Plan

To support sustainable growth and evolving infrastructure demands, the Town of Holly Springs is committed to maintaining and regularly updating its Capital Improvement Plans (CIPs), with a focused emphasis on expanding and enhancing the Town's fiber optic network. These plans will define strategic priorities, estimate capital costs, and establish phased implementation schedules across 5, 10, and 20-year horizons.

In addition to guiding infrastructure investment, the CIP framework will explore opportunities to leverage federal and state funding sources to reduce financial burdens and accelerate deployment timelines. By aligning fiber infrastructure improvements with broader goals of connectivity, resilience, and quality of life, the Town can proactively address existing service gaps, support smart city applications, and ensure that future development is both efficient and environmentally responsible.

Development Coordination

The Town of Holly Springs' current Unified Development Ordinance (UDO) includes general provisions requiring new developments, pump stations, and traffic signals to connect to the Town's fiber-optic network. To ensure consistent and future-ready infrastructure, it is recommended that the Town maintain enforceable requirements mandating that developments include the installation of fiber conduit meeting the Town's current standards from any new SCADA maintained facility to a Town- or NCDOT-maintained primary or secondary roadway.

Conduits are desired to be routed to the nearest public right-of-way with existing Town fiber infrastructure. Installation should occur within the utility strip between the back of curb and sidewalk. Where sidewalks are offset from the curb, the conduit should be placed as close to the property line as feasible. If the property line aligns with the back of sidewalk, the conduit should be installed beneath the sidewalk.

To support maintenance and future expansion, Town-labeled handholes should be installed at intervals not exceeding 1,000 feet or at every 90-degree bend, with a minimum burial depth of two feet. Upon conduit installation, the Town may either install the fiber itself or accept a fee-in-lieu from the developer to cover installation costs.

Possible Route Partners

As part of its long-range infrastructure planning, the Town of Holly Springs plans to pursue partnerships with other fiber network owners and third-party communication providers. These collaborations—particularly through joint trenching and dark fiber leasing opportunities—can significantly reduce capital costs, streamline installation efforts, and minimize disruption to residents during construction. By aligning with regional and private sector partners, the Town can expand its fiber footprint more efficiently while supporting scalable, resilient, and future-ready connectivity across municipal facilities and service corridors.

SUSTAINABILITY INITIATIVES

Sustainability Initiatives

As the Town of Holly Springs continues to grow, implementing robust technology solutions are essential to meet increasing mobility demands while advancing sustainability goals. Below are initiatives that align with the Town's commitment to reducing its environmental footprint and enhancing public service functionality.

Traffic Signal Integration: By leveraging real-time traffic data and congestion analytics, the Town can proactively manage roadway performance, issue alerts to drivers, divert traffic to alternate routes, and—where permitted by NCDOT—adjust signal timing to optimize flow. Ultimately, this technology-driven approach will reduce vehicle idle times, lower emissions, and improve the overall quality of life for residents by creating a safer, more efficient, and environmentally responsible transportation network.

CCTV Cameras: Integrated camera systems streaming to a centralized video wall at the new Operations Campus will enable staff to monitor incidents, respond to citizen concerns, and manage traffic during special events with greater precision. These smart city applications may include sensor-based data collection, cloud computing, and fiber-enabled communication networks that support dynamic decision-making and continuous system improvement.

SCADA Monitored Facility Connectivity: Establishing fiber optic connections to both existing and future Town-owned facilities—such as pump stations, elevated water storage tanks, and treatment plants—enables enhanced real-time monitoring and operational control. This connectivity is critical to ensuring the safe, reliable, and resilient performance of municipal infrastructure. As part of the Town's broader sustainability initiatives, integrating these facilities into a centralized fiber network supports long-term infrastructure expansion, reduces operational risks, and aligns with Holly Springs' commitment to smart growth and environmental stewardship.



CHAPTER 7

EXECUTIVE SUMMARY

WHAT'S INSIDE:

Overall Summary

Key Findings and System Sumamries

Sanitary Sewer System
Water System
Stormwater System
Reclaimed Water System
Fiber Optic Network
Community Engagement
Key Reccomendations

EXECUTIVE SUMMARY

Overall Summary

The Holly Springs Infrastructure and Utilities Comprehensive Plan establishes a vision for resilient, efficient, and sustainable utility systems. This plan guides the Town's investments and policies, ensuring that water, wastewater, reclaimed water, stormwater, and fiber optic systems meet the needs of a rapidly growing and evolving community.

The goal of this comprehensive plan is to provide a roadmap for the Town of Holly Springs that exhibits the following:

- **Resilience:** Ensure infrastructure can withstand challenges and adapt to growth and change.
- **Efficiency:** Maximize resources and optimize operations for reliable utility delivery.
- **Sustainability:** Minimize environmental impact and promote responsible, future-focused strategies.
- **Innovation:** Integrate technology and data-driven decision-making to support smart growth.

Key Findings and System Summaries

Sanitary Sewer System

- **Collection System:** The Town operates 216 miles of gravity sewers, 34 miles of force mains, and 23 pump stations, conveying wastewater to the Utley Creek Water Reclamation Facility (UCWRF).
- **Growth:** The UCWRF is expanding from 6 to 8 MGD by 2029, with future alternatives under evaluation to support continued growth. Future regional lift stations will enhance system resilience, improve operational efficiency, and accommodate anticipated growth
- **Data-Driven Management:** GIS mapping, flow monitoring, and hydraulic modeling inform system upgrades and maintenance priorities.
- **Sustainability:** Focus on inflow/infiltration reduction, rehabilitation of aging mains, and community education.

Water System

- **Distribution Network:** The Town manages 245 miles of water mains, three elevated storage tanks, and multiple pump stations, ensuring safe, dependable water delivery.
- **Reliable Supply:** Holly Springs sources potable water from Harnett Regional Water and maintains emergency interconnections, with future supply secured through regional partnerships and Jordan Lake allocations.
- **Data-Driven Management:** A calibrated hydraulic model supports proactive planning, fire flow improvements, and targeted capital investments.
- **Sustainability:** Initiatives include replacing aging pipes, enhancing fire flow, and promoting water conservation through community outreach.

Stormwater System

- **Regulatory Compliance:** The program meets NPDES Phase II requirements and is funded through a dedicated stormwater utility fee. The Town's Municipal Separate Storm Sewer System (MS4) manages runoff, protects water quality, and reduces flooding risks.
- **Strategic Focus:** Future efforts target infrastructure upgrades, green infrastructure, regulatory updates, and regional treatment solutions.
- **Sustainability:** Initiatives include enforcing riparian buffer protections, flood damage prevention programs, and stormwater control plans. The Town also utilizes the Secondary and Cumulative Impacts Mitigation Management Plan (2024) to evaluate and address the long-term environmental effects of growth and infrastructure development.

Reclaimed Water System

- **Distribution Network:** 38.2 miles of reclaimed water mains, a dedicated pump station, and a 500,000-gallon storage tank serve strategic zones within the Town.
- **Growth:** Expansion is guided by the Reclaimed Water Master Plan, with proactive engagement of industrial users and integration into new developments.
- **Sustainability:** Emphasis on irrigation scheduling, water quality improvements, and adaptive management. The reclaimed water system distributes treated effluent for irrigation, cooling, and industrial uses, conserving potable water and supporting sustainability.

Fiber Optic Network

- **Connectivity:** Over 20 miles of fiber connect Town facilities, water and sewer infrastructure, traffic signals, and CCTV cameras, supporting smart city initiatives and operational resilience.
- **Growth:** The Town is committed to expanding fiber coverage, enhancing redundancy, and integrating new facilities as growth occurs.
- **Partnerships:** Collaboration with neighboring municipalities and private providers strengthens connectivity and supports future-ready infrastructure.
- **Sustainability:** Fiber-enabled technologies support efficient operations, real-time monitoring, and data-driven decision-making.

Community Engagement

The Comprehensive Plan for Holly Springs was developed through community outreach, incorporating feedback from residents, developers, and Town staff to ensure its vision, priorities, and recommendations reflect local needs and values. Engagement efforts included interactive booths at the Farmers Market and Holly Springs Salamanders baseball game, featuring display boards and a trivia game to encourage participation. The project team also sought input from the development community at the annual Developer's Breakfast, supplemented by an online survey that addressed infrastructure challenges and priorities in water, sewer, stormwater, and fiber, with over 40 respondents providing valuable feedback. Additionally, stakeholder interviews were conducted with Town and Wake County staff, emergency service providers, and members of the development sector to gather insights.

Key Recommendations

- Prioritize investment in areas with the greatest need for upgrades and capacity improvements across all utility systems.
- Targeted expansion and modernization of infrastructure in accordance with Capital Improvement Plans to support projected growth, maintain service reliability, and enhance resilience.
- Promote sustainability through water conservation, green infrastructure, reclaimed water use, and energy-efficient technologies.
- Foster partnerships with regional agencies, developers, and private sector partners to leverage resources and accelerate improvements.
- Engage the community through ongoing education, outreach, and transparent planning processes.

This Comprehensive Plan positions Holly Springs to deliver reliable utility services, support sustainable growth, and maintain a high quality of life for all residents—today and for generations to come.

Vision Holly Springs
Comprehensive Plan



DRAFT

SECTION 6: NATURAL RESOURCES

CHAPTER 1

INTRODUCTION

WHAT'S INSIDE:

Community Engagement 1

Introduction 3

Natural Resources Overview 6

Watersheds, Floodplains, and Stream Corridors 10

Forestlands and Tree Canopies 15

Endangered Species and Wildlife 18

Budgeting and Investments 20

Objectives for the Future 21

COMMUNITY ENGAGEMENT

Holly Springs Project Community Engagement Summary

The Comprehensive Plan and infrastructure planning should reflect the needs and values of the Town's residents. As such, the development of the Comprehensive Plan was guided by community engagement that was carried out to ensure transparency and collect feedback from residents.

To gather feedback from residents, the Town hosted multiple events with a focus on Section 4 (Community Facilities), Section 5 (Utilities & Infrastructure), and Section 6 (Natural Resources) of the Comprehensive Plan.

Farmers Market and Holly Springs Salamanders Baseball Game Outreach

At both of these events, two booths were set up—one by Town staff and one by Kimley-Horn—to facilitate public engagement and provide information regarding the comprehensive plan. The Town's booth served as a general resource for questions related to Holly Springs and ongoing development initiatives. Kimley-Horn's booth focused specifically on the Comprehensive Plan, aiming to engage attendees around proposed Comprehensive Plan updates. The booth featured two display boards: one illustrated the current status and direction of the Comprehensive Plan, while the other offered a trivia game designed to draw interest and participation.





Developer's Breakfast and Online Survey

In addition to more public facing outreach, the project team solicited feedback in person from the development community at the annual Holly Springs Developer's Breakfast and then supplemented the in-person event with an online survey. The survey sought to gather feedback on challenges and priorities related to the role water, sewer, stormwater, and fiber infrastructure plays in development decision making as well as the ease with which developers can deliver projects. Over 40 individuals provided feedback via the survey, and the full results can be found in the appendix.

Stakeholder Interviews

Stakeholder interviews were conducted to gather focused, expert insights from key sectors of the community to help shape infrastructure, utility, and development strategies that align with the Town's growth objectives. Participants included staff from the Town of Holly Springs and Wake County, emergency service providers, and members of the development community, each offering valuable perspectives to inform the Comprehensive Plan.



Holly Springs Comprehensive Plan Stakeholder Meeting Summary

The Holly Springs Comprehensive Plan Stakeholder Meeting brought together Wake County staff and community representatives to align on waste management, farmland preservation, and recreation priorities. The landfill remains a critical part of county infrastructure with significant remaining capacity, no current expansion plans, and recent improvements such as transfer station upgrades, a mattress shredder addition, roadway expansions, and ongoing reconstruction of the gas energy facility following a fire. These efforts are aimed at improving efficiency, safety, and environmental stewardship without the need for new capital investments in expansion.

Farmland and conservation were another major focus. Wake County, with consultant Equinox, is developing a Farmland Preservation Plan to guide both short- and long-term strategies. Priority areas have already been identified within the Holly Springs extraterritorial jurisdiction (ETJ), and efforts are underway to secure conservation easements and promote Voluntary Agricultural Districts (VADs). Stakeholders encouraged stronger municipal involvement in these initiatives and recommended that Holly Springs update its Unified Development Ordinance (UDO) to include farmland protections within town limits, similar to neighboring Cary. Sugg Farm was highlighted as a successful model of conservation and innovation, operating under a private conservation easement and offering incubator opportunities for new farmers. Expanding cooperative agreements with the County could help leverage the farm as both a community asset and a source of local food access through the Holly Springs Farmers Market.

Recreation and open space also featured prominently. Stakeholders emphasized the need for more greenways, improved connectivity to county parks, and stronger open space regulations to ensure that new development contributes to the community's recreational fabric. Wake County's ongoing Harris Lake master plan update and potential Crowder County Park expansion present opportunities for further coordination. The growing popularity of mountain biking, driven in part by closures at Lake Crabtree, has placed additional demand on Holly Springs facilities, underscoring the need for more trail development. Similarly, the rising use of parks by schools for athletic events points to the need for clearer scheduling and shared-use strategies. Preserving additional land for greenways and park facilities was seen as critical to maintaining quality of life as the town grows.

In terms of next steps, stakeholders agreed on four key priorities:

1. **Formalizing municipal–county coordination on landfill, conservation, and recreation issues.**
2. **Updating ordinances to strengthen farmland preservation and open space protections.**
3. **Expanding recreational resources with an emphasis on connectivity and sustainability.**
4. **Engaging local farmers, schools, and residents to ensure development reflects community values.**

Overall, the meeting highlighted the importance of collaborative planning and forward-thinking policies. By balancing growth with conservation and recreation, Holly Springs is positioned to honor its agricultural heritage while creating a resilient, vibrant future for its residents.

INTRODUCTION

Introduction

The Town of Holly Springs is facing the challenge of balancing rapid urban growth with the protection of critical natural resources. Protection of the Town's environmental heritage is a critical component of its future land use strategy, and to succeed, it must implement strategies and goals which allow sustainable growth while safeguarding important natural assets. This Chapter identifies existing natural resources in Holly Springs, critical environmental issues, and a list of strategies intended to mitigate these issues and provide the basis for resource conservation and sustainable land use management.



Holly Springs aspires to be a green, sustainable community. It provides services which bolster opportunities for outdoor recreation, resource management and open space conservation. This includes the Parks, Recreation and Greenways Master Plan[1], the Town's Urban Forestry Program[2], and various public initiatives, such as the Bass Lake Spillway Project and Eagles Landing Park[3]. The Town enforces regulations which enhance the integration of open space preservation requirements and resource conservation.[4] These initiatives are tremendously important, and the relevance of environmental protection shall grow in the wake of Holly Spring's continued development and growth. This necessitates an update in the Town's assessment of these resources and the potential objectives employed to protect them.

---

[1] Town of Holly Springs. Parks, Recreation, and Greenways Master Plan. Holly Springs, NC: Town of Holly Springs, March 2021, https://www.hollyspringsnc.gov/DocumentCenter/View/43591/Sec3_PRGMasterPlan_Sup7?bidId=.

[2] Town of Holly Springs. "Urban Forestry." Town of Holly Springs, NC. Accessed July 29, 2025, https://www.hollyspringsnc.gov/1769/Urban-Forestry.

[3] Town of Holly Springs. "Parks & Recreation Projects." Town of Holly Springs, NC. Accessed July 29, 2025, https://www.hollyspringsnc.gov/550/Parks-Recreation-Projects.

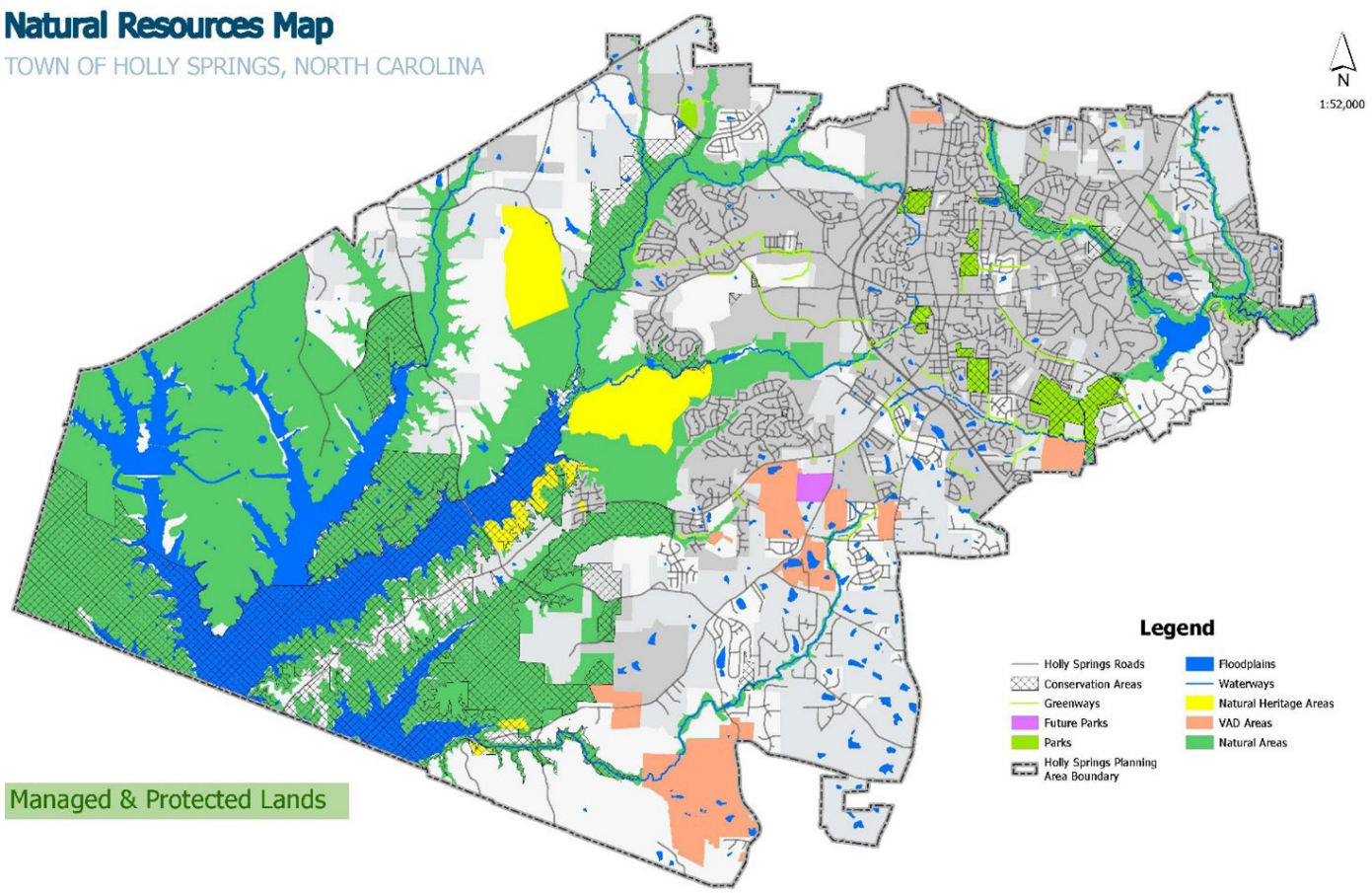
[4] Town of Holly Springs. Unified Development Ordinance, § 4 "Open Space and Conservation." Holly Springs, NC. Accessed July 29, 2025, https://www.hollyspringsnc.gov/DocumentCenter/View/37681/Section-4-Open-Space-and-Conservation

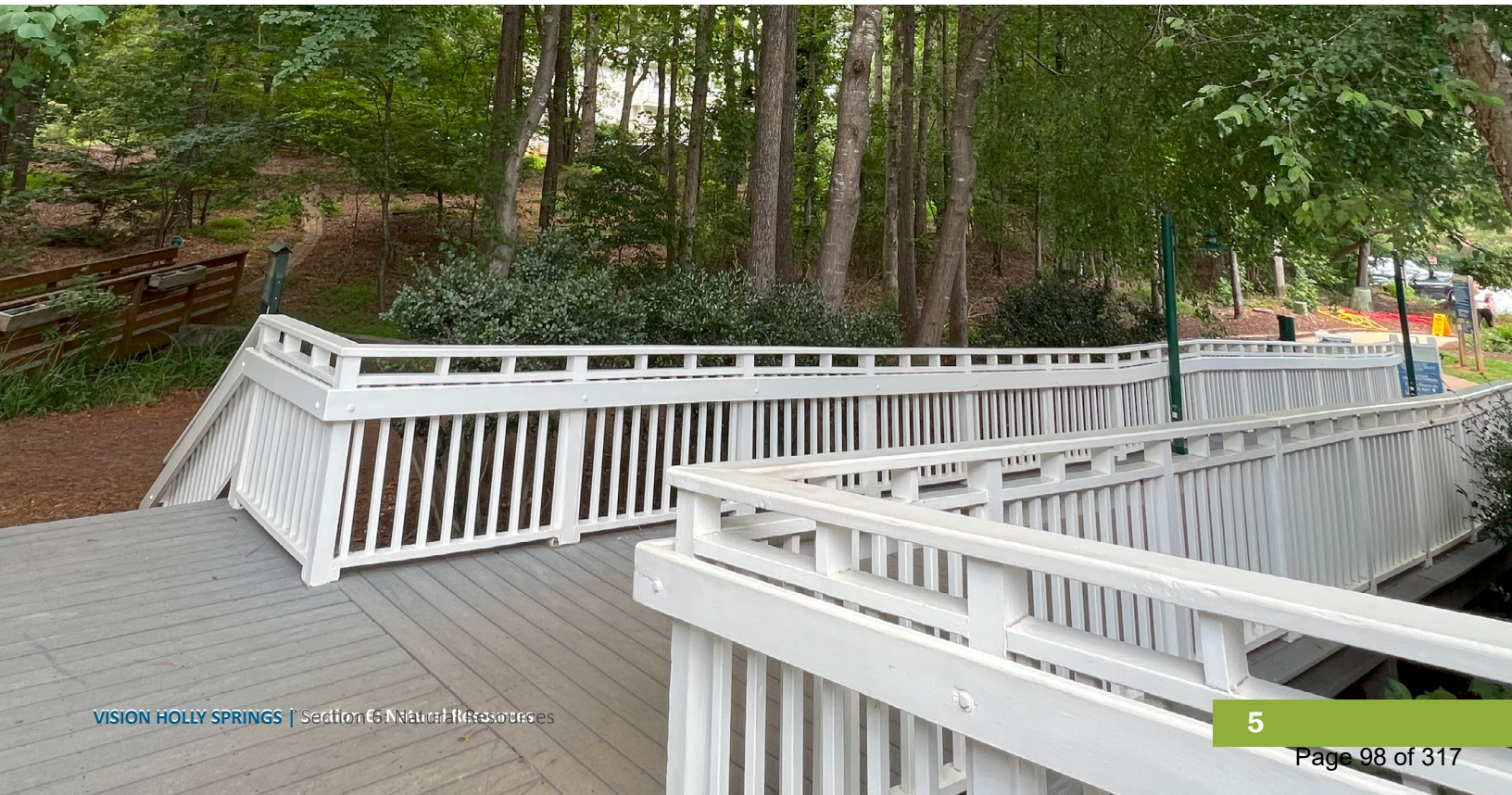


BASELINE OBJECTIVES

1. Balance development with conservation.
2. Preserve and enhance the ecology, natural resources, and habitat of Holly Springs.
3. Encourage forest and mature tree protection and promote re-forestation in areas designated by the Tree Preservation Ordinance.
4. Work with the existing contours of the land by minimizing grade changes of native topography when permitting development, as feasible.
5. Provide for and invest in connected greenways, open space areas, land conservation, parks, and access to water resources.
6. Support the public acquisition of lands that are environmentally sensitive for passive public recreation and/or conservation purposes.
7. Regulate uses to minimize damage toward environmentally sensitive areas, and when feasible, direct development away from sensitive areas.
8. Protect aquatic species and their habitat through protection of water quality by preventing point and non-point source pollution of local waterways.
9. Work with landowners and developers to use tools such as grants and conservation easements to protect natural, cultural, and historic resources.
10. Discourage the use of exotic species of plants and trees in landscapes and beautification efforts; encourage native species and low water usage plant materials.
11. Develop programs and regulations that comply with Federal and State regulations to offer the most natural resource protection.

Managed and Protected Lands



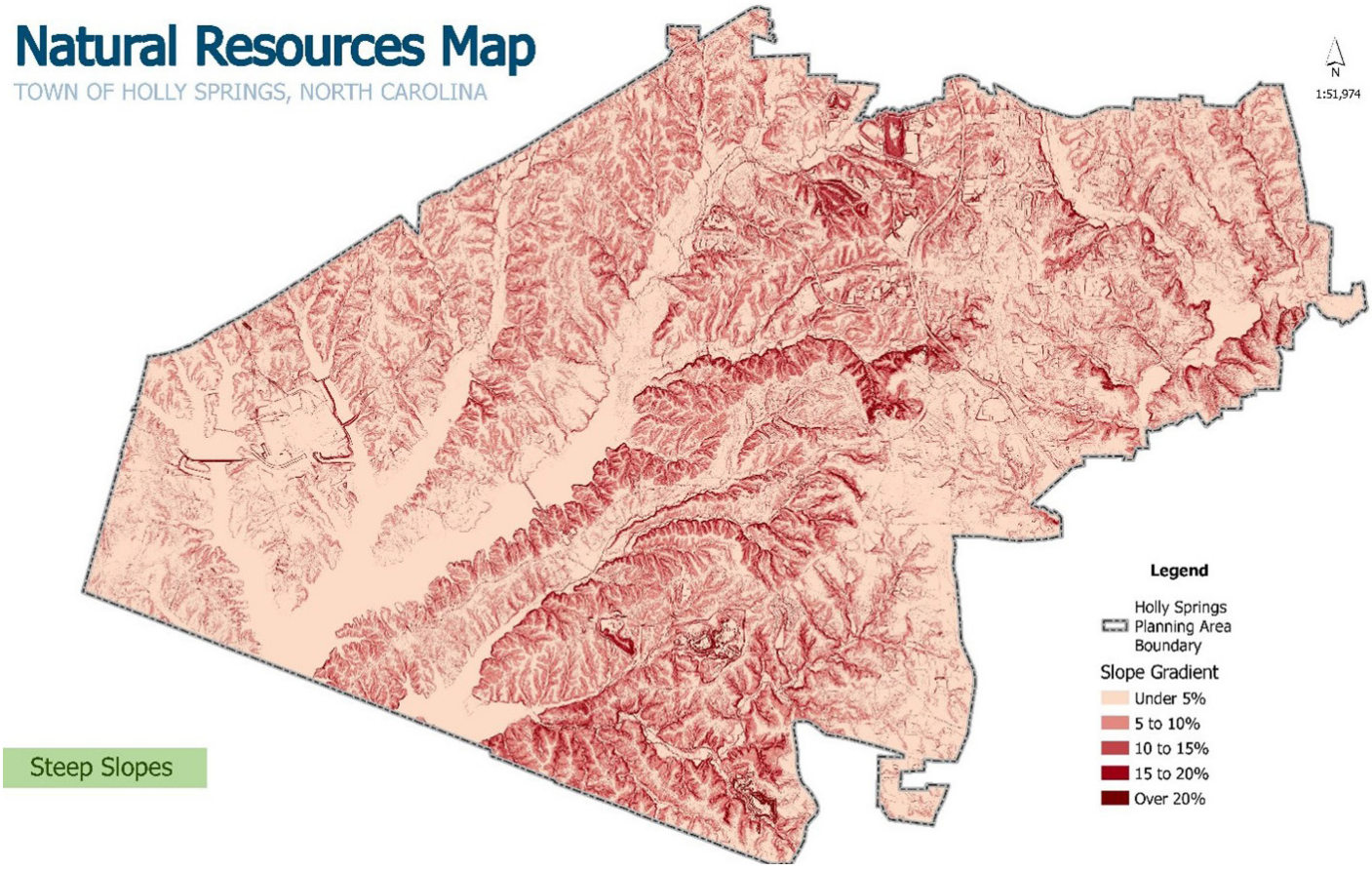


Natural Resources Overview

Topography and Geological Features

Land topography is a determining factor in the designation and development of appropriate land uses. The topography of the Town consists of rolling hills with an elevation range of approximately 200 ft. above sea level to approximately 500 ft. above sea level. The steeper slopes in the Town are generally located along ridgelines extending from the south to the northeast where the rolling hills reach higher elevations, as depicted on the map below.[5]

Grading to produce more suitable land for construction causes changes to topography. The Town has worked to alleviate this land transformation through required Erosion and Sediment Control approvals for the grading of areas greater than 20,000 square feet. Other efforts include minimizing the grading of steep slopes and encouraging the use of natural topography in development project design and construction.



The 1991 Generalized Geological Map of North Carolina indicates that the geology of Holly Springs includes two different categories of rock, the Triassic rock category and the Late Proterozoic to Early Paleozoic rock category. The Triassic rocks comprise a majority of the Town's future growth area. Dividing the two different categories of rock is an inactive fault line —the Jonesboro Fault- which lies just west of Highway 55.[6]

[5] *National Oceanic and Atmospheric Administration (NOAA), Digital Elevation Model (DEM) Data via Data Access Viewer (Silver Spring, MD: Office for Coastal Management, NOAA, 2025), accessed July 29, 2025, https://coast.noaa.gov/dataviewer.*

[6] *North Carolina Department of Environmental Quality, Generalized Geologic Map of North Carolina (Raleigh: North Carolina Geological Survey, North Carolina Department of Environment, Health, and Natural Resources, 1991), map.*



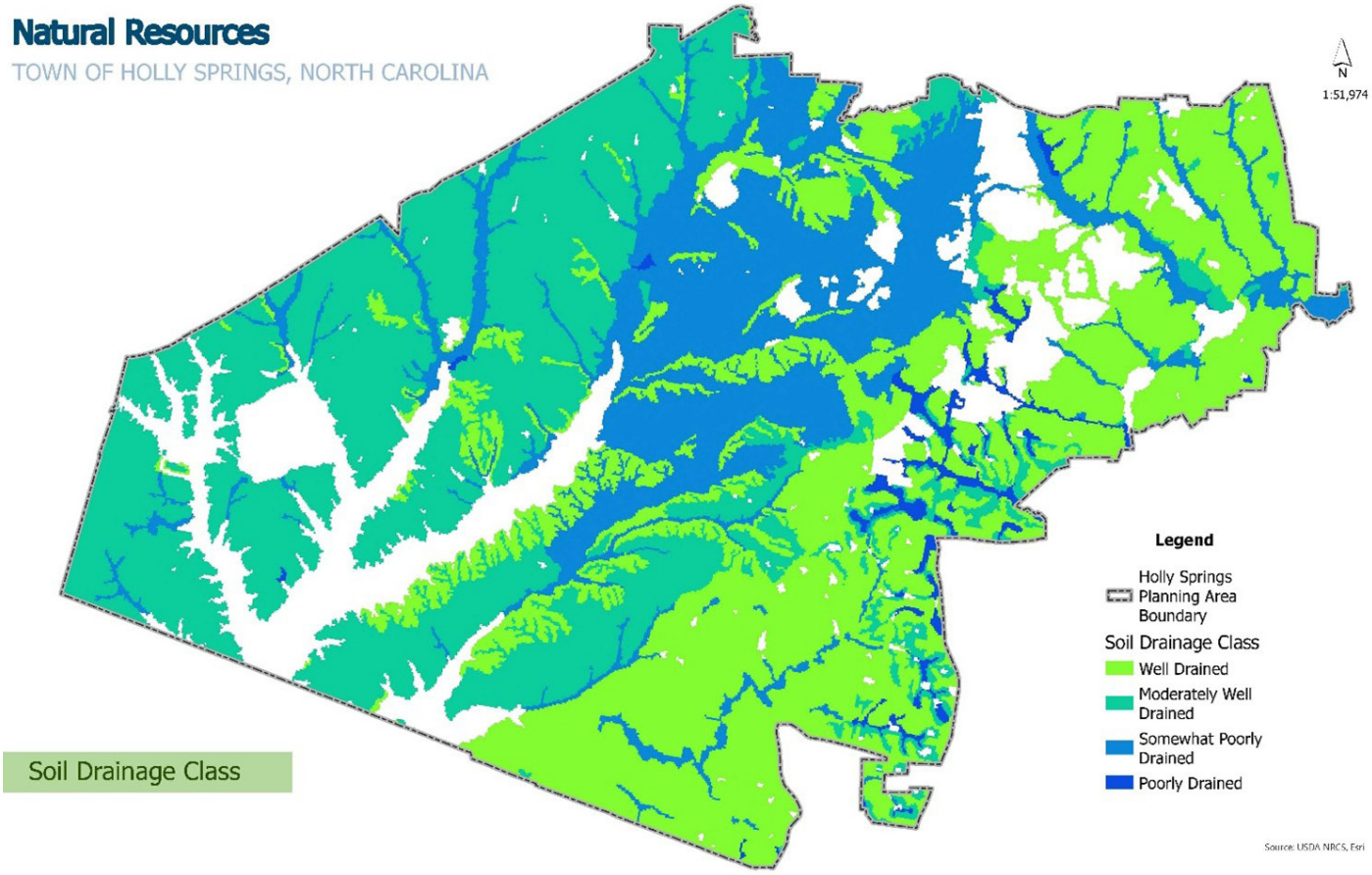
Soils and Drainage Capacity

Holly Springs contains a diverse array of soil types that significantly influence land development, agricultural practices, and environmental management. According to the USDA Natural Resources Conservation Services (NRCS), there are 54 distinct soil classifications within the Town of Holly Springs, predominately consisting of sandy loam varieties. These soils are categorized into various series, each with unique characteristics affecting their suitability for construction, vegetation growth, and water drainage.

Soil Classifications are broad categories used to describe soil properties and behavior for land management, agriculture, construction, and environmental planning. Classifications group soils based on drainage, texture, hydric status, and/or land capability.

1. **Drainage Class:** How water moves through the soil
   - **Well-drained:** Water moves freely; rarely saturated.
   - **Moderately well-drained:** Water drains somewhat slowly; may stay wet briefly.
   - **Somewhat poorly drained:** Water drains slowly; soil often wet.
   - **Poorly drained:** Water drains very slowly; saturated for long periods.
2. **Hydric vs. Non-Hydric:** Identified wetlands
   - **Hydric Soil:** Soils that are saturated long enough to develop anaerobic conditions, typically supporting wetland vegetation.
   - **Non-Hydric Soil:** Soils that are not wet enough to create wetland conditions.
3. **Textural Classes:** Based on the proportion of sand/silt/clay
   - Ex: sand, sandy loam, loam, clay loam, silt loam, clay
4. **Land Capability Classes:** USDA system for agriculture
   - Classes I-VIII based on limitations for farming such as erosion risk, drainage, and/or slope[7]

[7] *Ditzler, Craig. A Glossary of Terms Used in Soil Survey and Soil Classification. Washington, DC: U.S. Department of Agriculture, Natural Resources Conservation Service, 2017. https://www.nrcs.usda.gov/sites/default/files/2022-08/A_Glossary_of_Terms_Used_in_Soil_Survey_and_Classification.pd*



In the eastern portion of Holly Springs, soil is generally well-drained. This condition supports good infiltration of water, reducing surface runoff and making the land more suitable for residential and commercial development, as well as infrastructure construction. However, because water drains quickly through these soils, groundwater in the area may be more vulnerable to contamination from surface pollutants, requiring careful stormwater management and protective measures near wells and water supply areas.

In the western portion of Holly Springs, soils generally range from somewhat poorly drained to moderately well-drained. Areas with moderately well-drained soil can still support development but may require additional planning for stormwater management, such as detention basins or engineered drainage systems. High concentrations of somewhat poorly drained soil, particularly in the northwestern part of the Town, pose greater challenges for development. Poor drainage can lead to waterlogged soils, increased risk of flooding, and difficulties for plant growth, which can compromise landscaping, open space areas, and the stability of building foundations.[8]



[8] *Town of Holly Springs. Natural Resources. Amended Supplement #5. Holly Springs, NC: Town of Holly Springs, 2017. https://www.hollyspringsnc.gov/DocumentCenter/View/514/Natural-Resources?bidId=*

Poorly drained soils, where they exist in localized areas, are typically the least suitable for development. These areas are prone to ponding and slow water infiltration, making construction more costly due to the need for soil modification, drainage improvements, or elevated building foundations.[9] Conversely, well-drained soils are generally the most favorable for development, supporting both vegetation and structural stability while minimizing erosion and runoff concerns. Well-drained areas for new development should be prioritized while implementing mitigation strategies such as buffers and soil amendments in areas with moderately or poorly drained soil areas in order to maintain environmental quality and reduce developmental risks.[10]

Erosion Control

Over half of the soil in Holly Springs is classified as having a moderate erosion hazard, indicating that while they are generally stable, they are still susceptible to soil loss if they are not properly managed during land-disturbing activities. Without proper precautions, excavation, grading, or construction in these areas can result in significant sediment runoff, increased turbidity in local streams, and the loss of topsoil that supports vegetation.

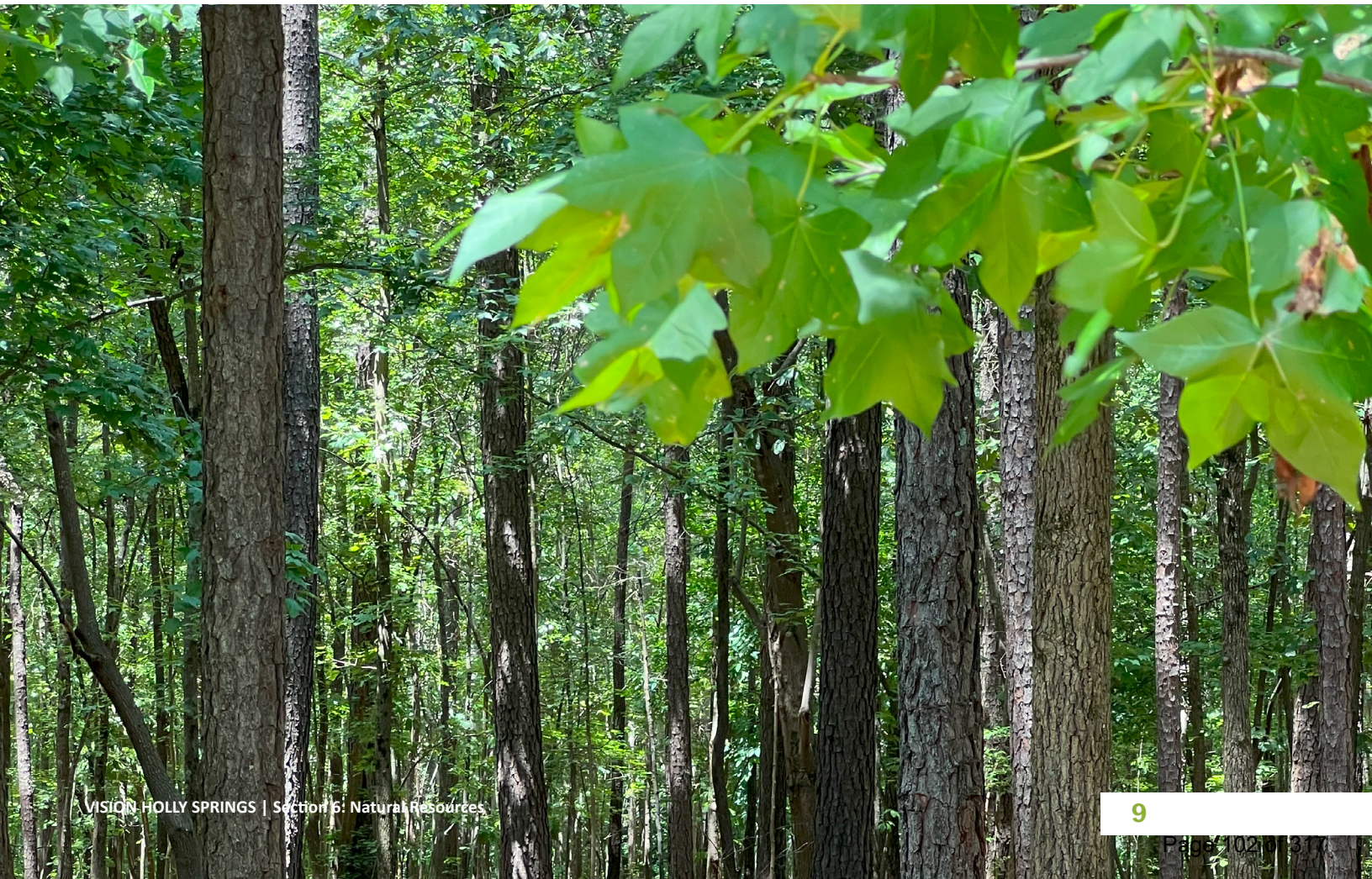
The Erosion and Sediment Control Program enforces compliance with state and local regulations and reviews site plans to ensure that adequate measures are included to reduce runoff and soil displacement. By requiring the incorporation of erosion control practices into the design phase and during construction, Holly Springs protects local waterways, maintains soil health, and reduces long-term maintenance costs associated with stormwater infrastructure.[11]

---

[9] Soil Survey Staff, Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. Washington, DC: USDA NRCS. Accessed September 15, 2025. https://websoilsurvey.nrcs.usda.gov/app/

[10] Poole, Chad, Mohamed Youssef, and Wayne Skaggs. Basic Information for Determining Drain Spacing on North Carolina Soils. Raleigh, NC: North Carolina State University Cooperative Extension, 2025. https://content.ces.ncsu.edu/basic-information-for-determining-drain-spacing-on-north-carolina-soils

[11] Natural Resources Conservation Service. "Soil Science." U.S. Department of Agriculture. Accessed September 15, 2025. https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/soil/soil-science



WATERSHEDS, FLOODPLAINS, AND STREAM CORRIDORS

Watersheds, Floodplains and Stream Corridors

Holly Springs hosts two major river basins: the Neuse River Basin and the Cape Fear River Basin. The Basin Divide runs along the Highway 55 corridor, splitting the Town into separate watersheds.

Cape Fear River Basin

The western portion of the Town hosts the Cape Fear River Basin and the Harris Lake Watershed, a subbasin of the Cape Fear which includes nine tributaries. Harris Lake is at the terminus of drainage from all these streams. It is a constructed body of water owned by Duke Energy Progress, who uses the water for cooling at the Shearon Harris Nuclear Power Plant[12]. Various natural resources exist around the Lake, including the Harris Game Lands, managed by NC Wildlife Resources Commission, and Harris Lake Park, managed by Wake County and host to a native longleaf pine forest[13].

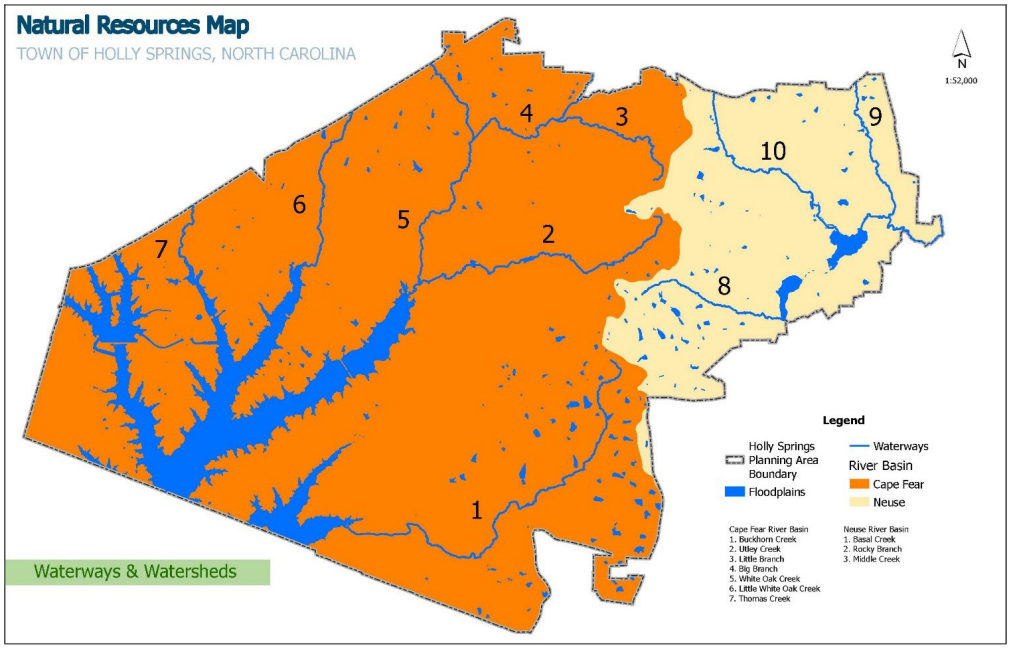
Neuse River Basin

The eastern portion of the Town hosts the Neuse River Basin and the Middle Creek Watershed, a subbasin of the Neuse which includes two tributaries. Located in this watershed, downstream from Holly Springs, are Sunset Lake and Bass Lake. Both are manmade, with Sunset Lake being an impoundment that empties into Middle Creek. Critical natural resources are present around these lakes. Bass Lake is bordered by Sugg Farm, a 117-acre parkland known for local festivals and gatherings[14]. Bass Lake is also surrounded by a 1.9-mile mulch trail, connecting the lake to Sugg Farm and other greenway networks[15].

River Basins and Sub-Basins Located in Holly Springs

River Basin	Watershed	Tributary/Stream
Cape Fear	Shearon Harris Reservoir	Buckhorn Creek
		Jim Branch
		Cary Branch
		Utley Creek
		Little Branch
		Big Branch
		White Oak Creek
		Thomas Creek
		Norris Branch
Neuse	Middle Creek	Basal Creek
		Rocky Branch

Source: 1:24,000 (7.5 minutes) topographic quadrangle maps provided by the US Geological Survey



[12]*North Carolina Wildlife Resources Commission, An Overview of the Shearon Harris Reservoir Largemouth Bass Fishery (2007–2017) (Raleigh, NC: NCWRC, September 2017), https://www.ncwildlife.gov/media/2922/download?attachment.*

[13]*Wake County Government, "Harris Lake Historic & Natural Significance," Harris Lake County Park, accessed July 29, 2025, https://www.wake.gov/departments-government/parks-recreation-open-space/all-parks-trails/harris-lake-county-park/harris-lake-historic-natural-significance*

[14]*Town of Holly Springs, "Sugg Farm at Bass Lake Park," Parks, Facilities & Greenways, Town of Holly Springs, NC, accessed July 29, 2025, https://www.hollyspringsnc.gov/758/Sugg-Farm.*

[15]*Town of Holly Springs, PRG Master Plan, March 2021.*



Surface Water Classification

Surface waters in North Carolina are assigned classifications that establish the "best uses" to be protected under state water quality standards.[16] These classifications guide management and regulation under the Clean Water Act and State rules, and can include supplemental designations for additional protections.[17] Within the Cape Fear River Basin, streams tied to Harris Lake and the Holly Springs area fall under this framework, with classifications reflecting both ecological function and vulnerability to urbanization pressures.[18] Common classifications relevant to streams in the region include the following:

- **WS-I through WS-V:** Watershed protection for public water supplies, with WS-I providing the most stringent protections.
- **Class C:** Supports aquatic life and secondary recreation.
- **Class B:** Supports primary recreation, such as swimming.
- **Supplemental designations:** High Quality Waters (HQW) and Outstanding Resource Waters (ORW) provide additional protections for water quality and ecological health.

Because growth in Holly Springs continues to increase impervious surface coverage and runoff, those classifications serve as critical management tools, ensuring that stormwater programs, conservation buffers, and development regulations align with state standards to maintain aquatic health and protect local drinking water as well as recreational resources.

Water Quality

The North Carolina Department of Environmental Quality (DEQ), Division of Water Resources (303(d)) lists those streams that are not meeting water quality standards or those that have impaired uses, in accordance with the federal Clean Water Act. Middle Creek appears on the 2022 303(d) list with a rating as fair based on narrative criteria to protect aquatic life in fresh water. The rating given in this stretch of stream is primarily based upon turbidity associated with sediment form in stream erosion/urbanization and runoff associated with development.[19]

---

[16]North Carolina Department of Environmental Quality. "Classifications." Accessed September 15, 2025. https://www.deq.nc.gov/about/divisions/water-resources/water-planning/classification-standards/classifications

[17]U.S. Environmental Protection Agency. North Carolina Classifications and Water Quality Standards. Washington, DC: U.S. Environmental Protection Agency, 2014. Sections .0100-.0200, Classifications and Water Quality Standards Applicable to Surface Waters and Wetlands of North Carolina

[18]North Carolina Administrative Code. "15A NCAC 02B .0311 – Cape Fear River Basin." North Carolina Division of Water Resources. Accessed September 15, 2025. 15A N.C. Admin. Code 02B .0311 - CAPE FEAR RIVER BASIN | State Regulations | US Law | LII / Legal Information Institute

[19]North Carolina Department of Environmental Quality, 2022 Final 303(d) List. Division of Water Resources. Raleigh, NC: State of North Carolina, March 30, 2023. Accessed July 29, 2025, https://edocs.deq.nc.gov/WaterResources/DocView.aspx?dbid=0&id=3170580&cr=1

The Middle Cape Fear Local Watershed Plan completed in 2004, provides a more detailed assessment of local tributaries tied to Harris Lake. Streams with lower impervious surface coverage surrounding the stream corridor were determined to be healthier than streams with greater impervious surface area.[20] The harmful impacts of impervious surfaces include limiting the absorption of water and causing runoff to travel across the land collecting sediments, nutrients and toxins that are carried to streams and creeks of the watershed.

The stream classifications in the study were defined as follows:

- **A functioning stream corridor:** Less than 5% impervious area.
- **An at-risk stream corridor:** Between 5 and 10% impervious area.
- **An unstable stream corridor:** Greater than 10% impervious area.

Regulations to protect the watersheds in Holly Springs include Conservation Buffer and Open Space regulations, the Town's NPDES Phase II stormwater program, the Erosion and Sediment Control Program, and the Stream & Wetland Protection and Flood Damage Prevention ordinances.

In 2013, the Cape Fear River Basin Restoration Priorities (RBRP) report and the Middle Cape Fear Watershed Plan updates reaffirm many of the concerns first identified in 2004, while expanding recommendations for management. The updated findings emphasized that watershed stressors in the Middle Cape Fear, including tributaries connected to Harris Lake and the Holly Springs area, stem largely from riparian buffer loss, bank erosion, sedimentation, and the continued expansion of impervious surfaces tied to urban development. The plan highlighted the need for riparian buffer restoration, stormwater best management practices (BMP), and land preservation to mitigate these impacts and maintain overall stream health. For the Town of Holly Springs, these recommendations directly align with existing local protections such as the Town's NPDES Phase II Stormwater Program, erosion and sediment control measures, and conservation buffer requirements, underscoring the importance of maintaining and strengthening these programs as growth continues to increase impervious surface coverage in the watershed.[21]

---

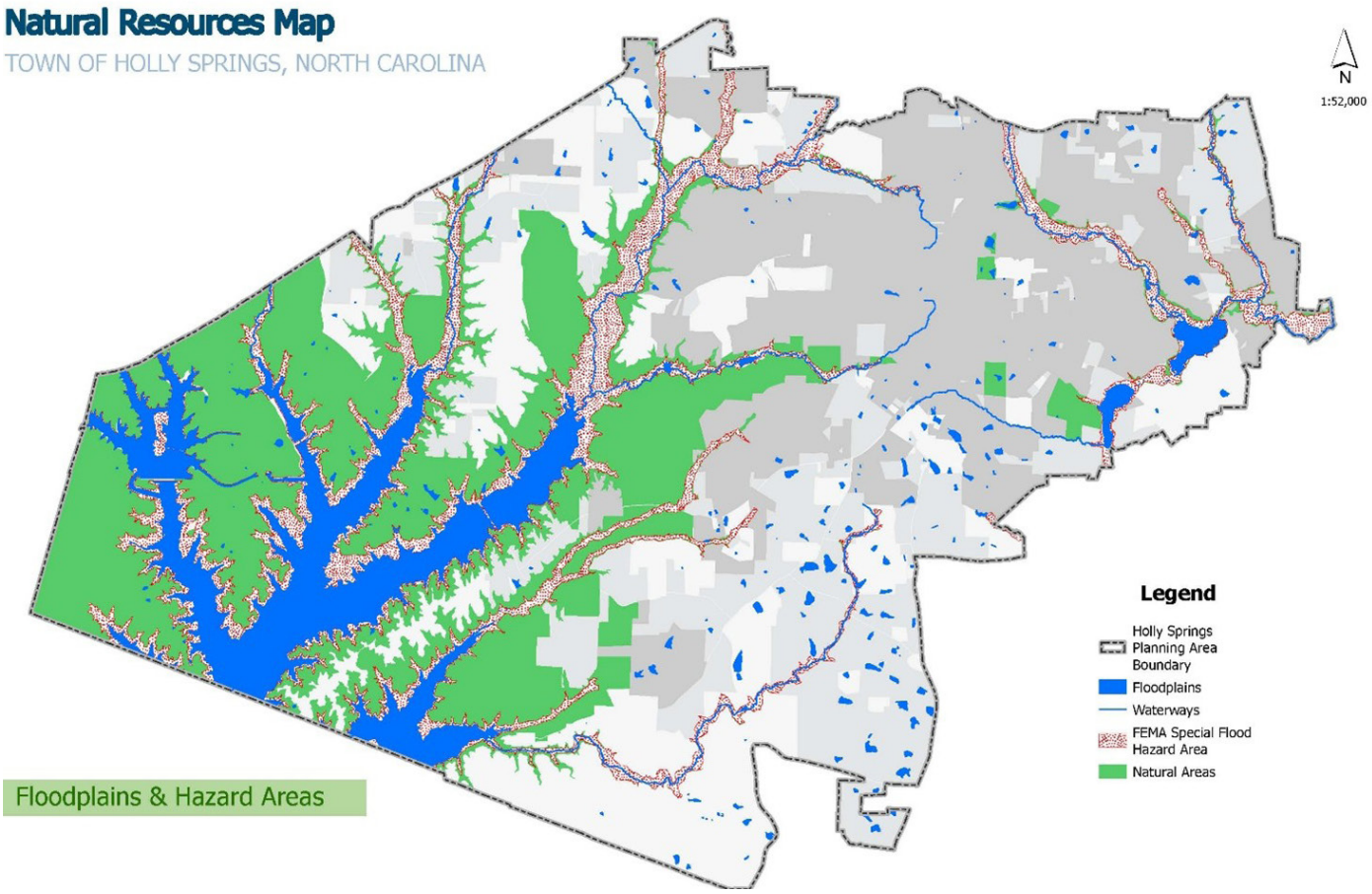
[20] *North Carolina Department of Environmental Quality, Division of Mitigation Services. Functional Status Memo 4: Middle Cape Fear River Basin. Raleigh, NC: State of North Carolina, June 2004, https://files.nc.gov/ncdeq/Mitigation%20Services/Watershed_Planning/Cape_Fear_River_Basin/Middle_CapeFear/Functional%20Status_Memo4.pdf*

[21] *North Carolina Department of Environmental Quality. Kenneth and Parker Findings and Recommendations Summary. Raleigh, NC: North Carolina Department of Environmental Quality, January 2013. https://files.nc.gov/ncdeq/Mitigation%20Services/Watershed_Planning/Cape_Fear_River_Basin/Middle_CapeFear/Kenneth%20and%20Parker%20Findings%20and%20Recommendations%20Summary%20012013.pdf?*





Flood Plains



A floodplain is an area that is subject to full and partial flooding. In addition to providing natural flood control, floodplains offer erosion control, protect water quality, serve as an area for groundwater recharge and act as aquatic and terrestrial habitats.

The Federal Emergency Management Agency (FEMA) federally designates and regulates floodplains with drainage areas that are typically equal to or larger than one square mile. Updated Flood Insurance Rate Maps (FIRM) shows the FEMA and State Regulated 100-year and 500-year future floodplains and identified hazard areas.[22]

In addition to the floodplain areas identified on the FIRM, the Town regulates locally identified floodplain areas. Fill to create buildable areas is prohibited in designated floodplains and residential structures are not allowed unless specific elevation and permitting criteria are met. Strict design standards that go beyond State and Federal regulations must be followed for permits to be approved.[23]

---

[22]NC OneMap, North Carolina Effective Flood Zones, North Carolina Department of Environmental Quality, NC OneMap program, accessed July 29, 2025, https://www.nconemap.gov/maps/a178aae74ee347d786e853e5a442eea2/explore.

[23]Town of Holly Springs, Code of Ordinances, Chapter 8, Article III, "Flood Damage Prevention," accessed July 29, 2025, https://library.municode.com/nc/holly_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH8EN_ARTIIIFLDAPR.

Riparian Buffers

Riparian buffers provide water quality protection and environmental benefit by filtering pollutants suspended in runoff, providing bank stabilization and sustaining wildlife habitats. The Town's Unified Development Ordinance regulates riparian buffers in addition to the North Carolina Neuse Buffer Rules. In the Cape Fear River Basin, the Town's standards protect a 30-foot area from the top of the bank on each side of intermittent and perennial features. The Neuse River Basin has 50-foot State regulated buffers measured from the top of the bank on each side. The Town has adopted more restrictive 100-foot buffers for perennial features in the Neuse River Basin. These include a 100-foot undisturbed buffer for perennial features that drain into Bass Lake.[24]

Wetlands

Wetlands are areas saturated by surface or ground water at a frequency sufficient to support unique wildlife habitats and soil conditions. These include swamps, marshes, bogs, wet meadows and similar areas. Wetlands provide important water quality controls by filtering pollutants and mitigating flood and sediment impacts.

In Holly Springs, wetlands are generally located along the stream corridors, lakes or ponds of the area. The Town's wetlands are regulated by the Army Corps of Engineers, which requires the replacement of wetlands when they are disturbed and controls the amount of development that can occur in a wetland. The Town assists the Corps by identifying and requiring development projects containing wetlands to receive approval from the Corps prior to issuing construction approvals.[25] Furthermore, because wetlands are generally located along the stream corridors, they often coincide with the Town's floodplain regulations.

Groundwater

Groundwater is an important source of drinking water that is recharged through the percolation of water through soil or through aquifer recharge areas. Groundwater is generally susceptible to over-pumping in areas where recharge endures a slower process or pollution in areas where substantial recharge occurs.

A groundwater recharge area exists in Holly Springs, east of Duke Energy lands and extending south into Fuquay-Varina. In this area the groundwater is replenished though percolation of water into the aquifer. The Town helps alleviate groundwater impacts using Stormwater Control Measures (SCMs) in the Post-construction Stormwater Ordinance. The Town feels that NPDES stormwater requirements may induce SCMs as an appealing option for developers to promote techniques that regulate infiltration.[26]

---

[24] *Town of Holly Springs, UDO, § 4.8 "Conservation Buffer Areas."*

[25] *Town of Holly Springs, Section 6: Mitigation for Secondary and Cumulative Impacts, in Secondary and Cumulative Impacts Management Plan, accessed July 30, 2025, https://www.hollyspringsnc.gov/DocumentCenter/View/10216/Section-6-Mitigation-for-Secondary-and-Cumulative-Impacts?bidId=.*

[26] *Town of Holly Springs, Code of Ordinances, Chapter 8, Article V, "NPDES Phase II and NSW Post-Construction Stormwater," accessed July 29, 2025, https://library.municode.com/nc/holly_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH8EN_ARTVNPPHIINSPONSST*



Forestlands and Tree Canopies

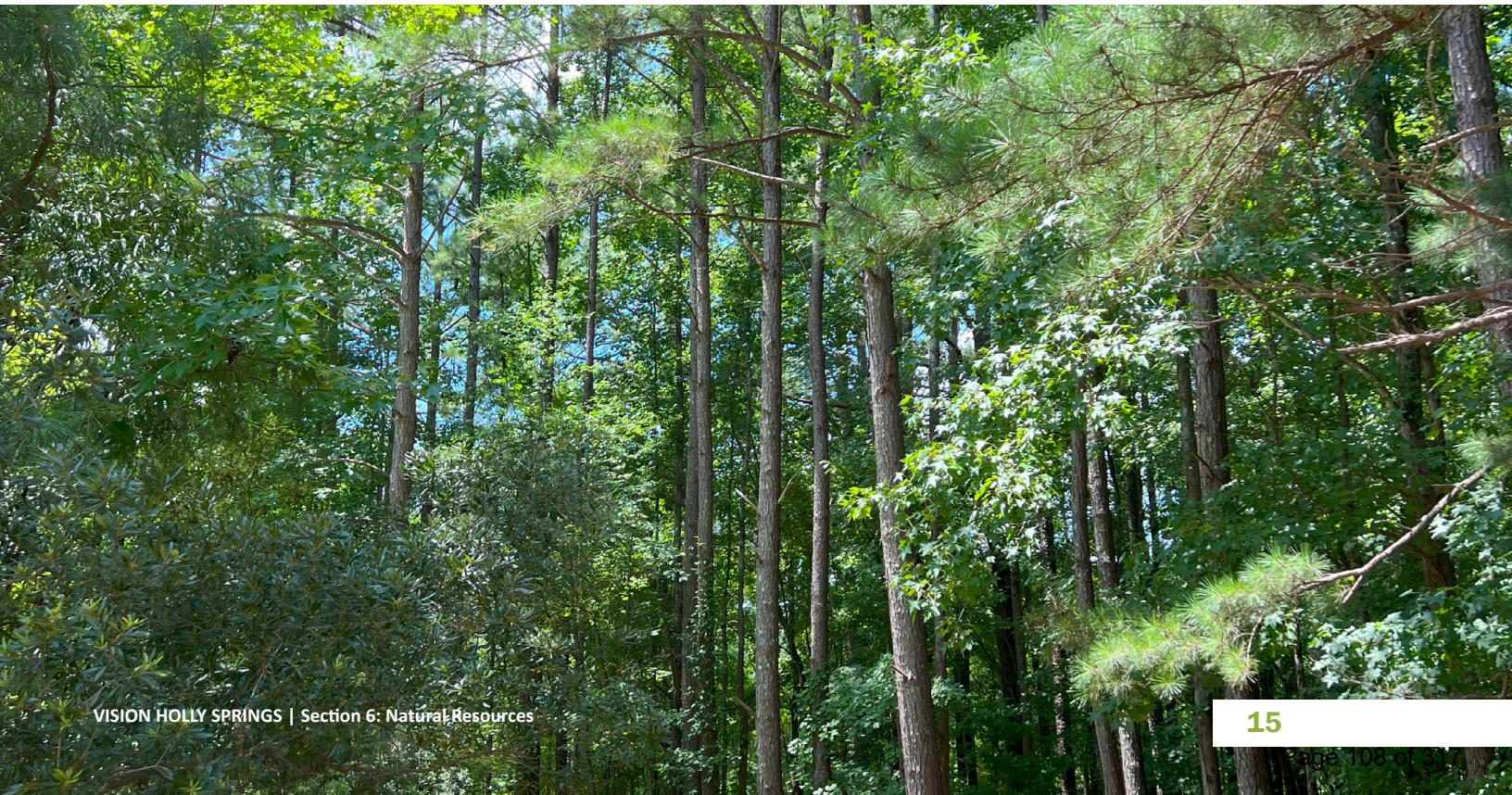
Forestlands in the Town of Holly Springs offer numerous benefits that enhance quality of life. They serve as vital habitats, nesting grounds, and food sources for local wildlife, while also supporting water recharge, reducing runoff and soil erosion, and filtering pollutants. With proper management, these forestlands represent a natural, renewable resource that will ultimately contribute to the Town's long-term quality of life.

Most of the Town's forestlands are in the west, around the Harris Lake area. To the east, forests are more scattered. Typical forests in Holly Springs include pine, oak, sweet gum, black gum, red maple, sycamore, and eastern red cedar. The most dominant forest type is coniferous cultivated pine. As mentioned earlier, Harris Lake County Park hosts a Piedmont Longleaf Pine Forest, a rare type of forest community that is slowly being restored through state-wide conservation efforts.

Canopy Coverage and Reforestation

The greatest threat to the forestlands of Holly Springs is the spread of low-density residential land. As more development occurs, the Town will continue to lose forestlands, impacting the quality of the environment and natural habitats. In 2023, Wake County completed a Tree Canopy Coverage Assessment. This study found that, from 2010-2020, Wake County lost 11,122 acres of tree canopy, a land area more than double the size of William B. Umstead State Park. Within this trend, Holly Springs showed a distinct split: the southwestern part of the Town experienced significant gains in canopy coverage, while the northeastern part saw notable and significant losses.[27]

The study also reported that, as of 2020, canopy cover among Wake County's twelves core municipalities averaged 60.5% within ETJ and 42.8% within corporate limits, providing very important context for growth pressures that the Town of Holly Springs will begin to face. Part of this study involved the identification of Potential Planting Areas (PPAs) using an analysis composite vulnerability index that combined 10 weighted measures of community vulnerability. Each individual planting area was assigned a priority rank from Very High to Very Low. Concentrations of elevated priority PPAs were observed in western Wake County, within and near the Holly Springs area.



Urban Forestry

To combat the loss of tree coverage, the Town has spearheaded various tree planting and urban forestry initiatives. In 2018, Holly Springs earned its status as a Tree City USA, which includes the implementation of a Tree Preservation Ordinance that aims to preserve native forest stands as well as large individual trees.[28] The Town also has open space requirements for residential developments to protect forest resources, and the UDO provides credits for preserving existing vegetation in order to decrease the need for new plantings.[29] As part of the 2023 Wake County Tree Canopy Coverage Assessment, possible planting locations were identified among bare soil and vegetation cover types. The locations were narrowed to sites that are at least 200 square feet within municipal planning jurisdictions and one acre in unincorporated areas. Utility easements, rights-of-way, recreational fields, and active agricultural or horticultural sites were filtered out. Holly Springs can use this data to establish Priority PPAs for tree conservation and protect in its comprehensive plan, integrating them with proposed parks, greenways, and open space in the Parks, Recreation and Greenways Master Plan. This information can also be leveraged to encourage planting on both public and private property through outreach, education, and volunteer programs, while applying existing tree protection standards in the Holly Springs UDO to new developments to target priority PPAs.[30]

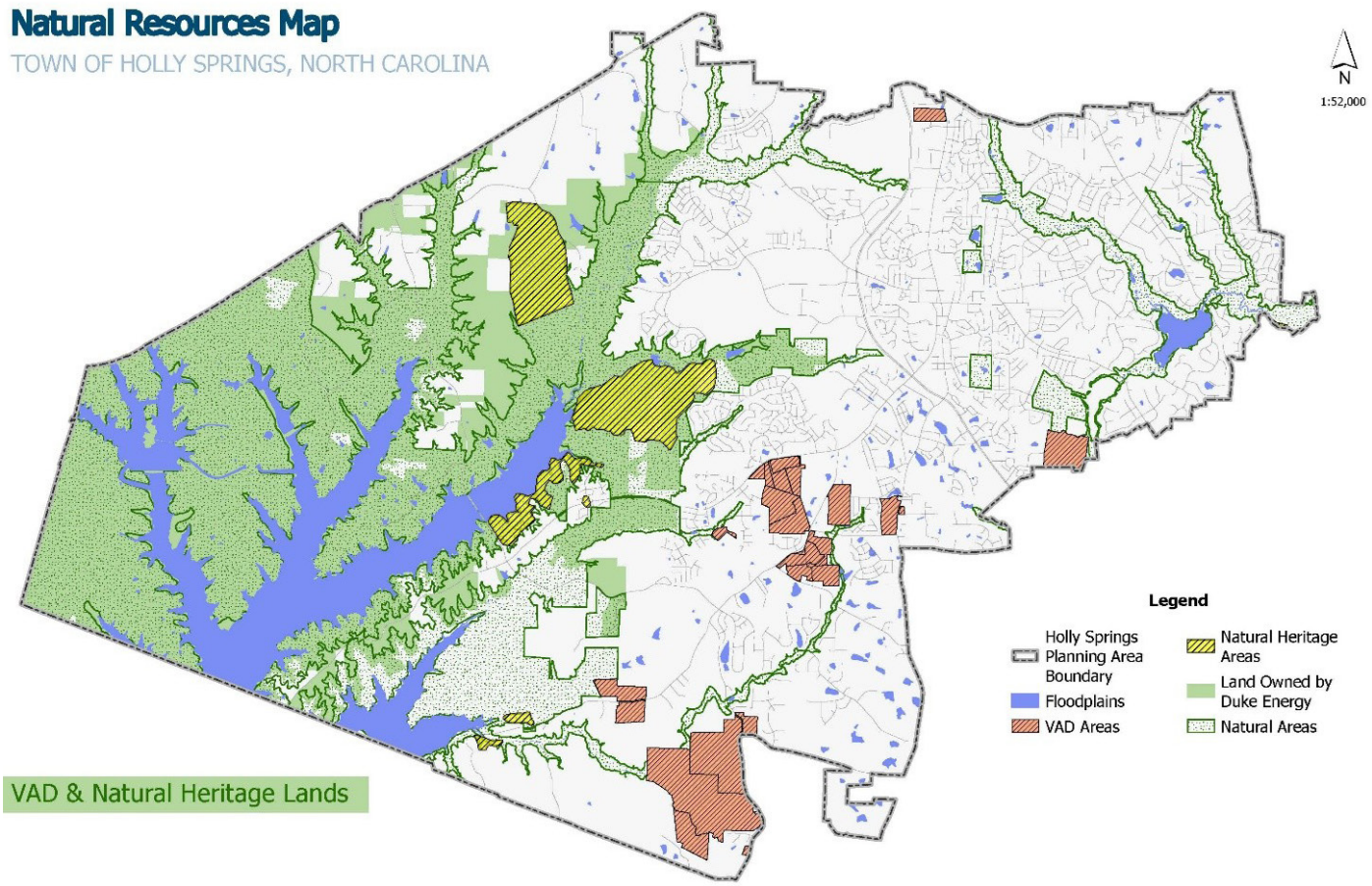
The administrative body responsible for the management of tree planting and maintenance for urbanized areas within Holly Springs is the Tree Advisory Committee. The Committee provides important information which helps residents understand the importance of tree preservation and maintenance. The Committee is also responsible for overseeing the many components involved with meeting the standards for Tree City USA qualifications. This includes organizing the annual Arbor Day event and the role the Committee plays in community outreach and education.

---

[27]Wake County Government. Wake County Land Cover Analysis & Tree Canopy Assessment. 2023. Accessed July 30, 2025, https://s3.us-west-1.amazonaws.com/wakegov.com.if-us-west-1/s3fs-public/documents/2023-09/Wake%20County_FINAL_pages_R_0.pdf
[28]Town of Holly Springs. "Urban Forestry." Town of Holly Springs, NC.
[29]Town of Holly Springs, UDO, § 4.4 "Tree Preservation Areas."
[30]Wake County Government. Wake County Land Cover Analysis & Tree Canopy Assessment. 2023. Accessed July 30, 2025, https://s3.us-west-1.amazonaws.com/wakegov.com.if-us-west-1/s3fs-public/documents/2023-09/Wake%20County_FINAL_pages_R_0.pdf



Managed and Protected Lands (VADs and Natural Heritage land)



Protected forestlands in the Town include various lands along stream corridors and around Harris Lake. The Town is host to Voluntary Agricultural Districts (VADs), encompassing approximately 21 parcels. VADs promote agricultural uses while also protecting the health of forestlands by acting as buffers between higher intensity developments. Most VADs in Holly Springs are located in the southeastern region of the Town, the area most primed for future developments. These VADs will act as critical land protection zones as growth inevitably spreads southward to these areas.

Five Natural Heritage Areas are also present in Holly Springs. Natural Heritage Areas are sites (terrestrial or aquatic) which contain special biodiversity significance due to the presence of rare species, unique natural communities and important ecological characteristics. Within Holly Springs, most of the sites are privately owned with protection areas existing as easements on the land. Natural Heritage Areas in Holly Springs include the Harris Longleaf Pine Forest, Utley Creek Slopes, Hollemans Crossroads, and the Jim Branch/Buckhorn Creek Forests.

Additional lands protected in Holly Springs include the various parks and greenways owned by the Town. These include land areas such as Bass Lake, Sugg Farm, Mim's Park and the future Eagle's Landing Park.

Endangered Species and Wildlife

The wildlife in Holly Springs includes many different species of mammals, amphibians, reptiles, birds, and fish. Of these, the US Fish and Wildlife Service has identified four species listed as threatened and five species listed as endangered.[31]

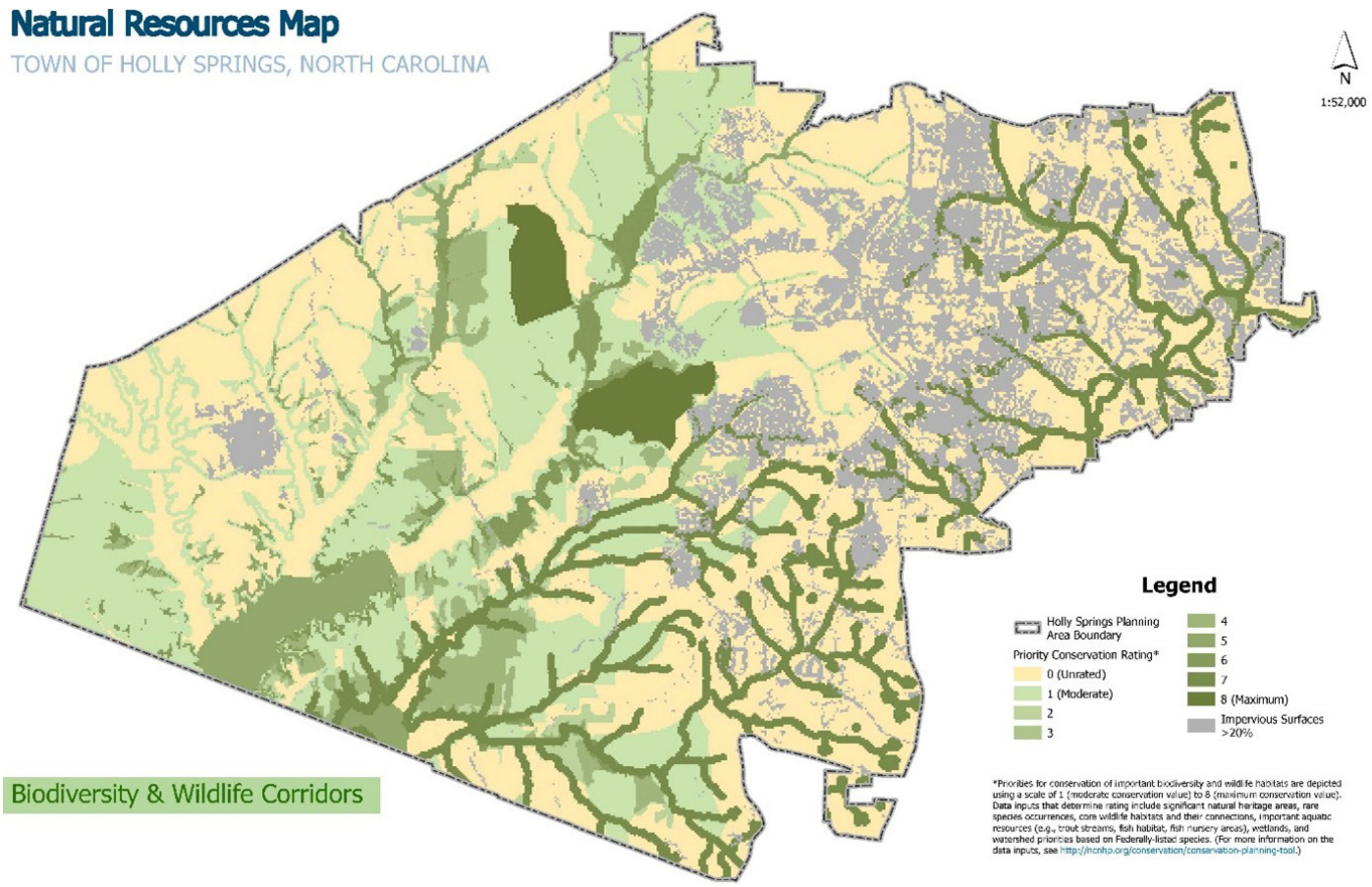
SPECIES	SPECIES TYPE	STATUS
Red-cockaded Woodpecker	Bird	Threatened
Neuse River Waterdog	Amphibian	Threatened
Cape Fear Shiner	Fish	Endangered
Carolina Madtom	Fish	Endangered
Dwarf Wedgemussel	Clam	Endangered
Yellow Lance	Clam	Threatened
Atlantic Pigtoe	Clam	Threatened
Michaux's Sumac	Flowering Plant	Endangered
Harperella	Flowering Plant	Endangered

[31] *U.S. Fish & Wildlife Service, Information for Planning and Consultation (IPaC): Official Species List for a Specified Project Location, accessed July 30, 2025, URL: https://ipac.ecosphere.fws.gov/location/RCIOH3WJ6NDJLLD63QLCQC4Q2A/resources.*

Vulnerable and Protected Habitats

Although not listed, the Town has voluntarily established a preserved habitat for the Tiger Salamander. The habitat is a 40-acre area along Middle Creek, north of Holly Springs Road. Most of the habitat is protected because it is part of the floodplain area. In the area that is not part of the floodplain, there is an existing sewer line making the area susceptible to development. If development does occur in this location, regulations are in place to preserve the area's landscape buffers.

Data from the NC Natural Heritage Program, under the Department of Natural & Cultural Resources, identifies and ranks healthy and sustainable ecosystem areas in Holly Springs. These areas represent environments which foster rich habitats and biodiversity and are critical for sustaining vulnerable species and maintaining wildlife corridor connections.[32]



Water quality deterioration and loss of habitat threaten wildlife in Holly Springs. Both threats are typical impacts of increased development. The existing Town regulations for protection of wildlife habitat and quality include Stream and Wetland Protection and Flood Damage Prevention ordinances, open space and riparian buffer requirements, the Erosion and Sediment Control Program, stormwater runoff control requirements and the Tiger Salamander Preserve.

[32] *North Carolina Natural Heritage Program, North Carolina Conservation Planning Tool (CPT) – Biodiversity/Wildlife Habitat Assessment, May 2025 (Raleigh, NC: NC Department of Natural and Cultural Resources, 2025).*

BUDGETING AND INVESTMENTS

Budgeting and Investments

According to the Holly Springs Operating Budget for Fiscal Year 2026, Environmental Fees are expected to account for approximately 6.7% of the FY26 General Fund's revenue ($4.35 million). This consistent stream of funding illustrates the Town's long-term commitment to environmental services such as recycling, refuse collection, and yard waste management. The Town's commitment to funding sustainability practices was demonstrated with a $0.59 increase in monthly environmental fees from the previous year.

Likewise, the Stormwater Management Program Fund is comprised of $1.93 million in revenue related to user and development fees. It is funded by $5.20 per equivalent residential unit, showcasing steady investment in managing runoff and improving water quality.

Capital Investment Projects

One of the largest public investments and a long-term capital priority is the Utley Creek Water Reclamation Facility (UCWRF) upgrade from 6 million gallons a day (MGD) to 8 MGD, with nearly $98.5 million in funding for FY26 alone. This project directly supports watershed health, reduces nutrient pollution, and increases wastewater treatment capacity in line with growth.



OBJECTIVES FOR THE FUTURE

Objectives for the Future

1 *Build upon ordinances to alleviate pressure on developers.*

- Allow opportunities for exemptions and reductions in open space/conservation requirements for developers to incentivize reasonable growth while also attaining the Town's desired resource protection goals.
  - Consider revisions to the Town's Unified Development Ordinance to concentrate growth away from vulnerable lands.
- Ensure Holly Spring's development is compatible with the region's natural form, vegetation, topography, streams, floodplains, wetlands and other riparian assets.

2 *Improve upon the Urban Forestry Management Program.*

- Legitimize and expand the regulations and processes around urban forestry practices to enhance the Program's efficacy in Holly Springs.
  - Recommend that the Town prepare and maintain an official Urban Forestry Master Plan to address how to implement treescape improvements and enhancements throughout the community. The plan should identify priority protection areas (PPAs), in accordance with the Tree Inventory.
  - Review Tree Preservation ordinance in the UDO. Identify areas of the existing code where additional conservation measures may be appropriate.
  - Use Urban Forestry best practices to identify the most effective tree conservation measures in terms of desired benefits. Integrate with Tree Maintenance standards found in the Code.
- Expand the Tree Inventory ordinance to calculate and determine additional environmental factors related to tree coverage.
  - Consider using the Tree Inventory assessment to quantify carbon offset and assess their contribution to minimizing Holly Spring's carbon footprint.
  - Consider using the tree inventory to assist in identifying PPAs to be established in the Urban Forestry Master Plan.
- Establish community tree planting events/programs where citizens can volunteer to assist with tree maintenance and PPA replanting efforts.
  - Expand programs such as the South Wake Landfill Citizens Committee's Tree Planting Program to encourage volunteer-based tree plantings/maintenance to existing neighborhoods, parks, and PPAs.

3 Establish proper standards for Street Tree planting and maintenance.

- Consider implementation of comprehensive tree planting standards for every major street/roadway, and by protecting and preserving significant stands of existing trees along or adjacent to major roadways.
  - Ensure that all new roadway projects and major reconstruction projects preserve existing trees and topography and provide an adequate street tree canopy while providing for the safest facility possible.
  - Consider involving a certified arborist in project planning when constructing new street/roadway infrastructure.
- Draft specific policies oriented towards Street Tree planting, design, and maintenance.
  - The Town should prepare and maintain an official Street Tree Master Plan to address: 1) the retrofitting of existing streets, where appropriate, 2) the planting of future streets and 3) the maintenance and replacement of dead, diseased, or disfigured trees.

4 Expand the Town's role in the protection of endangered/threatened wildlife.

- Consider implementing wildlife management practices that minimize human-wildlife conflicts and support sustainable wildlife populations, by working with regional experts and stakeholders.
  - Consult with conservation partners to develop wildlife education programs and facilities to provide opportunities for citizens to learn about species, habitats, and important ecosystems.
  - Consider creating an educational campaign to provide information to residents about how to avoid wildlife conflict situations and respond appropriately when they arise.
  - Monitor and manage invasive species and develop a program to increase awareness of, contain, and possibly eradicate their impact.
- Integrate wildlife habitat conservation and restoration strategies into the existing development process.
  - Consider revisions to the UDO to expand Open Space/Conservation standards to include specific practices for wildlife habitat protection and enhancement, including the protection of wildlife corridors.
  - Consider establishing habitat protection areas for additional endangered/threatened species, similar to the Tiger Salamander protection area.
- Seek to prevent further and/or potential aquatic degradation and impairment of biological communities by strengthening urban stream water quality measures.
  - Consider additional protections around seasonal pools and intermittent streams, and their buffers that are home range/breeding habitat for water dependent species.

6 *Bolster Water Resource Management Policies to protect wetlands, streams, and overall water quality.*

- Create a Water Resource Management Master Plan.
  - Consider developing a coordinated long-range master plan for water, wastewater, reclaimed, and stormwater systems.
  - Consider developing a water, sewer, and reclaimed asset management plan to ensure system integrity and identify needed maintenance and investments to handle future growth.
- In addition to development standards, expand Stormwater Control Measure (SCMs) to improve water quality.
  - Consider implementation of public education programs, monitoring and control of illicit discharges, expansion of the greenway concept to include safe floodplain connection and activation.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services
Title: Seasons at Wilbon Rezoning 25-REZ-06
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement
- Recommend the Town Council approve/deny Rezoning 25-REZ-06 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The applicant has submitted an application for a rezoning from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District at 2316 Piney Grove Wilbon Road.
- The application includes a total of 222 units on 81 acres, with a mix of Attached and Detached Dwellings.
- The application follows the Option 2: Master Plan Conditional Zoning District process, with a conceptual plan set for the project. If the project were approved by Town Council, a separate Major Subdivision application would be required. This Major Subdivision would return to Town Council for Quasi-Judicial Review.
- Following Planning Board review and recommendation, it is anticipated to return to Town Council for action at the November 18th meeting.

Staff Recommendation: Approve

Background:

- The project area lies within the Town's Planning Jurisdiction, and was made part of the Extra Territorial Jurisdiction (ETJ) with the 2016 expansion.
- A school capacity letter from Wake County Public Schools is attached.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, October 21 - Town Council Public Hearing
    - Tuesday, October 28 - Planning Board review and recommendation
    - Tuesday, November 18 - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ06_SeasonsatWilbon_PBStaffReport
2. 25REZ06_SeasonsatWilbon_WCPSSLetter
3. 25REZ06_SeasonsatWilbon_Application
4. 25REZ06_SeasonsatWilbon_Plans

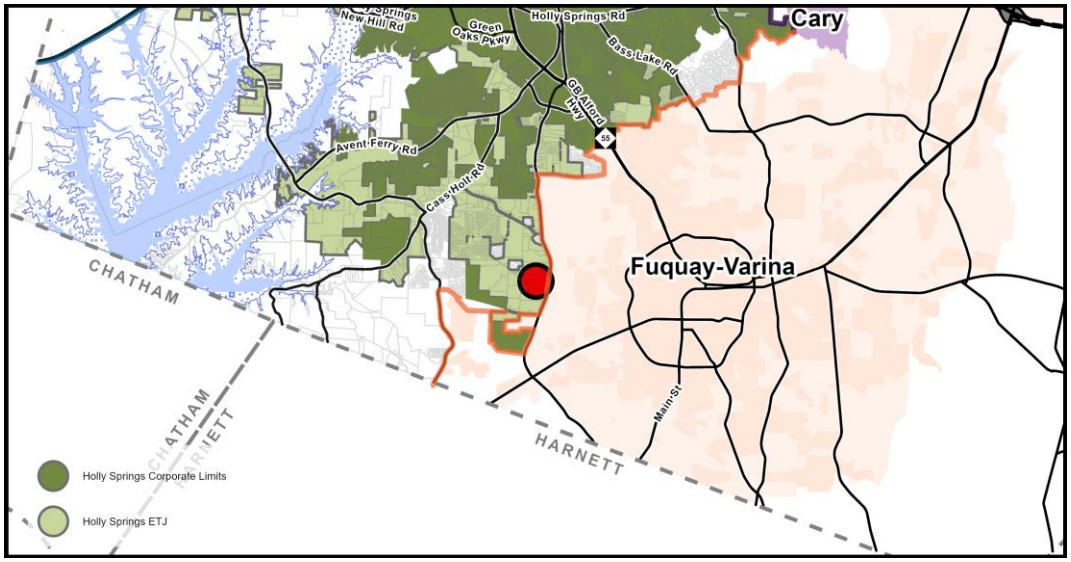
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Master Plan (Option 2)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Kimley-Horn, on behalf of D.R. Horton

Property Address: 2316 Piney Grove Wilbon Road

Property Area: 81.00 ac.



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

Project Summary:

A rezoning of 81acres from RR – Rural Residential to NR-CD – Neighborhood Residential Conditional Zoning District, with a maximum of 222 total units, consisting of Attached and Detached Dwellings.

Requested Action:

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

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation, & Greenways Information	Page 10
Community Facilities Information	Page 11
Utility & Infrastructure Information	Page 12
Natural Resources & Open Space Information	Page 14
Conditional Zoning District Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
RR Rural Residential
☐ Conditional Zoning District

Proposed Zoning:
NR Neighborhood Residential
☒ Conditional Zoning District
Master Plan (Option 2)



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

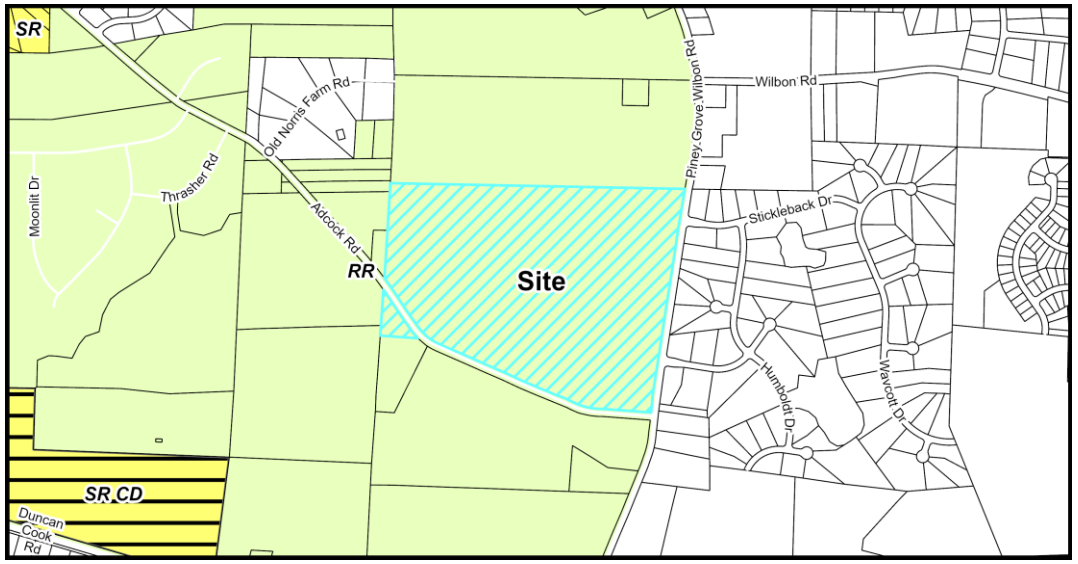
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right. Commitments to publicly available open space and construction of a Town greenway create public benefits. Overall, the project is consistent with Town adopted plans and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0647701834	RR	81.0 ac.
	Total Area	**81.0 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant, Agriculture
North	RR – Rural Residential	Detached Dwelling, Agriculture
South	RR – Rural Residential	Detached Dwelling, Agriculture
East	RA – Residential Agricultural (Town of Fuquay-Varina)	Detached Dwellings
West	RR – Rural Residential	Detached Dwellings

Parcel Rezoning History

Rezoning Number: 15-REZ-07 (establish ETJ)
Original Zoning: R-80 (Wake County)
Approved Zoning: R-30 – Residential (reassigned to RR Rural Residential in 2022)
Approval Date: June 7, 2016

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

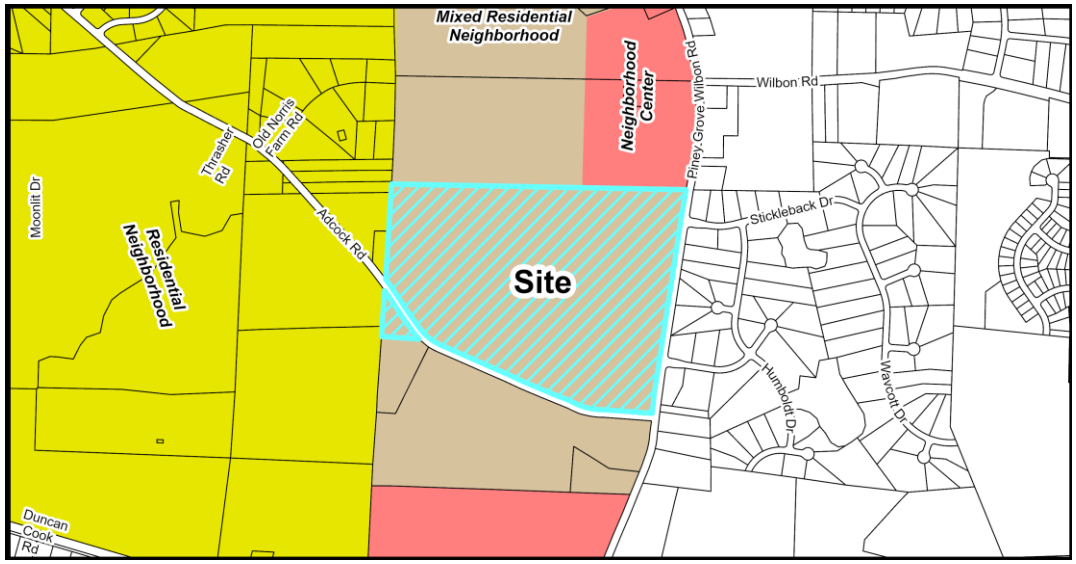
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

Future Land Use: Mixed Residential Neighborhood
A Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices in the same neighborhood. Homes are oriented toward the street with on-street parking in front of more dense housing options. New development should include a comprehensive and connected network of open space that provides room to gather, preserves large tree stands, and helps manage stormwater run-off. Small blocks and a grid network support a well-connected, cohesive community.

Key characteristics of a Mixed Residential Neighborhood include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from front-loaded driveways, while smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources, including large tree stands and drainage-ways.
- Multi-modal walkable streets with curbs and formal street tree planting.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.

Small Area Plan: N/A

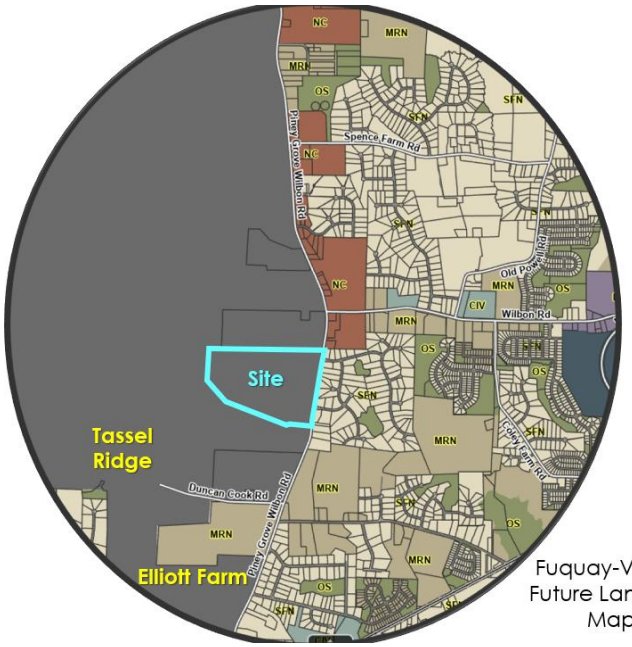
Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The project is located at the southern end of the Town's Planning Jurisdiction, along Piney Grove Wilbon Road. This area of Town has recently seen several projects approved by Town Council, including Elliott Farm and Hazel Ridge (fka Tassel Ridge). The current Future Land Use Map, adopted by the Town in 2022, defines residential development in this area, with parcels designated as Residential Neighborhood further away from Piney Grove Wilbon, and Mixed Residential Neighborhood or Neighborhood Center directly adjacent to Piney Grove Wilbon Road.

These Mixed Residential Neighborhood and Neighborhood Center parcels run the entire length of the Piney Grove Wilbon corridor, from Elliott Farm in the south to the Honeycutt/Wade Nash intersection near Buckhorn Creek Elementary School. When designating these parcels as Mixed Residential Neighborhood with the 2022 Future Land Use Map, the Town considered the proximity to this major corridor and consistency with the Town of Fuquay-Varina's plans.



Fuquay-Varina Future Land Use Map

Across the street from this project is the Town of Fuquay-Varina's planning jurisdiction, which extends along the eastern side of Piney Grove Wilbon Road north to Wade Nash Road. Fuquay-Varina has also envisioned growth along this corridor through their own Comprehensive Plan and Future Land Use Map, designating parcels on the east side of the road as primarily Neighborhood Commercial (NC) [red parcels], Mixed Residential Neighborhood (MRN) [tan parcels], with portions of Single-Family Neighborhood (SFN) [light tan parcels]. Directly across the street from this project site is one of the Single-Family Neighborhood portions, with these existing detached dwellings accessed from an internal street, rather than Piney Grove Wilbon Road.

The applicant has considered nearby development patterns, including the adjacent neighborhood development, by concentrating its density to the eastern half of the site, and primarily locating its larger lot detached dwellings to the western half. The attached dwellings and smaller lot dwellings are adjacent to or within close proximity of open space, a key characteristic of a Mixed Residential Neighborhood. The site also contains a large amount of tree canopy, as well as an existing pond with adjacent wetlands in the center of the site. The attached dwellings have been arranged to front open space between the wetlands, with meandering trails to provide a buffer between the dwellings and wetland areas. To demonstrate this arrangement, the applicant has provided images in the plan set. As for the larger lot dwellings in the western half of the site, these encompass the smaller rear-loaded lots, providing a buffer to adjacent neighborhoods, and meeting another Mixed Residential Neighborhood characteristic to provide transitions.

The attached dwellings, as well as around 55 detached dwellings, are accessed via alley. The street network is generally connected, with one internal street wrapping around the central environmental features. Where a road cannot cross the pond to the north, a private greenway is proposed for a pedestrian connection. In addition to the required Town greenway through the center of the site, several private connections are provided, as well as a variety of open spaces mixed throughout the site. As a separate commitment to the typical amenity center and open space categories, public art is proposed in the open space at the corner of Adcock Rd and Piney Grove Wilbon Rd, creating a viewshed into the development.

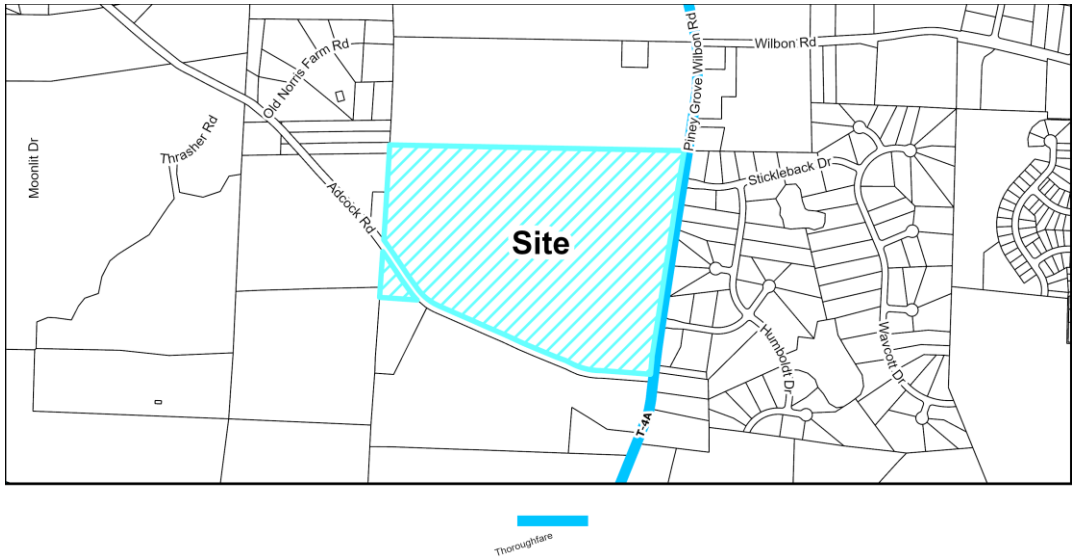
The proposed project is providing a mix of housing types around a variety of connected open spaces and preserving the environmental features onsite. The applicant has also considered Town feedback on the existing Future Land Use Map and incorporated these comments into plan design. Overall, the project has demonstrated consistency with the Comprehensive Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Piney Grove Wilbon Road to meet ½ of the ultimate cross section. Piney Grove Wilbon is identified as a T-4A cross section in the CTP, which is a 4-lane median divided thoroughfare with a 10-ft sidepath. Adcock Road (SR 1124), located along the southern property frontage, is not on the CTP. However, the project has committed to frontage improvements on Adcock Road in accordance with the LC-2A cross section from the CTP, which is a 2-lane collector road. For most of the frontage on Adcock Road, ½ of the ultimate LC-2A cross section will be installed, but the full LC-2A cross section will be installed along the western portion where this project owns property on both sides.

The development is proposing two driveway accesses, one from Piney Grove Wilbon Road and one from Adcock Road.

New Location Roadways:
There are no new CTP roads impacting this project.

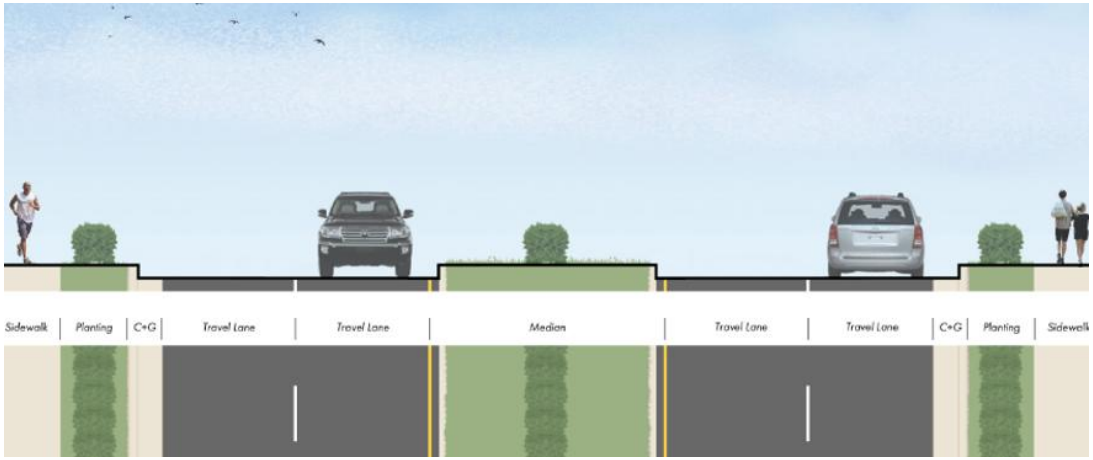
Hotspot/Safety Study Location:
There are no Hot Spot Studies impacting this project.

Improvement Prioritization: N/A

Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

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

CTP-Required Roadway Thoroughfare Widening:

- Accommodate ½ of the required roadway section along site frontage along Piney Grove-Wilbon Road (identified in the Town's CTP as a 4-lane divided "T-4A" section.
- Accommodate ½ of the required roadway section along site frontage on Adcock Road (identified by Town staff as the "LC-2A" cross section).

Piney Grove-Wilbon Road at Stickleback Drive/Site Driveway:

- Provide an exclusive northbound left-turn lane on Piney Grove-Wilbon Road (through frontage widening) with 100 feet of storage and appropriate taper.
- Stripe the additional lane constructed along Piney Grove-Wilbon Road (through frontage widening) as an exclusive southbound right-turn lane at this intersection.
- Construct the Site Driveway with one ingress lane and two egress lanes, comprised of a shared left/through lane and an exclusive right-turn lane with 100 feet of storage and appropriate taper.
- Restripe the existing westbound approach of Stickleback Drive as a shared left/through/right

Piney Grove-Wilbon Road at Adcock Road:

- Provide an exclusive eastbound right-turn lane on Adcock Road with 100 feet of storage and appropriate taper.

Transportation Information (cont.)

- Provide an exclusive northbound left-turn lane on Piney Grove-Wilbon Road (through frontage widening) with 100 feet of storage and appropriate taper.
- Stripe the additional lane constructed along Piney Grove-Wilbon Road (through frontage widening) as an exclusive southbound right-turn lane at this intersection.

Adcock Road at Site Driveway:
- Construct the Site Driveway with one ingress and one egress lane.

Piney Grove-Wilbon Road at Rouse Road:
- Construct an exclusive eastbound right-turn lane on Rouse Road with 100 feet of storage and appropriate tapers

Developer will contribute fee-in-lieu for the following improvements:

Piney Grove-Wilbon Road at Rouse Road:
- Contribute a proportional fee-in-lieu (FIL) towards construction of an exclusive northbound left-turn lane on Piney Grove-Wilbon Road with 150 feet of storage and appropriate tapers.

Piney Grove-Wilbon Road at Adcock Road:
- If determined to be warranted, and if approved by the Town and NCDOT at project build-out, contribute a proportional fee-in-lieu (FIL) towards installation of a traffic signal.

Piney Grove-Wilbon Road at Phelps West Road:
- Contribute a proportional fee-in-lieu (FIL) towards construction of an exclusive southbound left-turn lane on Piney Grove-Wilbon Road with 100 feet of storage and appropriate tapers (which assumes back-to-back storage with the northbound left-turn lane onto existing Duncan Cook Road committed by the Hazel Ridge development).

Transportation Staff Analysis:

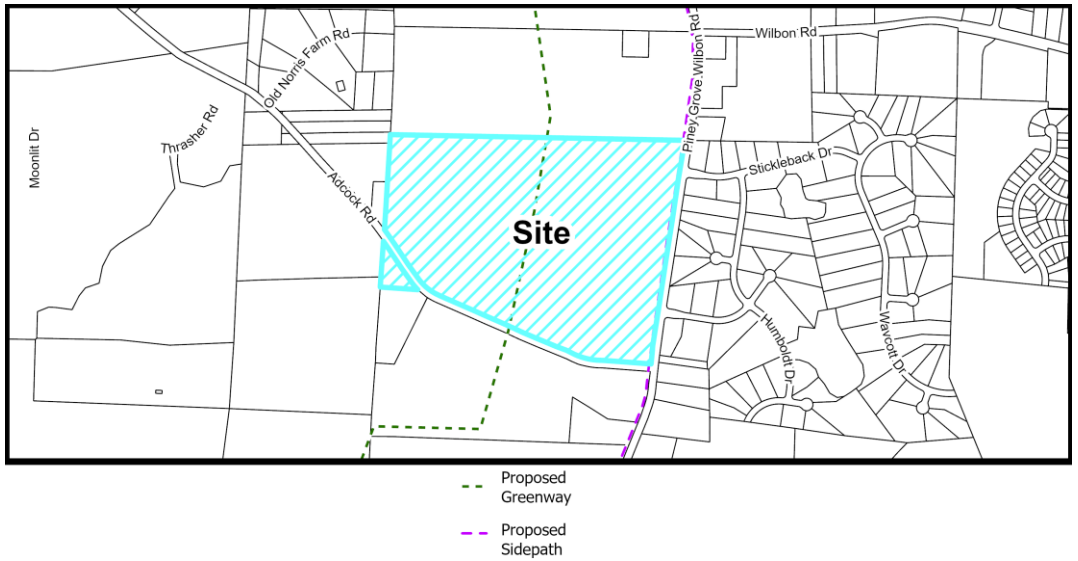
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A greenway is required per the Future Active Transportation Map, shown bisecting this property running parallel to Piney Grove Wilbon Road.

A sidepath will be installed with the frontage improvements along the Piney Grove Wilbon frontage.

Parks, Recreation, & Greenways Summary

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

Parks, Recreation, & Greenways Staff Analysis:

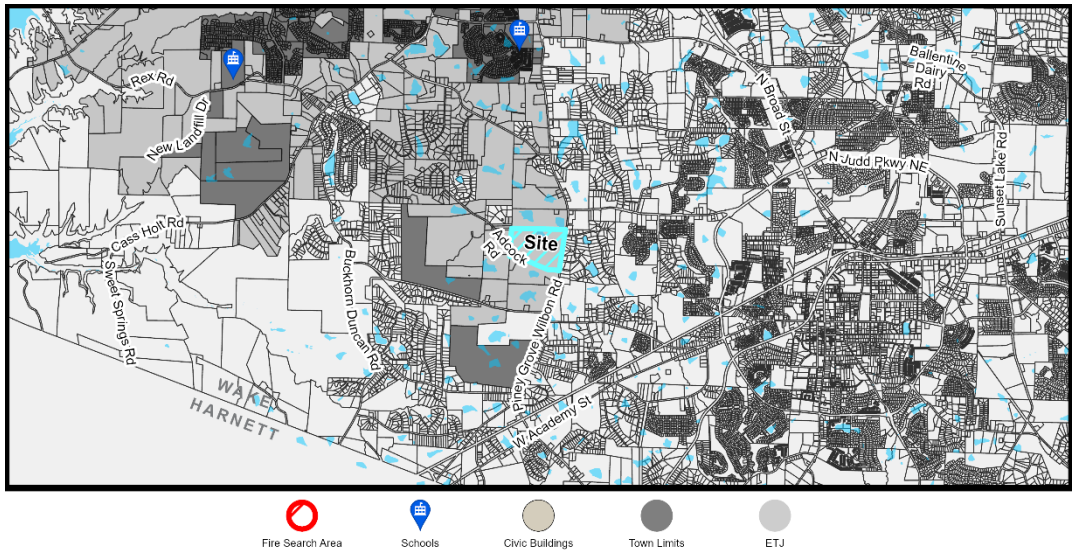
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The applicant has proposed a 10' asphalt greenway through the center of the project, from Adcock Road north to the property line, adhering to the Future Active Transportation Map. The project is overall consistent with the Parks, Recreation, and Greenways Master Plan and the Unified Development Ordinance.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☐ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

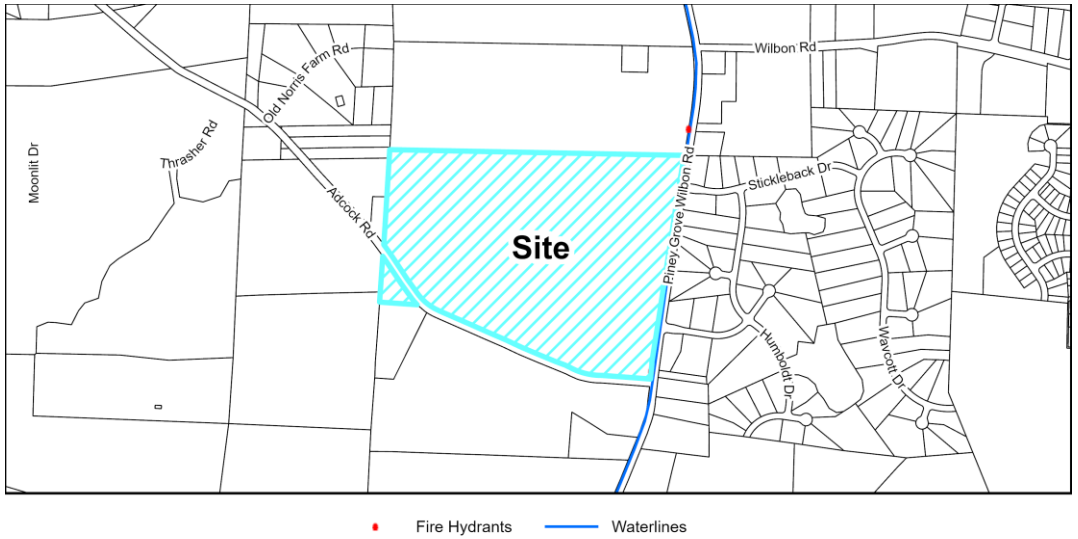
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.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

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to existing Town water facilities located at the intersection of Duncan Cook Road/ Piney Grove Wilbon Road and extend up to and across the property frontage of Adcock Road and Piney Grove Wilbon Road as well as throughout the site to serve the proposed development. These waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

The sewer study presented two general options for sewer service for this project. Option 1 is to extend gravity sewer to the project site from the Hazel Ridge Subdivision. Option 2 is to construct an onsite pump station and forcemain to serve the project. Easement acquisition and construction of any off-site sewer components (gravity sewer or forcemain) are the responsibility of the developer.

The sewer study analyzed the downstream sewer system, and included pump station capacity analyses, with this rezoning. The study concluded improvements to downstream pump stations for the various scenarios would be required and committed by the developer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☐ WRMP Not Applicable

☐Tier 1
☐Tier 2
☒Tier 3

Allocation Elements

☒ Public Infrastructure Improvements
☒ Sustainable Design
☐ Work Force Housing
☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council.

Utility Allocation Summary
This development is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council.

Priority Level: Priority Level 3
Allocation Assignment: Residential – Single Family
Allocation Requested: 66,555 GPD

Staff Determination: Sufficient allocation is remaining in the Residential – Single Family assignment to support this project for the proposed build out year of 2032. The allocation will be phased per the policy to limit the allocation to a maximum of 75 lots per year.

Infrastructure & Utility Staff Analysis:

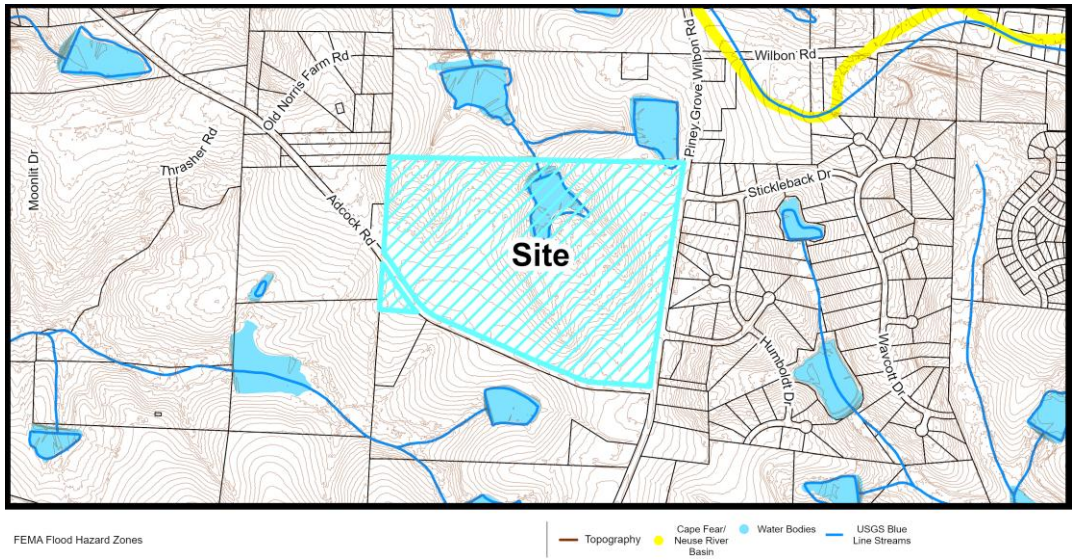
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**30% or 23.0 ac.**
Tree Preservation Area	20% or 15.34 ac.
Active Recreation Area	5% or 3.83 ac.
Urban Civic Space	N/A
Flexible Space	5% or 3.83 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 15.34 acres of tree preservation throughout the site, and has included revegetation areas of longleaf pines. As part of the Water Resource Management Policy, the applicant has committed to an additional 5% of Active Recreation space. An additional 0.96 acres is required, which was added to the required 3.83 acres. A total of 23.96 acres of open space is depicted on the submitted plan set.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

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

The existing site contains significant tree canopy and contains an existing pond and various wetlands. The applicant has proposed their tree preservation areas primarily around the existing canopy and wetlands, and has provided appropriate buffering from the natural features. Nine active recreation areas are also proposed, including a primary amenity center.

Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Number of Dwelling Units	405 units permitted in NR district 648 units CZD	222 units
Maximum Gross Density (Units/Acre)	5 units/acre permitted in NR district 8 units/acre CZD	2.9 units/acre
Minimum Lot Frontage for a Driveway	60'	40'
Length of Rear-Loaded Driveways for Detached Dwellings from Alley Edge of Pavement	None	4' or 20'

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	5' Type A	20' Type C
North	5' Type A	20' Type B
South (Adcock Rd)	5' Type A	20' Type C
West	5' Type A	20' Type B
Type A Open Buffer; Type B Semi-Opaque Buffer; Type C Opaque Buffer		

Additional Standards

Proposed Residential Façade Standards
• No Vinyl siding, only Fiber Cement siding • Building materials to include Fiber Cement, Board and Batten, Shake and Shingle, Stone or Synthetic Stone, Brick Façade • Decorative Details or Carriage Style Adornments for front-facing garage doors • Roof pitch of 6:12 or greater • All front porches or stoops to be covered • Anti-monotony standard to prevent similar elevation style or color for any lots adjacent to or directly across the street Townhomes to be 4, 5, or 6 units as a block, will incorporate a minimum 8" overhang on end units

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



Site Design Highlights

- Existing Stephens Pond and wetlands in center of site
- Larger Detached Dwelling Lots to the west; Smaller Detached Dwellings and Attached Dwellings to east and site interior
- 9 Open Space areas identified on plans (active and passive)
- Viewsheds for Amenity Site and Public Art area

Conditional Zoning District Standards Staff Analysis

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

This project, Seasons at Wilbon, proposes 222 units on 81 acres. The proposed zoning district, Neighborhood Residential Conditional Zoning District, has a requirement of 10-50% Attached Dwellings and 80 (36%) of the proposed units in Seasons are Attached Dwellings, meeting this NR requirement. While this is a requirement of the proposed zoning district, meeting this requirement also demonstrates a mix of housing types, a characteristic of a Mixed Residential Neighborhood. The remaining 142 (64%) of units are various styles of Detached Dwellings, including 60' front-loaded lots, 40' front-loaded lots, and 40' rear-loaded lots.

The applicant has also proposed a few modifications to this Conditional Zoning District petition. Proposed development standard adjustments provide specificity to their density, capping the project to 222 units, a gross density of 2.9 units per acre. This is well below the threshold for the allowable density of a Neighborhood Residential zoning District of 5 units per acre. The minimum lot frontage for a front-facing driveway is also proposed as reduced from 60' to 40' to meet their proposed lot sizes. This is a smaller lot than typical for a detached dwelling with a front-loaded driveway that would accommodate two vehicles. As an offset to this reduction, the applicant provided a detail to demonstrate street trees could be accommodated and also committed to a 20' maximum front setback and 25' front driveway requirement to prevent garage-prominent design.

In order to prevent vehicles from parking in the alley and blocking other residents, the applicant has proposed driveway lengths of 4' or 20', which would either prevent a vehicle from parking, or accommodate enough room for a vehicle in a driveway.

Perimeter Buffers are also proposed as modified, with all shown as a minimum 20'. Opaque Type C buffers are proposed along the Piney Grove Wilbon and Adcock Road frontages, preventing views of residents' backyards, and match existing development patterns across Piney Grove Wilbon. Type B Semi-Opaque buffers are proposed adjacent to the parcels to the north and west, which would increase screening from and provide transitions to future developments.

In addition to these proposed modifications, the applicant has proposed residential façade requirements to provide detail for all dwelling types. These commitments are based around material types and design elements and prevent similar colors and materials of buildings adjacent to each other.

Overall, the project has demonstrated consistency with the Town's Conditional Zoning District Standards and the Unified Development Ordinance.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

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

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

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

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

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right. Commitments to publicly available open space and construction of a Town greenway create public benefits. Overall, the project is consistent with Town adopted plans and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting #1 Date: 4/17/2025
Summary of Issues – The following topics were discussed at the neighborhood meeting:

- Whether homes are sale or rentals
- Development access locations along Piney Grove Wilbon and Adcock Roads
- Road Noise/Nuisance abatement
- Public Water/Sewer provision to site
- Public Hearing Information
- Streetlights along Piney Grove Wilbon
- Project density and inclusion of townhomes
- Transportation issues and funding
- Consistency with Town of Fuquay-Varina plans
- Storm Drainage

Meeting #2 Date: 9/23/2025
Voluntary meeting to discuss project revisions
Summary of Issues – The following topics were discussed at the neighborhood meeting:

- Project Construction date
- Construction entrance location
- Transportation improvements, widening, and timeline
- Right-of-way widths, road dedications, turn lane locations
- Property value impacts
- Piney Grove Wilbon Road safety
- Homes as for sale or rentals, price of homes
- Fees-in-lieu for transportation projects
- Traffic Signal not being required through the Transportation Mitigation Agreement
- Greenway, Public Art details

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: https://hollyspringsnc.portal.civicclerk.com/event/568/overview (Public Hearing begins at 08:58)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

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

Public Hearing Discussion:

No feedback was provided to the applicant from Town Council. Residents provided comments during the Public Hearing on topics including:

- Potential traffic impacts from this and other rezonings/developments in the area, especially to the Piney Grove Wilbon corridor.
- Project is incompatible with the surrounding rural character, including the proposed project density.
- Importance of farmland preservation.

Application Modifications

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

- None

Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

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

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement
The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

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

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

> The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the application meets the characteristics of a Mixed Residential Neighborhood, including the provision of multiple housing types. The requested rezoning is reasonable and in the public interest because the proposed project includes a variety of housing types and sizes, preserves and integrates existing natural features, and provides a public greenway and adjacent road improvements.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

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

or

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

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion
The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 25-REZ-06 to change the zoning of 81 acres of Wake County PIN 0647701834 from RR: Rural Residential to NR-CD: Neighborhood Residential Conditional Zoning District, as submitted by Kimley-Horn, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

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

Anticipated Town Council Consideration and Decision: 11/18/2025

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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

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

July 8, 2025

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

Dear Chris,

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

- Date of application: 06/06/2025
- Name of development: Seasons at Wilbon
- Address of rezoning: 2316 Piney Grove Wilbon Rd (0647701834)
- Total number of proposed residential units: 240
- Type(s) of residential units proposed: Attached and Detached Dwellings (Single-Family, Townhomes)

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

☒ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

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

☐ Elementary ☐ Middle ☐ High

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

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

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

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

☐ Elementary ☐ Middle ☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Bob Zumwalt	Company: Kimley-Horn
Mailing Address: 1070 S. Main Street, Suite 230	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-475-7314	E-Mail: bob.zumwalt@kimley-horn.com
Design Professional	
Name: Same as Applicant	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name: Anne Oakley	Company: D.R. Horton Inc.
Mailing Address: 7208 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-971-2126	E-Mail: ABOakley@drhorton.com
Architect	
Name: NA	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Bob Zumwalt	Company: Kimley-Horn
Mailing Address: 1070 S. Main Street, Suite 230	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-475-7314	E-Mail: bob.zumwalt@kimley-horn.com
Financially Responsible Party (REQUIRED)	
Name: Anne Oakley	Company: D.R. Horton Inc.
Mailing Address: 7208 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-971-2126	E-Mail: ABOakley@drhorton.com
Property Owner (REQUIRED)	
Name: Mary Paul Birchard Thomas and Teresa Thomas	Company:
Mailing Address: 7104 Windover Drive	
City, State, Zip: Durham, NC 27712	
Telephone:	E-Mail:

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

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

PROJECT INFORMATION https://www.hollyspringsnc.gov/742/Maps	
Project Name	Seasons at Wilbon
Project Location *Use street address. If none, use closest intersection*	2316 Piney Grove Wilbon Road
	☐Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0647701834
Real Estate ID	0070081
Project Acreage	81.0 AC Partial Parcel? ☐ Yes ☑ No
Current Zoning	RR: Rural Residential
Proposed Zoning	NR CD: Neighborhood Residential Conditional District
Current Future Land Use Designation	Mixed Residential neighborhood
Proposed Future Land Use Designation	Mixed Residential neighborhood
Small Area Plan Designation *(if applicable)*	NA
Special Study Scoping Meeting Dates	Sewer Scoping meeting - 3/18/25; Traffic Scoping meeting - 3/20/25
Sketch Plan Review *(pre-submittal)* Meeting Date:	01/29/2025
Neighborhood Meeting Date:	04/17/25

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature of Applicant: Anne B. Oakley Date: 4/24/2025

PLAN CONSISTENCY STATEMENT

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

See attached Plan Consistency Statement

SECTION 1: LAND USE & CHARACTER

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

SECTION 3: PARKS, RECREATION

SECTION 4: COMMUNITY FACILITIES

SECTION 5: INFRASTRUCTURE & UTILITIES

SECTION 8: NATURAL RESOURCES

STATEMENT OF REASONABLENESS

PUBLIC BENEFITS STATEMENT

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

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

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	04/17/2025
Meeting Time:	6-7PM
Meeting Location:	Virtual

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*
At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:
See attached summary

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

Additional attachments required:

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

Preparer's Signature: Date:

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID No.: 0070081

and PIN: 0647701834

located at: 2316 Piney Grove Wilbon Road

Existing Zoning District: RR: Rural Residential

Proposed Zoning District: NR CD: Neighborhood Residential Conditional District

The public hearing before the Holly Springs Town Council on the matter will be heard on _____(date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

Anne Oakley
Applicant Signature

4/24/2025
Date

Applicant Printed Name: Anne Oakley

Company: D.R. Horton Inc.

Mailing Address: 7208 Falls of Neuse Road, Suite 201 Raleigh, NC 27615

Telephone Number: 919-971-2126

E-Mail: ABOakley@drhorton.com

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0070081 and PIN: 0647701834 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Anne Oakley

Signature of Applicant

Anne Oakley
D.R. Horton Inc.
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

Sworn to or affirmed and subscribed before me this 24 day of April, 2025.

NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

S. ELAINE HUDSPETH
NOTARY PUBLIC
WAKE COUNTY, N.C.

S. Elaine Hudspeth, Notary Public
Print Name

My commission expires: 11-4-27

AFFIDAVIT OF OWNER'S CONSENT

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

0647701834	

and does hereby authorize D.R. Horton Inc. to act

(name of representative/applicant)

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

Mary Paul Thomas
Signature of Owner

Print Name: Mary Paul Thomas
Address: 7104 Windover Dr
City, State, Zip: Durham, NC 27712

Sworn to or affirmed and subscribed before me this 24 day of April, 2025.

NOTARY PUBLIC:
Cody L Pearson
Official Signature of Notary

(Official Seal)

Cody L Pearson, Notary Public
Print Name

CODY L. PEARSON
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Dec. 16, 2029

My commission expires: Dec. 16, 2029

EXHIBIT TO
REZONING PETITION

PLAN CONSISTENCY STATEMENT

Project Name: Seasons at Wilbon

Project Location: 2316 Piney-Grove Wilbon Road

EXECUTIVE SUMMARY

Seasons at Wilbon is a master planned mixed residential project that includes single family detached and single family attached homes (townhomes) with an integrated network of open spaces. The property is designated as Mixed Residential Neighborhood ("MRN") by the Vision of Holly Springs Comprehensive Plan (the "LUP") map. The proposed use is consistent with MRN character area by providing: multiple housing types with varying lot sizes; a connected network of open spaces, preservation of environmental sensitive features; and gathering place amenities. The proposed zoning is Neighborhood Residential Conditional District ("NR CD"). The Town's Unified Development Ordinance ("UDO"), designates NC CD as an appropriate zoning district for MRN. This petition does not include a request for a LUP amendment. As demonstrated by the master plan, the design standards for Seasons at Wilbon meets or exceeds all standards of NC CD. In 2016, the Town expanded its Extra Territorial Jurisdiction ("ETJ") to include this property. With the ETJ expansion, the Town resolved that these areas would be developed at urban densities and annexed within ten (10) years. Seasons at Wilbon implements the vision and standards of the LUP, the UDO and the ETJ expansion.

SECTION 1: LAND USE & CHARACTER

The LUP's map designates parcels immediately adjacent to Piney-Grove Wilbon Road as MRN. Parcels to the west of MRN are designated as Residential Neighborhood ("RN"). Both MRN and RN are identified by the LUP as areas to enhance, with MRN including increased densities with multiple housing types. Seasons at Wilbon's maximum gross density is proposed to be 2.895 units per acre. This proposed density is well below the NR CD allowed maximum gross density of 8 units per acre and is below the maximum gross density for Suburban Residential Conditional District ("SR CD"), 4 units per acre. Seasons at Wilbon will introduce townhomes in this area, however the maximum gross density is below and consistent with a SR CD single family detached project. Under the LDO, the MRN character area includes three housing types: single family detached, single family attached; and multi-dwelling. Seasons at Wilbon will include two of these housing types, single family detached, and single family attached (townhomes). As depicted on the master plan, the townhomes will be centrally located between single family detached homes and buffered by preserved open space to the north. This provides for an appropriate transition between the two housing types. The amenity center is located at the main access to the site off of Piney Grove Wilbon Road accordance with the MRN character area. The larger lots in Seasons at Wilbon are located on the western half of the property and act as an appropriate transition between MRN and the lower density RN to the west.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

Piney-Grove Wilbon Road is designated as a thoroughfare by the Town's Comprehensive Transportation Plan ("CTP"). Under the CTP it is proposed as a four lane 112' wide median divided cross section. Piney-Grove Wilbon Road is not currently on the North Carolina Department of Transportation's ("NCDOT") Statewide Transportation Improvement Program ("STIP") for construction of the future cross section. The 2024-2033 STIP does include construction of a roundabout at the Piney-Grove Wilbon Road and Hwy 42 intersection (TIP-5805A), with right of way acquisition in 2025 and construction commencing in 2026. In the short term, improvements to Piney-Grove Wilbon Road will come from developer contributions of funding and construction. Piney-Grove Wilbon Road is the urban service area and ETJ boundary between the Town and the Town of Fuquay-Varina. In addition to the Town's development projects in the vicinity of Piney-Grove Wilbon Road, Fuquay-Varina Development projects will also contribute to improvements to Piney-Grove Wilbon Road. There are currently two (2) Town projects (Elliott Farm and Tassel Ridge) in the vicinity with committed improvements to Piney-Grove Wilbon Road and other roads in the area. Seasons at Wilbon will promote connectivity by providing street stubs to the property to the north. As this area of Town continues to develop, connectivity will continue to increase and allow for greater transportation options. These improvements along with anticipated improvements resulting from Seasons at Wilbon will support the transportation and mobility solutions set out in the CTP. A traffic impact analysis has been performed and the developer is submitting a draft Traffic Mitigation Agreement ("TMA"). The developer will be designing and constructing mutually agreed upon improvements in accordance with the final TMA.

SECTION 3: PARKS, RECREATION

In addition to the provision of active and passive recreation facilities, Seasons at Wilbon will include the onsite construction of a greenway trail identified in the Town's greenway master plan. Construction of this greenway will be privately funded system-wide improvement in accordance with the Town's master greenway plan. The greenway is planned to be constructed within preserved open space, allowing users to interact with the natural environment. Construction of this greenway will contribute to the implementation of the Town's long-term vision for a system-wide connected network. Seasons at Wilbon will be located within three miles of the new Eagles Landing Park, allowing the residents of Seasons at Wilbon convenient access to a multipurpose recreational facility and park.

SECTION 4: COMMUNITY FACILITIES

The base public schools currently identified with this property are Buckhorn Creek Elementary, Holly Grove Middle and Fuquay-Varina High School. Enrollments at these schools are not capped by Wake County. There are currently three elementary schools under construction in Southern Wake County, Rex Road Elementary, Bowling Road Elementary and Hilltop Needmore Elementary. Each school under construction is planned to have an enrollment of 800 students and open in the 2025-2026 school year. This will result in an additional 2,400 elementary school seats in Southern Wake County for the 2025-2026 school year. Eagles Landing is Town park under construction and is located within three miles of the property.

SECTION 5: INFRASTRUCTURE & UTILITIES

A Town water transmission line is within the Piney-Grove Wilbon Road right of way along the frontage of the property. The developer will coordinate with the Town in designing a system for tapping into public water that potentially could serve as a sub-regional solution for other properties. The developer will be installing waterlines along the road frontages of the property and at the terminus of on-site street stubs for serving additional properties. The Elliot Farm Project includes the installation of a force main sewer line running along Piney-Grove Wilbon Road and which will serve the basin that includes Seasons at Wilbon. The development of Seasons at Wilbon will be in accordance with the Town's Long Range Water and Wastewater Master Plans and will result in efficient use of public utilities. A sewer study is being completed with this rezoning and mitigation improvements will be designed and constructed by the developer of Seasons at Wilbon. A fire flow analysis will be performed by the developer during the major subdivision process. This project is subject to the Town's Water Resource Management Policy. The developer is submitting a terms sheet for a development agreement, the terms of which will address allocation elements in accordance with the Town's Water Resource Management Policy. Due to environmentally significant features, the property's topography, and the relatively small size of some of the adjacent properties, the developer will coordinate with the Town in designing a feasible solution for providing adjacent properties access to a sewer connection.

SECTION 6: NATURAL RESOURCES

The property sits at the top of the Cape Fear watershed boundary with streams draining toward the northwest. A 3+ acre pond will be preserved and incorporated into and surrounded by dedicated open space. The master plan supports the Town's Natural Resource Objectives by: preserving ecological sensitive areas; implementing tree protection by incorporating forested areas into dedicated open space; provision of a segment of a system-wide greenway; and protecting aquatic species by preserving the existing pond.

STATEMENT OF REASONABLENESS

Seasons at Wilbon will be consistent with the LUP. The rezoning petition does not include a request for a Comprehensive Plan Amendment because the proposed zoning district is identified by the Town as appropriate for the MRN land use classification. The property is approximately 81 acres and is of sufficient size for the intended use and the associated public improvements. A significant amount of the sensitive environmental features are being preserved and incorporated into dedicated open space. The gross density of residential units proposed is significantly less than allowed under NR CD and is consistent with a SR CD project. A public water transmission line is immediately adjacent to the property, and the developer will be coordinating with the Town in designing a feasible system for installing a water tap. Upon development of Elliott Farm, public sewer will be available. The residential nature of the area will be preserved by this single-family development. Seasons at Wilbon is a master planned community that will have an

interconnected network of pedestrian trials and sidewalks, that have access to a section of a system-wide greenway onsite. This rezoning petition is in the public's best interest as it is consistent in all respects to the vision and objections of the LUP.

PUBLIC BENEFITS STATEMENT

Development of Seasons at Wilbon will include the construction of a segment of system-wide greenway trial. The development will promote walkability by providing an interconnected system of trails and sidewalks. A significant portion of the property will be dedicated open space and will preserve an existing pond. Active and passive recreational activities will be promoted by the preservation of open space and the creation of outdoor amenities. Consistent with the LUP, Seasons at Wilbon will be a multi-generational neighborhood where residents can find homes that suit their lifestyles and life stages over time without having to leave the neighborhood. The requested rezoning is consistent with the purposes and intent of the UDO, the LUP and other adopted plans of the Town and if approved, will implement the polices, goals and vision contained in the LUP and other adopted plans.

ADCOCK LAW FIRM, P.A.

TELEPHONE: (919) 552-6600
FACSIMILE: (919) 552-4227
john@adcocklawfirm.com

John B. Adcock, Esq.
Board Certified Specialist in Commercial Real Property Law
202 E. Academy Street
FUQUAY-VARINA, NORTH CAROLINA 27526

MAILING ADDRESS:
Post Office Box 1478
Fuquay-Varina, NC 27526

May 23, 2025
Delivered with Rezoning Packet

Grayson Taylor
Planner III
Development Services
Town of Holly Springs
128 N. Main Street
Holly Springs, NC 27540

RE: Report of Neighborhood Meeting
Seasons at Wilbon – 2316 Piney-Grove Wilbon Road
DR Horton, Inc. (Applicant)

Dear Grayson,

Please accept this letter and attachments as the report of the Neighborhood Meeting for the proposed Seasons at Wilbon project rezoning. The Neighborhood Meeting was held virtually (via zoom) on April 17, 2025, and was scheduled to begin at 6:00pm. The zoom meeting was started at approximately 5:45pm. The meeting presentation and discussion began at 6:05pm and was completed at approximately 7:20pm.

List of Contracts, Meting Notification & Attendees

Please see attached: (1) Meeting Notification mailed to property owners; (2) the property vicinity map that was included in the Meeting Notification mailing; (3) the zoom link invitation that was included in the Meeting Notification Mailing; (4) a list of all property owners that were given notice of the meeting; and (5) the list of Neighborhood Meeting attendees. The Applicant mailed notices to all property owners within 600' of the boundaries of the property subject to this rezoning. Seventeen (17) individuals attended the meeting. On behalf of the Applicant, the following individuals were present at the Neighborhood Meeting and available to address questions and concerns from the attendees:

John B. Adcock, Attorney, Adcock Law Firm, P.A.;
Bob Zumwalt, PLA, Senior Planner and Landscape Architect, with Kimley Horn;
Kevin Dean, P.E., Traffic Engineer with Kimley Horn;
Anne Oakley, Forward Planner with D.R. Horton; and

.

Applicant's Presentation

The meeting began with John Adcock welcoming the attendees and introducing the individuals in attendance on behalf of the Applicant. John Adcock gave a presentation outlined as follows:

1. INTRODUCTION
    a. John Adcock: Land Use Attorney
    b. DR Horton: Developer & Home Builder
    c. Kimley – Horn: Landscape Architect and Traffic
    d. Who to contact if you have questions or concerns. Feel free to ask questions during the presentation. We will have time for questions at the end of the presentation.
    e. Request names and addresses of attendees.
    f. This is the beginning of a process and the plans for Seasons at Wilbon and the content of the rezoning application are subject to change during the process.

2. PURPOSE OF THE NEIGHBORHOOD MEETING
    a. Rezoning Application
    b. Informational
    c. Opportunity for neighbors to ask questions and provide comments.
    d. Will have a subsequent neighborhood meeting once application is filed and town staff has provided comments.

3. THE PROPERTY *(Published Vicinity Map and Wake GIS Map)*
    a. Location
    b. Acreage
    c. Environmental Features

4. DUE DILIGENCE
    a. DR Horton's due diligence process
        i. Survey
        ii. Environmental
        iii. Additional due diligence studies
    b. Summary of forecast timeline for due diligence

5. THE REZONING
    a. Jurisdiction (*Published Town's jurisdiction map)*
        i. Holly Springs ETJ
        ii. If approved, site will be annexed into Holly Springs town limits.

    b. Land Use Plan
        i. What is a Land Use Plan
        ii. The relationship between LUP and how it affects zoning.
        iii. Town's LUP Classification for the Property *(Published Town's LUP Map)*

iv. Description of the Mixed Residential Neighborhood Land Use Classification.

c. Zoning
   i. What is Zoning
   ii. Current Zoning. Described the Rual Residential zoning district *(Published Town's zoning map)*
   iii. Described the Neighborhood Residential zoning district *(Published the UDO's Table 2.1)*
      1. What is Conditional zoning
      2. What is a Master Plan
   iv. Summarized the Neighborhood Residential zoning district standards *(Published the UDO's Table 2.2.1.A Table)*
      1. Densities
      2. Permitted Uses
      3. Open Space Network
   v. Master Plan – What is it?
   vi. Published current sketch plan of Seasons at Wilbon
      1. Described the proposed layout of uses
      2. Described the proposed layout of open spaces
      3. Discussed the potential access points to Piney-Grove Wilbon Road, Adcock Road and street stubs to adjoining parcels.

d. The Process
   i. Neighborhood Meeting (another meeting will take place in the future after application is filed and town has provided initial comments)
   ii. Filing Application
   iii. Published the 2025 Town Council Projects Schedule. Discussed the forecast timeline for staff review, planning board meeting and town council meeting.
   iv. Traffic Impact Analysis
      1. What is it?
      2. Described other committed transportation improvements in the vicinity of the property.
      3. Brief description of the NCDOT STIP and related processes.
   v. Reviewed initial Town Staff comments provided during the general inquiry and scoping meetings. Noted there will be several submittals and town staff reviews.
   vi. Planning Board – Public Hearing – opportunities for public to speak.
   vii. Town Board – Public Hearing – opportunity for public to speak.
   viii. Post Zoning
      1. Subdivision – Site Plan
      2. Construction Drawings
   ix. Estimated timeline for the process from today until site construction

6. QUESTIONS FROM ATTENDEES.

Issues Raised by Attendees

Below is a summary of issues raised by the attendees:

- Will the homes be for sale or for rent. Applicant responded that the plan is for all homes in this community to be sold.
- What are the proposed access points to the development. John Adcock responded that the exact location of the access points is to be determined. The sketch plan shows potential access points and potential stubs to adjoining properties.
- What are the future plans for Piney-Grove Wilbon Road. John Adcock responded that the Town's transportation plan calls for a 110'right of way with four lanes and that as part of the development, the applicant will most likely be required to dedicate additional road right of way and make improvements. The exact improvements will be determined by the TIA review process with the Town and NCDOT.
- An attendee asked about the potential for sound barriers along Piney-Grove Wilbon Road, between the road and Prescott Downs Subdivision. John Adcock briefly discussed the process for installing sound barriers along the new section of Interstate 540.
- How will notification of the public hearings be given. John Adcock responded that the Town would send out notices per the UDO and that the applicant can provide additional information once the public hearings are scheduled.
- Will the development be using public water and sewer. John Adcock confirmed that the project will be using public water and sewer and described the route of the proposed sewer force main and the existing water line in Piney-Grove Wilbon Road.
- Concerns were raised regarding ingress and egress onto Piney-Grove Wilbon Road.
- Will there be streetlights along Piney-Grove Wilbon Road? Bob Zumwalt looked at projects along Piney-Grove Wilbon closer to Holly Springs and responded that its possible streetlights will be installed along Piney-Grove Wilbon Road.
- Questions regarding the proposed layout of open space in the development. Information was provided by the applicant's design team.
- Questions regarding the proposed amenities for the development. Information was provided by the applicant's design team.
- Questions regarding storm drainage. Information was provided by the applicant's design team.
- Questions regarding the reasons for having townhouses in this project. Information was provided regarding the Towns land use plan classification. Further concerns were raised regarding the density with townhouses.
- Comments were made about other developments in the general area and the effect on traffic.
- Concerns were raised about developments and the insufficient transportation infrastructure.
- Concerns were raised about a potential intersection with Stickleback Drive (Prescott Downs).

- Questions regarding funding for transportation improvements. John Adcock gave a brief summary on the process NCDOT uses for funding transportation projects.
- A question regarding the Town of Fuquay-Varina's land use plan. John Adcock stated he would send an email with information regarding the Town of Fuquay-Varina's land use plan (email was sent on April 18th)
- Concerns were raised regarding the effect townhomes have on property values.
- The meeting concluded at approximately 7:20 pm.
- John Adcock received 3 emails from attendees after the meeting. Each email was responded to.

Please let me know if you have any questions or need additional information regarding the Neighborhood Meeting.

ADCOCK LAW FIRM, P.A.
Sincerely,

John B. Adcock

John Adcock

Subject:	DR Horton Rezoning Neighborhood Meeting - 2316 Piney-Grove Wilbon Rod
Location:	https://us06web.zoom.us/j/87160751529?pwd=3JbuQo1SuoOZqsk2kPNVNEMyAMonah.1
Start:	Thu 4/17/2025 6:00 PM
End:	Thu 4/17/2025 7:00 PM
Recurrence:	(none)
Organizer:	John Adcock

John Adcock is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://us06web.zoom.us/j/87160751529?pwd=3JbuQo1SuoOZqsk2kPNVNEMyAMonah.1

Meeting ID: 871 6075 1529
Passcode: 268477

One tap mobile
+13126266799,,87160751529#,,,,*268477# US (Chicago)
+16465588656,,87160751529#,,,,*268477# US (New York)

Dial by your location
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 720 707 2699 US (Denver)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Meeting ID: 871 6075 1529
Passcode: 268477

DR Horton
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615
Neighborhood Meeting Notice – Second Meeting

Project Name:	Seasons at Wilbon
Applicant Name:	DR Horton
Applicant Contact Info: (Phone number, email address)	Anne B. Oakley, ABoakley@drhorton.com, 919-971-1216 John B. Adcock, john@adcocklawfirm.com, 919-552-6600
Meeting Date:	September 23, 2025
Meeting Time:	6:00pm to 7:00pm
Meeting Location	Virtual Zoom Meeting: https://tinyurl.com/jfcarmc2 Meeting ID: 868 2023 0590 / Passcode: 965387 Dial-In: +13092053325,,86820230590#,,,,*965387# US

DR Horton and Adcock Law Firm, P.A. are hosting an informal meeting about a proposed development near your neighborhood. This is a chance to review the project, ask questions, and voice any concerns before the application is submitted to the Town of Holly Springs. If you can't attend, please contact the Applicant using the information above.

Proposed Development Information: *(attach a vicinity map and preliminary site or CD Master Plan)*	Name of Project: Seasons at Wilbon Vicinity Map and Preliminary Concept Plan Enclosed
Project Location: include all addresses, if no address then the closest intersection and PIN(s)	2316 Piney-Grove Wilbon Road, Holly Springs, NC 27540 Wake County PIN: 0647701834 Wake County REID: 0070081
Proposal: *(include a description of your proposal)*	Rezone 81.00+/- acres from RR Rural Residential to Neighborhood Residential Conditional zoning district (NR CD), for a 222+/- lot residential subdivision. Total density not to exceed 3 units per acre.

	Application Type *Check one*	**Approving Authority**
X	Zoning Map Amendment	Town Council
	Development Plan	Development Review Committee (staff)
	Development Plan (DMX zone or buildings over 40,000 SF)	Town Council*
	Major Subdivision	Town Council*
	Major Modification	Town Council*
	Variance	Board of Adjustment or Town Council *
	Special Use Permit	Board of Adjustment
**Quasi-Judicial Public Hearing: The Board of Adjustment or Town Council*		

DR Horton
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

cannot discuss the project prior to the public hearing.

Why am I receiving this Notice?

The Town of Holly Springs requires a neighborhood meeting with property owners and residents near a proposed development. The meeting is your opportunity to learn more, ask questions, and share concerns about the proposal. This early communication allows the applicant to understand potential impacts and address issues prior to submitting an application to the town. Town staff do not attend the meeting, but a summary report with issues discussed and attendees must be submitted with the application.

What happens after the meeting?

The applicant may modify the proposal to address concerns or issues raised at the neighborhood meeting. If the proposal changes in such a way that the plan to be submitted to the Town does not substantially conform to the plan provided at the meeting, a new neighborhood meeting may be required.

Once an application has been submitted to the town, it may be tracked on the Town's Development Activity Webpage (https://www.hollyspringsnc.gov/339). Town Staff will review the application for compliance with applicable requirements. If a public hearing is required (Board of Adjustment and Town Council actions), notice will be provided per Holly Springs Unified Development Ordinance Section 11.5 and North Carolina General Statutes 160D.

The following items are enclosed with this notice:

- Map
- Preliminary Concept Plan

ADCOCK LAW FIRM, P.A.

TELEPHONE: (919) 552-6600
FACSIMILE: (919) 552-4227
john@adcocklawfirm.com

John B. Adcock, Esq.
Board Certified Specialist in Commercial Real Property Law
202 E. Academy Street
FUQUAY-VARINA, NORTH CAROLINA 27526

MAILING ADDRESS:
Post Office Box 1478
Fuquay-Varina, NC 27526

September 24, 2025
Delivered with Revised Submittal

Grayson Taylor
Planner III
Development Services
Town of Holly Springs
128 N. Main Street
Holly Springs, NC 27540

RE: Report of Second Neighborhood Meeting
Seasons at Wilbon – 2316 Piney-Grove Wilbon Road
DR Horton, Inc. (Applicant)

Dear Grayson,

Please accept this letter and attachments as the report of the Second Neighborhood Meeting for the proposed Seasons at Wilbon project rezoning. The First Neighborhood Meeting was held on April 17, 2025 and a report of that meeting was previously provided to the Town. The Second Neighborhood Meeting was held virtually (zoom) on September 23, 2025 and was scheduled to begin at 6:00pm. The zoom meeting started at approximately 5:45 pm. The meeting began at 6:05 pm and was completed at approximately 7:25 pm.

List of Contracts, Meting Notification & Attendees

Please see attached: (1) Meeting Notification mailed to property owners; (2) the property vicinity map and master plan that were included in the Meeting Notification mailing; (3) a list of all property owners that were given notice of the meeting; and (4) the list of those attending the Neighborhood Meeting. The Applicant mailed notices to all property owners within 600' of the boundaries of the property subject to this rezoning. Excluding the representatives of the Applicant, fourteen (14) individuals attended the meeting. On behalf of the Applicant, the following individuals were present at the Neighborhood Meeting and available to address questions and concerns from the attendees:

John B. Adcock, Attorney, Adcock Law Firm, P.A.;
Bob Zumwalt, PLA, Forward Planner and Landscape Architect, with Kimley Horn;
Kevin Dean, P.E., Traffic Engineer with Kimley Horn; and
Anne Oakley, Forward Planner with D.R. Horton.

Applicant's Presentation

The meeting began with John Adcock welcoming the attendees and introducing the individuals in attendance on behalf of the Applicant. John Adcock gave a presentation outlined as follows:

1. INTRODUCTION
    a. John Adcock: Land Use Attorney
    b. DR Horton: Developer & Home Builder
    c. Kimley – Horn: Landscape Architect & Traffic Engineer.
    d. Who to contact if you have questions or concerns.
    e. Need names and addresses of attendees.

2. PURPOSE OF THE NEIGHBORHOOD MEETING
    a. Rezoning Application Pending
        i. Name Change from Stevens Pond to Seasons at Wilbon
    b. Informational
        i. 2nd Meeting – 1st was on April 17th
        ii. This is not a required meeting, but is voluntary on behalf of DR Horton. The first meeting was mandatory under HS's UDO
        iii. Purpose is to provide an update on the Project and allow an opportunity for neighbors to ask questions and provide comments.
    c. Town File No. 25 – REZ – 06
        i. Additional information on town website (Development Services / Development Activity)
3. Public Hearings
    a. Planning Board – October 28th. The public can speak.
    b. Town Board –
        i. Public Hearing 10/21/25. The public can speak.
        ii. Action – November 18th – Public Meeting and not a Public Hearing. The public will not be given an opportunity to speak.
        iii. Sign posted on the property at least 10 days before the hearing.
        iv. Notice
            1. Town mails notice to property owners within 500' of property (10 to 25 days before hearing.)
            2. Publish 2x in local newspaper
                a. Once a week for two successive weeks.
                b. First notice published not less than 10 or more than 25 days before the hearing.
            3. Also go to town's website or contact the Town for additional information.

4. THE PROPERTY *(Wake County GIS mapping was used to display and describe the location of the property)*
    a. Location
        i. 2316 Piney-Grove Wilbon Road
        ii. Near intersection of Adcock Road and PGW Road
    b. Acreage: 81 +/-

5. THE REZONING *(A jurisdictional map for the Town was published)*
    a. Jurisdiction
        i. Summary of ETJ.
        ii. If approved, annexation into the Town.

    b. Land Use Plan *(A land use map of the Town was published).*
        i. A summary of how the land use plan is used by the Town in making decisions on rezonings.
        ii. A summary of the land use classification for the property – *Mixed Residential Neighborhood*

    c. Zoning
        i. Current Zoning: RR
        ii. Requested Zoning: Neighborhood Residential Conditional District
        iii. Summary of conditional district zoning.
        iv. Densities
            1. Allowed under NR – CD : 8 units per acre
            2. Proposed density: less than 3 units per acre
            3. Total unit count has decreased since filing and first neighborhood meeting.

6. PRESENT MASTER PLAN *(The most recent master plan was published)*
    a. John Adcock, with assistance from Kimely Horn and DR Horton's representatives provided a summary of the master plan including: proposed housing types; location of the housing types; street connections and stubs; open space and tree preservation areas; greenway; pond and wetlands; and the amenity location.

7. INFRASTRUCTURE IMPROVEMENTS
    a. John Adcock, with the assistance of the project's traffic engineer summarized the proposed transportation improvements as outlined in the most recent draft of the Traffic Mitigation Agreement; the role of a traffic impact analysis; and a description of fee in lieu in regards to transportation improvements.
    b. John Adcock provided a brief summary of the contemplated plans for the use of public water and sewer.

8. QUESTIONS AND COMMENTS FROM ATTENDEES.

Summary of Questions, Concerns and Issues Raised By Attendees
("Q" = Question / "A" = Answer / "C" = Concern Raised)

Q: Jonathan Holland: What are the yellow tubes along Piney-Grove Wilbon Road.
A John Adcock: Gas Line being installed along Piney-Grove Wilbon Road.

Q: When do we anticipate this project starting?
A: D.R. Horton – Anne Oakley: anticipate 2027 with all project approvals.

Q: Where will the construction entrance be on this property?
A: To be determined with approval of the construction drawings.

C: Intersection of Piney-Grove Wilbon Road and Adcock Road has a lot of accidents.

Q: Drew Holland: How will improvements to the intersection of Adcock Road and Piney-Grove Wilbon Road impact his property? Are plans finalized for the right turn lane on Adcock Road? Wrecks occur at the intersection due to people driving too fast when someone is trying to turn off Piney-Grove Wilbon Road onto Adcock Road.
A: Kevin Dean: Specific plans for the improvements at the intersection are not finalized and will be part of the construction drawing process. A turn lane should hopefully help. As the project moves forward we can meet and discuss the design and how it will affect your property.

Q: Audra Holland: What is the timeline for completing the road improvements?
A: Kevin Dean: Road improvements are completed before homes can be occupied and additional information was provided by Kevin Dean regarding the timeline of road improvements.

Q: Owen Kirk: Regarding the widening of Piney-Grove Wilbon Road, are the turn lanes you are proposing going to include the 4 lanes plus a turn lane.
A: Kevin Dean: Explains town's cross section standards for this road type.

Q: How will road widening impact properties on the east side of Piney-Grove Wilbon Road?
A: Kevin Dean: Not sure the exact footprint at this time, but the intent is to avoid offsite property impacts as much as possible. The intent is to only construct improvements on the west side of the centerline of Piney-Grove Wilbon Road.

Q: Owen Quirk: How will widening Piney-Grove Wilbon Road affect property values for properties in Prescott Downs? How will the construction widening the road affect his property?
A: Kevin Dean: We are only making improvements on this project's side of the road, not Prescott Down's.

A: John Adcock: NC DOT claims 60ft dedicated R/W along Piney-Grove Wilbon Road. Property that lies within a public dedicated/accepted right of way is subject to control by NCDOT and improvements can be made within a R/W without the consent of a property owner.

C: Concerns about traffic turning left into individual homes on east side of Piney Grove-Wilbon Road.

C: Safety of Piney-Grove Wibon Road

Q: How many homes?
A: John Adcock: Approximately 222, with a density of less than 3 units per acre.

Q: What will be the sales prices of the homes?
A: Ann Oakley, DR Horton: Because construction of the homes is more than a year from now, cannot provide a certain answer. If these homes were on the market today, we estimate that the sales prices (based on product type) would likely range from $300,000 to $700,000.

Q: Will these homes be for sale or rent?
A: Anne Oakley, DR Horton: The homes will be constructed for sale.

Q: Will we know when a fee in lieu is paid for transportation projects, and how much is paid?
A: The fee in lieu amounts will be identified as part of the Traffic Mitigation Agreement and known at the time of rezoning approval. The amount of the fees will be public record once approved.

Q: Owen Kirk: Will a traffic signal be installed at the Piney-Grove Wilbon Road – Stickleback Road intersection?
A: John Adcock: Under the current version of the Traffic Mitigation Agreement, there is no traffic signal proposed at that intersection. John Adcock provided additional information regarding committed transportation improvements along Piney-Grove Wilbon Road and other potential improvements associated with projects that are in the planning stage in Fuquay-Varina and Holly Springs.

Q: What other developments are proposed in the area that may include the construction of transportation improvements?
A: Kevin Dean: Dropped link in chat from the Town of Fuquay-Varina's development project list showing a property under development between Prescott Downs and Coley Farm Road. John Adcock provided additional information regarding future street connections to Prescott Downs and new developments on Adcock Road and Duncan Cook Road.

Q: Owen Kirk: How much land is required for a 4-lane median divided road?
A: Kevin Dean: 100 – 120 ft total ROW. Typically – 60 feet from either side of the centerline of the roadway. Holly Springs Transportation Plan calls for the future right of way for

Piney-Grove Wilbon Road to be 112 ft wide. DR Horton will be dedicating an additional 56ft+/- of ROW on the project side of the road.
John Adcock brings up the recorded plat map for Prescott Downs showing the right of way dedicated as part of the development of Prescott Downs.

Q: Jackie Mercurio: Questions about turn lane and access.
C: Jackie Mercurio: Concerns about additional traffic created by the development and expresses a hope that the existing residents will be taken into account.

Q: Jackie Mercurio: Will the road improvements include bike lanes, rumble strips, and signage?
A: The roads and streets within the development will be constructed according to the Town of Holly Springs and NCDOT standards.

Q: Jackie Mercurio: What are the price points and sizes of these homes?
A: Anne Oakley, DR Horton: If these homes were on the market today, the price points would range from $300,0000 to $700,000. The homes will vary in size from approximately 1,800 sq. ft. to more than 3,000 sq. ft.

Q: Jackie Mercurio: Does DR Horton own the land?
A: Anne Oakley, DR Horton: No, the property is under contract.

Q: Jackie Mercurio: How much is DR Horton paying for the land?
A: Anne Oakley, DR Horton: That is proprietary information and cannot be released at this time.
A: John Adcock: The purchase price will be in the public records when it closes.

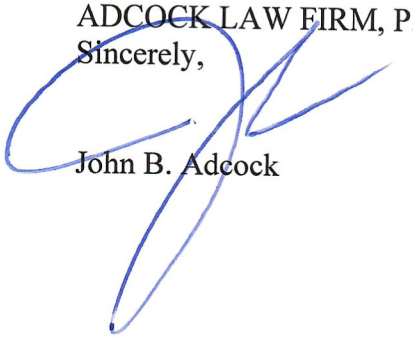
Q: Jackie Mercurio: What is Fuquay Varina's land use plan classification for the properties on the east side of Piney-Grove Wilbon Road?
A: John Adcock: Gives instructions on how to find the Town of Fuquay-Varina's land use plan on the town's website. John Adcock brings up the Town of Fuquay-Varina's GIS mapping system and shows the land use classifications for the properties on the east side of Piney-Grove Wilbon Road.

Q: Where is the Greenway Trail?
A: John Adcock: Shows the proposed location of the greenway trial on the master plan.

Q: Do we know what the public art feature will be?
A: Anne Oakley, DR Horton: Not commissioned yet but expected to be done in good taste and not a traffic issue.

Q: Are walking paths/greenways constructed before the community is in place?
A: Yes, required as part of the development of the site

ADCOCK LAW FIRM, P.A.
Sincerely,



John B. Adcock

REID: 0070081

Property Address: 2316 Piney Grove Wilbon Road, Holly Springs, NC 27540

Property Owner & Mailing Address:	Property Address:
1. CALLIS FAMILY LMTD PRTNSHP THE 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2221 PINEY GROVE WILBON RD, HS
2. CALLIS, JOSEPH C CALLIS, SHEILA T 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2200 PINEY GROVE WILBON RD, HS
3. CALLIS PROPERTIES LLC 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2201 PINEY GROVE WILBON RD, HS
4. CALLIS FAMILY LMTD PRTNSHP THE 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2221 PINEY GROVE WILBON RD, HS
5. CALLIS, JOSEPH C 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2233 PINEY GROVE WILBON RD, HS
6. FONALLEDAS, ROBERT HENRY FONALLEDAS, MARY BRIDGET 5532 STICKLEBACK DR FUQUAY VARINA NC 27526-7320	5532 STICKLEBACK DR, FV
7. CRABTREE, JOSEPHINE O 5528 STICKLEBACK DR FUQUAY VARINA NC 27526-7320	5528 STICKLEBACK DR, HS

8. HUTSON, GARY MCCOY
HUTSON, SHEREE MAE
5524 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5524 STICKLEBACK DR, FV

9. GULLIE, SARAH
GULLIE, BRIAN
5520 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5520 STICKLEBACK DR, FV

10. CRAWFORD, JUSTIN
CRAWFORD, KRISTEN
5516 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5516 STICKLEBACK DR, FV

11. BAKER, TIMOTHY JAMES
ARIZONA, CYNTHIA HOLTZMAN
5517 STICKLEBACK DR
FUQUAY VARINA NC 27526-7321 5517 STICKLEBACK DR, FV

12. RAINES, MAUREEN PATRICIA
6605 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6605 HUMBOLDT DR, FV

13. SMITH, JAMES W
SMITH, SHERRY W
6609 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6609 HUMBOLDT DR, FV

14. KEPKE, MARK
KEPKE, SIMONE LEMIEUX
6613 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6613 HUMBOLDT DR , FV

15. FRAWLEY, JOHN J
FRAWLEY, DEBRA G
5500 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5500 PRESCOTT DOWNS DR, FV

16. MCVEIGH, MAXWELL
SCHIFFER, MADY
5504 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5504 PRESCOTT DOWNS DR, FV

17. KOLODZIEJ, JAN JR
KOLODZIEJ, DEBRA ANN
5508 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5508 PRESCOTT DOWNS DR, FV

18. KEELEY, DAVID
KEELEY, PATRICIA
5529 STICKLEBACK DR
FUQUAY VARINA NC 27526-7321 5529 STICKLEBACK DR, FV

19. LOPES, JORGE M
LOPES, DULCE M
6604 HUMBOLDT DR
FUQUAY VARINA NC 27526-7326 6604 HUMBOLDT DR, FV

20. WILLIFORD, FREDDIE R
WILLIFORD, DEBRA P
6608 HUMBOLDT DR
FUQUAY VARINA NC 27526-7326 6608 HUMBOLDT DR , FV

21. AMBROSINI, RICHARD A
6612 HUMBOLDT DR
FUQUAY VARINA NC 27526-7323 6612 HUMBOLDT DR , FV

22. WHITE, BRANDON
LYONS, JAMI
5500 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5500 CAPETIAN DR, FV

23. JENKINS, NICHOLAS
JENKINS, RACHEL
5504 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5504 CAPETIAN DR , FV

24. FULLER, LANCE
FULLER, MARY LOU A
5508 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5508 CAPETIAN DR , FV

25. QUIRK, OWEN P
QUIRK, SHANDRA C
5509 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5509 CAPETIAN DR , FV

26. SPERANZA, JOSEPH J
SPERANZA, TAMMY B
5501 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5501 CAPETIAN DR, FV

27. MASKELL, BRIAN EDWARD
MASKELL, ALISON CARRIE WRIGHT
5516 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5516 PRESCOTT DOWNS DR, FV

28. HOLT, JOEL P
5524 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5524 PRESCOTT DOWNS DR, FV

29. GROVES, SALLY HEFFERNAN
GROVES, WILLIAM REED
5528 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5528 PRESCOTT DOWNS DR , FV

30. HORNE, BRUCE SCOTT
HORNE, CASSANDRA
5529 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7316 5529 PRESCOTT DOWNS DR, FV

31. ORZELEK, JOHN G
5525 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7316 5525 PRESCOTT DOWNS DR, FV

32. GRIFFIN, JULIE
6700 HUMBOLDT DR
FUQUAY VARINA NC 27526-9609 6700 HUMBOLDT DR, FV

33. HASTINGS, CHARLES C II
HASTINGS, REBECCA B
6704 HUMBOLDT DR
FUQUAY VARINA NC 27526-9609 6704 HUMBOLDT DR , FV

34. MANGUM, STEPHEN D
2600 JONES FRANKLIN RD
CARY NC 27518-9294 0 Piney Grove Wilbon Rd, FV

35. MCDOUGALD, MAURICE L
2505 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-8286 2505 PINEY GROVE WILBON RD , FV

36. MERCURIO, RANDY J
BARRY, JACQUELYN F
2501 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-8286 2501 PINEY GROVE WILBON RD, FV

37. POWELL, BILLY RAY POWELL, TONEY ALLEN
1808 TANNENHILL TRL
HOLLY SPRINGS NC 27540 0 Piney Grove Wilbon Rd, FV

38. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 2600 PINEY GROVE WILBON RD, FV
Same property as 58

39. HOLLAND, JACKIE O HOLLAND, JANE H
7225 ROUSE RD
HOLLY SPRINGS NC 27540-9544 2500 PINEY GROVE WILBON RD, FV

40. HOLLAND, RICHARD A
HOLLAND, AUDRA T
2500 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-9750 2520 PINEY GROVE WILBON RD, FV

41. HOLLAND, JONATHAN R
HOLLAND, MICHELE B
5801 ADCOCK RD
HOLLY SPRINGS NC 27540-9528 5801 ADCOCK RD, HS

42. Part of main property 0070081

43. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 5817 ADCOCK RD, HS

44. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 5901 ADCOCK RD, HS
Same prop as #46

45. RED LETTER LLC
10012 RAY RD
RALEIGH NC 27613-8506 — 5824 ADCOCK RD, HS

46. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 5901 ADCOCK RD, HS
Same Prop at #44

47. BALDWIN, RUBY MAE NORRIS
5921 ADCOCK RD
HOLLY SPRINGS NC 27540-9530 — 5921 ADCOCK RD, HS

48. NORRIS, LARRY
5920 ADCOCK RD
HOLLY SPRINGS NC 27540-9529 — 5920 ADCOCK RD. HS

49. JONES, RUBY
TEEL, SHARON B
2116 WATER FRONT DR
WILLOW SPRING NC 27592-7485 — 5924 ADCOCK RD. HS

50. GAINEY, ARMIE S HEIRS
311 W MARTIN ST APT A
MARTINSBURG WV 25401-3332 — 0 ADCOCK RD, HS

51. WINSTON, GLAUDIE N
WINSTON, JACQUELENE CIQUETA
5908 ADCOCK RD
HOLLY SPRINGS NC 27540-9529 — 5908 ADCOCK RD, HS

52. FISHER, ELAINE GAINEY
GAINEY, KATHY
500 PORTER AVE APT 53
MARTINSBURG WV 25401-2221 — 6601 OLD NORRIS FARM RD, HS

53. MENDEZ, NANCY DE LEON
3413 MOON RIVER DR
FUQUAY VARINA NC 27526-7537 — 6609 OLD NORRIS FARM RD, HS

54. SPENCE, TANEZ LYNETTE
3019 W NORRIS ST
PHILADELPHIA PA 19121-1826 — 6625 OLD NORRIS FARM RD, HS

55. NORRIS, ROBERT
NORRIS, CAROLYN S
311 W MARTIN ST APT A
MARTINSBURG WV 25401-3332 — 0 ADCOCK RD, HS

56. NORRIS, ROME DOUGLAS HEIRS
6641 OLD NORRIS FARM RD
HOLLY SPRINGS NC 27540-9702 — 6641 OLD NORRIS FARM RD, HS

57. PRESCOTT DOWNS ASSOCIATION INC
PO BOX 747
FUQUAY VARINA NC 27526-0197 — 0 Stickleback Dr , (REID:0243675)

58. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 2600 PINEY GROVE WILBON RD,FV
Same Property as #38

59. COOK, DANNY W COOK, VIRGINIA B
5832 DUNCAN COOK RD
FUQUAY VARINA NC 27526-7900 — 5832 DUNCAN COOK RD, FV

60. Ballentine Place Homeowners Association, Inc.
4112 Blue Ridge Rd., Ste 100
Raleigh, NC 27612-4652 — 6232 Adcock Rd., HS

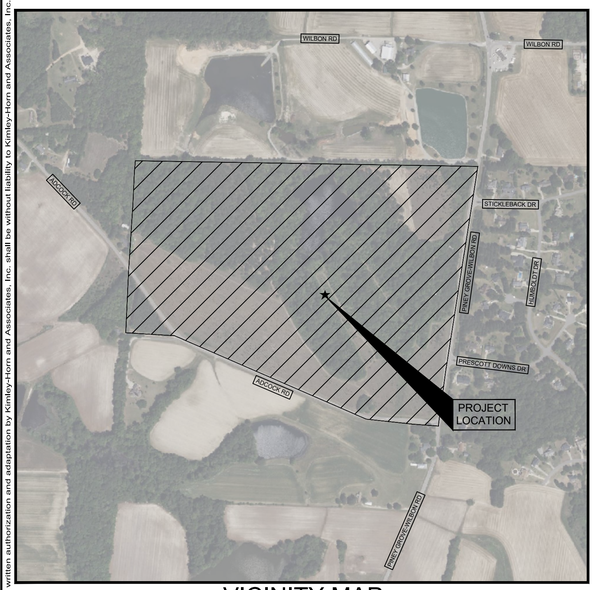
61. Whitetail Farm Homeowners Association, Inc.
6724 Stepherly Way
Holly Springs, NC 27540-7185 — 0 Stepherly Way, HS

62. Prescott Downs Association, Inc.
812 Salem Woods Drive
Raleigh, NC 27615

63. Prescott Downs Association, Inc.
PO Box 97243
Raleigh NC 27624

64. Ballentine Place Homeowners' Association Inc
1210 Trinity Road, Suite 102,
Cary, NC 27513

65. Grayson Taylor, AICP
Planner III
Town of Holly Springs Development Services
PO Box 8
Holly Springs, NC 27540



VICINITY MAP

SCALE: 1" = 500'

SEASONS AT WILBON

PROJECT NUMBER: 25-REZ-06/PLRZ202500121

2316 PINEY GROVE WILBON ROAD

HOLLY SPRINGS, NC 27540

PIN: 0647701834

CONDITIONAL DISTRICT MASTER PLAN

SUBMITTED: MAY 23, 2025

JULY 11 2025

AUGUST 22 2025

OCTOBER 2 2025



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	SPECIMEN TREE LEGEND
C2.0	CONCEPT PLAN
C3.0	TRANSPORTATION & MOBILITY PLAN
C3.1	TRANSPORTATION & MOBILITY DETAILS
C4.0	OVERALL UTILITY PLAN
C4.1	OFFSITE UTILITY PLAN
C5.0	OVERALL GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE AND OPEN SPACE PLAN
L1.1	ILLUSTRATIVE OPEN SPACE RENDERINGS

MODIFICATIONS AND STANDARDS

1. MAXIMUM DENSITY SHALL BE 2.895 UNITS PER ACRE.
2. LANDSCAPE BUFFER ADJACENT TO PINEY GROVE WILBON ROAD EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE C BUFFER.
3. LANDSCAPE BUFFER ADJACENT TO ADCOCK ROAD EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE C BUFFER.
4. LANDSCAPE BUFFER ADJACENT TO RURAL RESIDENTIALLY ZONED PROPERTIES EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE B BUFFER.
5. THE PROJECT WILL PROVIDE 25% MORE ACTIVE RECREATION SPACE
6. HOMEOWNER'S ASSOCIATION DOCUMENTS FOR THE COMMUNITY SHALL NOT RESTRICT ACCESSORY DWELLING UNITS.
7. MINIMUM LOT FRONTAGE FOR A FRONT LOADED DETACHED DWELLING SHALL BE 40 FEET.
8. DETACHED DWELLINGS WITH REAR ACCESS SHALL HAVE DRIVEWAY LENGTHS OF EITHER 4 FEET OR 20 FEET, MEASURED FROM THE ALLEY EDGE OF PAVEMENT.
9. ALL ALLEYS WILL BE SIGNED "NO PARKING" WITH TOWING ENFORCED AT OWNER'S EXPENSE.
10. THE PROJECT PROPOSES THE FOLLOWING RESIDENTIAL STANDARDS:

RESIDENTIAL STANDARDS

SEASONS AT WILBON OFFERS THE FOLLOWING ARCHITECTURAL CONTROLS TO ENSURE CONSISTENT CHARACTER WITHIN THE DEVELOPMENT, WHILE AVOIDING REPETITION.
TO PROVIDE A VARIETY OF HOUSING OPTIONS WHILE PROVIDING MEANINGFUL TRANSITIONS IN DENSITY, THE PROJECT WILL OFFER VARYING SIZE SINGLE-FAMILY HOMES WITH BOTH FRONT AND REAR GARAGE ACCESS, AS WELL AS REAR GARAGE ACCESS TOWNHOUSES. TO CREATE A DIVERSITY OF CHARACTER ALONG THE STREETSCAPES, THE PROJECT WILL OFFER A VARIETY OF BUILDING ELEVATIONS. THESE ELEVATIONS WILL INCORPORATE ARCHITECTURAL MATERIAL SELECTIONS AND VARIED COLOR PALETTES WITH WOOD, BRICK, OR STONE ACCENTS, WHICH WILL ADD VARIETY TO THE STREETSCAPE.
THE FOLLOWING ARCHITECTURAL DESIGN GUIDELINES ARE OFFERED TO ENSURE THAT EACH HOUSING TYPE HAS ITS OWN IDENTITY, WHILE MAINTAINING CONSISTENCY THROUGHOUT THE COMMUNITY.

RESIDENTIAL DESIGN GUIDELINES

1. VINYL SIDING IS NOT PERMITTED. ALL SIDING USED ON EXTERIOR ELEVATIONS SHALL BE FIBER CEMENT SIDING.
2. FRONT-FACING GARAGE DOORS SHALL HAVE ONE OF THE FOLLOWING: WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS.
3. PROPOSED MATERIALS WILL BE OF A SIMILAR PALETTE TO PROVIDE CONSISTENCY OF CHARACTER ALONG WITH VISUAL INTEREST. EXTERIOR MATERIALS THAT MAY BE INCORPORATED INTO ANY OF THE RESIDENTIAL STRUCTURES INCLUDE:
   - FIBER CEMENT LAP SIDING
   - BOARD AND BATTEN SIDING
   - SHAKE AND SHINGLE SIDING
   - STONE OR SYNTHETIC STONE
   - BRICK FAÇADE

A MINIMUM OF TWO (2) OF THE FOLLOWING EXTERIOR MATERIALS WILL BE APPLIED TO THE FRONT FAÇADE: BRICK, MASONRY, BOARD AND BATTEN, HORIZONTAL, OR SHAKE SIDING. ALTERNATIVELY, THE FRONT FAÇADE OF A BUILDING MAY BE COMPRISED OF ALL MASONRY.

4. A MINIMUM OF THREE (3) OF THE FOLLOWING EXTERIOR MATERIALS/ELEMENTS SHALL BE USED ON EACH HOUSE:
   - FRONT PORCH RAILS AND POSTS
   - SHUTTERS
   - BOARD AND BATTEN
   - 1" X 4" WINDOW WRAP
   - WINDOW PEDIMENTS
   - RECESSED WINDOWS
   - SIDE AND/OR FRONT WINDOW BOX BAYS
   - ROOF GABLES
   - ROOF DORMERS
   - ROOFLINE CORNICES
   - METAL ROOFING AS ACCENT
5. TOWNHOUSES WILL CONSIST OF A MIX OF FOUR (4), FIVE (5), OR SIX (6) UNIT BUILDINGS.
6. TOWNHOUSE END UNITS SHALL INCLUDE A MINIMUM ROOF OVERHANG OF 8 INCHES.
7. ROOF SHALL BE PITCHED AT 6:12 OR GREATER (NOT INCLUDING PORCHES, BAY WINDOWS, ETC.) AND SHALL BE CLAD WITH ARCHITECTURAL SHINGLES. METAL ROOFING ACCENTS MAY ALSO BE UTILIZED.
8. TOWNHOUSE ROOFLINES CANNOT BE A SINGLE MASS; IT MUST BE BROKEN UP HORIZONTALLY AND VERTICALLY BETWEEN EVERY TWO UNITS BY STAGGERING THE UNIT A MINIMUM 12" OR PROVIDING A MINIMUM 8" VERTICAL STEP BETWEEN EVERY TWO UNITS.
9. FRONT ENTRANCES FOR ALL HOMES MUST HAVE A COVERED PORCH/STOOP AREA AT THE FRONT DOOR.
10. ANTI-MONOTONY: IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, ALL HOMES AND TOWNHOMES SHALL VARY IN ELEVATION AND COLOR PALETTE FOR ANY LOTS THAT ARE ADJACENT TO OR DIRECTLY ACROSS THE STREET.

Site Data Table	
Pin Number	647701834
Current Zoning	Rural Residential (RR)
Proposed Zoning	Neighborhood Residential Conditional District (NR-CD)
Land Use Map Designation	Mixed Residential Neighborhood
Proposed Land Use Designation	No Change

Open Space Requirements	
Total Required Open Space (30%)	**23.0 Acres**
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5%)	3.83 Acres
Flexible Area Required (5%)	3.83 Acres
Subtotal Required Open Space (30%)	**23.0 Acres**
Utility Allocation Commitment 25% Increase in Active Rec Space (3.83 AC x 25% = .96 AC)	0.96 Acres
Total Required Open Space (31.25%)	**23.96 Acres**
Total Provided Open Space	
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5% + Utility Allocation Commitment)	4.79 Acres
Flexible Area Required (5%)	3.83 Acres
Total Provided Open Space (31.25%)	**23.96Acres**

Development Intensity	
Development Density	
Gross Site Area (acres)	81.00
Right-of-Way Dedication (acres)	4.32
Net Site Area (acres)	76.68
Maximum Number of Units/Lots	222
Maximum Gross Density (units/acre)	2.895
Attached Dwelling	
Minimum units	10%
Maximum units	50%
Proposed Percentage	35.50%

Lot Breakdown	
Minimum number of lots by type	
Single-Family Lots (50' x 120')	67
Single-Family Lots (40' x 120')	55
Single-Family Detached Lots (40' x 105')	20
Townhouse Lots (26' x 100')	80
Maximim Number of Units	222

Lot Configuration	
Minimum Lot Area (sf)	
Detached Dwelling	Average > 5,000
Attached Dwelling	none
Minimum Lot Width at Setback Line (ft)	
Detached Dwelling	26
Attached Dwelling	18
Other Buildings/Uses	60
Minimum Lot Frontage at Right-of-Way (ft)	
All Buildings	18
Minimum Lot Frontage for a Front Facing Driveway (ft)	
All Buildings	40

Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
Attached Dwelling (Townhouse Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Rear Setback from Alley Centerline (minimim)	15
Building Separation (minimum)	10
Detached Dwelling (Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback from Alley Edge of Pavement (min)	4
Driveway Length	4' or 20' only
Detached Dwelling (Front Access)	
Front Setback Garage (minimum)	25
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback (minimim)	20

Building Height	
Primary Structure(s) (maximum)	35
Accessory Structure(s) (maximum)	25
Finished Floor Elevation Above Sidewalk Grade (ft)	1.5

PROJECT OWNERS & CONSULTANTS

DEVELOPER
D.R. HORTON, INC.
ANNE B. OAKLEY
7208 FALLS OF NEUSE ROAD; SUITE 201
RALEIGH, NC 27615
PHONE: (919) 971-2126
EMAIL: ABOAKLEY@DRHORTON.COM

LAND PLANNING
LANDSCAPE ARCHITECTURE
KIMLEY-HORN AND ASSOCIATES, INC.
BOB ZUMWALT, PLA
1070 S. MAIN STREET; SUITE 230
HOLLY SPRINGS, NC 27540
PHONE: (919) 475-7314
EMAIL: BOB.ZUMWALT@KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
JORDAN BREWER
1070 S. MAIN STREET, SUITE 230
HOLLY SPRINGS, NC 27540
PHONE: (919) 475-7314
EMAIL: JORDAN.BREWER@KIMLEY-HORN.COM

LAND USE ATTORNEY
ADCOCK LAW FIRM, P.A.
JOHN B. ADCOCK ESQ
202 E. ACADEMY STREET
FUQUAY-VARINA, NC 27526
PHONE: (919) 552-6600
EMAIL: JOHN@ADCOCKLAWFIRM.COM

SURVEYOR
BOHLER ENGINEERING NC PLLC
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
PHONE: (919) 578-9000

OWNER
MARY PAUL BIRCHARD THOMAS AND
TERESA THOMAS
7104 WINDOVER DRIVE
DURHAM, NC 27712

UTILITY ALLOCATION ELEMENTS:

- OPEN SPACE/TREE PRESERVATION
  - INCREASE OF AT LEAST 25% ACTIVE RECREATION SPACE
- PUBLIC INFRASTRUCTURE IMPROVEMENTS
  - VEGETATED WETLAND IN LIEU OF WET PONDS
  - INCLUDE STORMWATER CONTROL DEVICES WITHIN PARKING LOT ISLANDS
- SUSTAINABLE DESIGN
  - EARN NATIONAL GREEN BUILDING STANDARDS CERTIFICATIONS, OR EQUIVALENT AS DETERMINED BY DIRECTOR

GENERAL NOTES:

1. SIDEWALKS, GREENWAY MUTLI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY BOHLER.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. ALL UNITS/HOMES WILL PROVIDE A MINIMUM OF (1) 240-VOLT CHARGING OUTLET WITHIN 10 FEET OF A PARKING SPACE.

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ROBERT C. ZUMWALT 1155

KHA PROJECT	123456789
DATE	MM/DD/YYYY
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

COVER SHEET

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C0.0

Plotted By: Guthrie, Jake Sheet Set: ---- Layout: C0.0 October 02, 2025 04:24:33pm K:\HSP_LDEV\014843069-Stevens Pond\07-CAD Files\Rezoning\PlanSheets\C0.0 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C1.0 September 24, 2025 09:49:39am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\PlanSheets\C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
1. WETLAND AND STREAM DETERMINATION BY KIMLEY-HORN (APRIL 2025).
2. TREE INVENTORY BY KIMLEY-HORN (APRIL 2025). SEE SHEET C1.1 FOR TREE SPECIES AND DIAMETER.
3. EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY OBTAINED ON 04/04/2025 BY BOHLER ENGINEERING NC PLLC. 4130 PARKLAKE AVENUE, SUITE 600, RALEIGH, NC 27612. (919) 845-4000. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION. DISCREPANCIES SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS

Total Specimen Inches		
Total specimen inches removed	8790.5	
Total specimen inches to remain	3300	38%
	5490.5	62%

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER C1.0

EXISTING CONDITIONS

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Tree #	DBH	Species short hand	Common Name	Label	TYPE	Latitude	Longitude
1	4	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5936354099	-78.83817967
2	5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5937815599	-78.83828843
3	24.5	Qual	White Oak	T24	SPECIMEN	35.5936687899	-78.83819699
5	28	List	Sweetgum	T19	SPECIMEN	35.5931743800	-78.8385517
7	26.5	Acru	Red Maple	T13	SPECIMEN	35.5926338099	-78.83768137
6	27.5	Quni	Water Oak	T22	SPECIMEN	35.5926894500	-78.83849131
8	6.5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5924268699	-78.83826997
9	31	Prba	Loblolly Pine	T9	SPECIMEN	35.5928437099	-78.83804572
10	5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5923983899	-78.83820371
11	3	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5925923299	-78.83820347
12	29.5	Juvi	Eastern Red Cedar	T17	SPECIMEN	35.5925924899	-78.83813837
13	26	Cela	southern hackberry	T18	SPECIMEN	35.5927216099	-78.83844487
14	29.5	Quni	Water Oak	T22	SPECIMEN	35.5926395300	-78.83860746
15	28	Quni	Water Oak	T22	SPECIMEN	35.5927152999	-78.83859422
16	27	Quni	Water Oak	T22	SPECIMEN	35.5926300899	-78.83853451
17	30	Quni	Water Oak	T22	SPECIMEN	35.5923055199	-78.83868819
19	24	Quni	Water Oak	T22	SPECIMEN	35.5923900900	-78.83862117
20	24	Quni	Water Oak	T22	SPECIMEN	35.5923579199	-78.83901831
21	26	Acru	Red Maple	T13	SPECIMEN	35.5929575300	-78.83825369
22	37	Prba	Loblolly Pine	T9	SPECIMEN	35.5923877700	-78.83867622
23	41	Quni	Water Oak	T22	SPECIMEN	35.5930582399	-78.83824977
25	39	List	Sweetgum	T19	SPECIMEN	35.5931914700	-78.83871045
26	28	Quni	Water Oak	T22	SPECIMEN	35.5935832700	-78.83872654
27	24	Qual	White Oak	T21	SPECIMEN	35.5932892000	-78.8393475
28	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5933476600	-78.83926089
29	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5935484099	-78.83916094
30	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5936897000	-78.83824124
31	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5935375400	-78.83837185
32	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5937446499	-78.83824703
33	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5935122200	-78.8394277
34	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5937883799	-78.83823571
35	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5936031000	-78.83837099
36	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5936136200	-78.83823073
38	30	Prba	Loblolly Pine	T9	SPECIMEN	35.5938427700	-78.83813941
39	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5936491200	-78.83809776
40	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5936913899	-78.83843616
41	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5938035499	-78.83819861
43	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5939473900	-78.83835062
42	38	Litu	Tulip Poplar	T21	SPECIMEN	35.5945476200	-78.84004894
44	42	Litu	Tulip Poplar	T21	SPECIMEN	35.5946382999	-78.84003013
45	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5946071400	-78.83987556
47	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5941611499	-78.83975529
48	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5939677900	-78.83971148
49	38	Litu	Tulip Poplar	T21	SPECIMEN	35.5942324199	-78.83973588
50	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5940300800	-78.83986212
52	36	Litu	Tulip Poplar	T21	SPECIMEN	35.5945014998	-78.83985508
53	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5942751703	-78.8387835
54	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5943626899	-78.83979186
55	26	Fram	White Ash	T23	SPECIMEN	35.5943770299	-78.83976415
51	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5943803099	-78.83978036
57	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5942742499	-78.83973837
58	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5945267299	-78.83964487
59	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5944372099	-78.84003264
60	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5944387599	-78.83991553
61	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5944116598	-78.84000902
63	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5946003300	-78.84005744
64	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5939430899	-78.83989452
65	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5939734500	-78.83987929
67	39	Litu	Tulip Poplar	T21	SPECIMEN	35.5946361399	-78.84010793
68	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5935061600	-78.83988261
69	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5947607900	-78.8401318
70	36	Litu	Tulip Poplar	T21	SPECIMEN	35.5938866899	-78.83979426
71	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5939382599	-78.84002594
72	24	Qupa	Cherrybark Oak	T8	SPECIMEN	35.5936812099	-78.84000652
73	53.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5937735700	-78.83975268
74	25	Qupa	Cherrybark Oak	T8	SPECIMEN	35.5950703798	-78.84039088
75	30	Pec	Riverbirch Pine	T15	SPECIMEN	35.5946837269	-78.84057366
76	34.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5936755798	-78.84012297
77	49.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5937122499	-78.83975079
78	28	Quni	Water Oak	T22	SPECIMEN	35.5942083000	-78.84038866
79	27.5	Cave	Black Oak	T4	SPECIMEN	35.5951406499	-78.84056002
80	4	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5951005498	-78.84037865
81	24	Qunu	Northern Red Oak	T12	SPECIMEN	35.5934583200	-78.83969097
82	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5936863200	-78.83972496
83	28	Cave	Black Oak	T4	SPECIMEN	35.5951421600	-78.84040271
85	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5950519600	-78.83963974
86	36.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5934065499	-78.83957613
87	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5953648800	-78.84113109
89	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5951433699	-78.84109549
90	29.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5956351398	-78.84105555
91	27.5	Qunu	Northern Red Oak	T12	SPECIMEN	35.5929370500	-78.8400451
92	22	Litu	Tulip Poplar	T21	SAMPLE	35.5951239099	-78.84088016
273	28	List	Sweetgum	T19	SPECIMEN	35.5952826798	-78.84524188
275	33.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5952338499	-78.84524156
289	11.5	ple plot 3	Tulip Poplar	T21	SAMPLE	35.5950712799	-78.84501066
291	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5953986199	-78.84457554
276	13	List	Sweetgum	T19	SAMPLE	35.5951962198	-78.84502879
268	8	ple plot 3	Black Cherry	T3	SAMPLE	35.5950691600	-78.84502449
277	3	List	Sweetgum	T19	SAMPLE	35.5950247800	-78.84503566
270	8	ple plot 3	Black Cherry	T3	SAMPLE	35.5950691600	-78.84502449
279	2	List	Sweetgum	T19	SAMPLE	35.5951791000	-78.84500511
279	2	List	Sweetgum	T19	SAMPLE	35.5952170898	-78.84499697
280	15	ple plot 3	Red Maple	T13	SAMPLE	35.5953735599	-78.84495452
281	25	List	Sweetgum	T19	SPECIMEN	35.5954065099	-78.84472314
282	11.5	List	Sweetgum	T19	SAMPLE	35.5951746499	-78.84492823
283	24	List	Sweetgum	T19	SPECIMEN	35.5953342099	-78.84473654
284	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5952300998	-78.84473979
285	30	Prba	Loblolly Pine	T9	SPECIMEN	35.5951771309	-78.84461988
286	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5953564100	-78.84448132
287	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5954220200	-78.84475191
288	24	Qunu	Northern Red Oak	T12	SPECIMEN	35.5952333600	-78.84464129
289	25	List	Sweetgum	T19	SPECIMEN	35.5950235998	-78.84470953
290	30	Quni	Water Oak	T22	SPECIMEN	35.5953776799	-78.84460298
291	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5953728698	-78.84458836
292	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5954253099	-78.84432668
293	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5953431700	-78.84432668
294	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5948688700	-78.84477898
295	28	Acru	Red Maple	T13	SPECIMEN	35.5953894800	-78.84402334
296	26.5	List	Sweetgum	T19	SPECIMEN	35.5954256000	-78.84421503
297	53.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5951257199	-78.84444225
298	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5951773899	-78.84422184
299	27.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5949224200	-78.84450534
300	24	List	Sweetgum	T19	SPECIMEN	35.5951905599	-78.84427563
301	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5950899199	-78.84421139
302	24	List	Sweetgum	T19	SPECIMEN	35.5952597300	-78.84408643
303	24.5	List	Sweetgum	T19	SPECIMEN	35.5952240998	-78.84412956
304	25.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5949682499	-78.84452899
305	26	List	Sweetgum	T19	SPECIMEN	35.5947526000	-78.84418206
306	45	Litu	Tulip Poplar	T21	SPECIMEN	35.5944543600	-78.84445345
307	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5949752100	-78.84408547
308	26	List	Sweetgum	T19	SPECIMEN	35.5948068800	-78.84427026
309	25	Acru	Red Maple	T13	SPECIMEN	35.5948371000	-78.8442785
310	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5947682998	-78.84402515
312	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5941074200	-78.8446151
313	30	Beni	River Birch	T14	SPECIMEN	35.5940439100	-78.84450927
314	25.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5941536599	-78.84453681
316	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5947386100	-78.84394817
317	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5945589600	-78.84418825
318	30	Acru	Red Maple	T13	SPECIMEN	35.5949589000	-78.8441495
319	32	Qunu	Northern Red Oak	T12	SPECIMEN	35.5939530798	-78.84364611
320	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5949810600	-78.84413576
321	29	Acru	Red Maple	T13	SPECIMEN	35.5944371200	-78.84364769
322	26.5	List	Sweetgum	T19	SPECIMEN	35.5941982000	-78.84417241
323	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5941859500	-78.84409533
324	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5941794199	-78.84387083
325	54	Acru	Red Maple	T13	SPECIMEN	35.5939191998	-78.84350467
327	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5942549800	-78.84388306
328	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5943240000	-78.84417069
329	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5943020900	-78.84391805
330	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5940816500	-78.8438209
331	24	Qeoc	American hackberry	T1	SPECIMEN	35.5938894299	-78.84411665
332	24	Qeoc	American hackberry	T1	SPECIMEN	35.5938913000	-78.84418722
333	27.5	Floc	American Sycamore	T2	SPECIMEN	35.5940536299	-78.84379521
334	41.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5945229399	-78.84379726
336	7.5	ng plot 4	Loblolly Pine	T9	SAMPLE	35.5940709400	-78.8431572
337	30	Prba	Loblolly Pine	T9	SPECIMEN	35.5942259300	-78.84327566
338	13	Prba	Loblolly Pine	T9	SAMPLE	35.5940559498	-78.84312165
339	6	Prba	Loblolly Pine	T9	SAMPLE	35.5940532799	-78.84308456
340	7.5	Prba	Loblolly Pine	T9	SAMPLE	35.5940475900	-78.84308263
341	8	Prba	Loblolly Pine	T9	SAMPLE	35.5940452198	-78.84308564
342	11	Prba	Loblolly Pine	T9	SAMPLE	35.5940753100	-78.84305742
343	3	Prba	Loblolly Pine	T9	SAMPLE	35.5941189600	-78.84304052
345	4.5	Prse	Black Cherry	T3	SAMPLE	35.5941411900	-78.84303973
346	3	Prse	Black Cherry	T3	SAMPLE	35.5941370500	-78.84303587
348	3	Prba	Loblolly Pine	T9	SAMPLE	35.5940076600	-78.84310331
349	6.5	Prba	Loblolly Pine	T9	SAMPLE	35.5941002798	-78.84309848
350	4	Prba	Loblolly Pine	T9	SAMPLE	35.5940965200	-78.8431 1085
351	4	Prba	Loblolly Pine	T9	SAMPLE	35.5941525799	-78.84306007
352	13	Prba	Loblolly Pine	T9	SAMPLE	35.5941700998	-78.84307615
353	22	Prba	Loblolly Pine	T9	SAMPLE	35.5941560200	-78.84310386
354	30	Plpa	Longleaf Pine	T10	SPECIMEN	35.5941895898	-78.84251562
355	2.5	Prba	Loblolly Pine	T9	SAMPLE	35.5941348398	-78.84314626
356	6	Prba	Loblolly Pine	T9	SAMPLE	35.5941302398	-78.84315936
357	6.5	Prba	Loblolly Pine	T9	SAMPLE	35.5941422699	-78.84316681
359	2	Prba	Loblolly Pine	T9	SAMPLE	35.5941484800	-78.84316306
360	8.5	Prba	Loblolly Pine	T9	SAMPLE	35.5941456998	-78.84317733
362	4.5	Prba	Loblolly Pine	T9	SAMPLE	35.5941013799	-78.84318885
363	5	Prba	Loblolly Pine	T9	SAMPLE	35.5941015000	-78.84317723
364	7	Prba	Loblolly Pine	T9	SAMPLE	35.5941076100	-78.84319598
365	17	Plpa	Longleaf Pine	T10	SPECIMEN	35.5938496003	-78.84256191
366	6	Prba	Loblolly Pine	T9	SAMPLE	35.5940824800	-78.84315295
368	15	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940533699	-78.84272381
369	12	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940330600	-78.84256854
370	16	Plpa	Longleaf Pine	T10	SPECIMEN	35.5941353000	-78.84244059
371	20	Plpa	Longleaf Pine	T10	SPECIMEN	35.5941904398	-78.8424552
372	15	Plpa	Longleaf Pine	T10	SPECIMEN	35.5941305098	-78.84307263
373	14	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940631300	-78.84259711
374	16	Plpa	Longleaf Pine	T10	SPECIMEN	35.5939744200	-78.84242415
375	16	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940211600	-78.84244947
376	14	Plpa	Longleaf Pine	T10	SPECIMEN	35.5939631998	-78.84236186
377	12	Plpa	Longleaf Pine	T10	SPECIMEN	35.5939757598	-78.84234773
378	16	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940242400	-78.8429054
379	12	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940122500	-78.84273206
380	16	Plpa	Longleaf Pine	T10	SPECIMEN	35.5937682000	-78.84230983
381	16.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940161400	-78.84259473
384	14.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940164000	-78.84257423
385	15	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940001000	-78.84269803
387	20	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940084499	-78.84250809
388	19	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940611800	-78.84247051
389	16.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5939138000	-78.84264432
390	13	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940729998	-78.84252907
391	18.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940317898	-78.84234268
392	18.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940589900	-78.84269899
393	13.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940060400	-78.84235517
394	20	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940587700	-78.84223644
395	15	Plpa	Longleaf Pine	T10	SPECIMEN	35.5940796398	-78.84261267
396	13	Plpa	Longleaf Pine	T10	SPECIMEN	35.5951075300	-78.84223199
397	18.5	Plpa	Longleaf Pine	T10	SPECIMEN	35.5947804898	-78.84199992
399	29	Acru	Red Maple	T13	SPECIMEN	35.5917462198	-78.83910247
400	30	Qual	White Oak	T24	SPECIMEN	35.5918435099	-78.83915803
401	28	Qual	White Oak	T24	SPECIMEN	35.5918671100	-78.8391375
402	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5921093400	-78.83940596
403	35	Acru	Red Maple	T13	SPECIMEN	35.5950540500	-78.83782837
404	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5951294400	-78.83800886
405	52	Litu	Tulip Poplar	T21	SPECIMEN	35.5951683300	-78.83801473
406	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5951454699	-78.83807839
407	31	Quni	Water Oak	T22	SPECIMEN	35.5952821900	-78.83813975
408	28	Quni	Water Oak	T22	SPECIMEN	35.5952718998	-78.83818823
409	25	Quni	Water Oak	T22	SPECIMEN	35.5952452900	-78.83839783
410	53.5	Quni	Water Oak	T22	SPECIMEN	35.5952741799	-78.83856939
411	45	Quni	Water Oak	T22	SPECIMEN	35.5952342699	-78.83859972
412	29	Quni	Water Oak	T22	SPECIMEN	35.5951818599	-78.83770844
413	26	Qual	White Oak	T24	SPECIMEN	35.5950972099	-78.83762102
52	Litu	Tulip Poplar	T21	SPECIMEN	35.5951497300 00003	-78.83801731

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C1.1 SPECIMEN TREE LEGEND September 24, 2025 09:49:47am K:\HSP-LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C1.1 TREE PRESERVATION LEGEND.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

SPECIMEN TREE LEGEND

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C1.1



CONCEPT PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SIDEWALK
- TOHS ASPHALT GREENWAY
- PRIVATE ASPHALT GREENWAY
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION
- ACTIVE RECREATION AREA
- LONGLEAF PINE REVEGETATON AREA
- SINGLE-FAMILY LOTS (60'X120')
- SINGLE FAMILY LOTS (40'X120')
- SINGLE FAMILY DETACHED (40'X105')
- TOWNHOUSES (26'X100')
- TYPE C BUFFER YARD
- TYPE B BUFFER YARD

NOTES:
1. CIRCULATION, INTERNAL ROADWAY CONFIGURATION, PEDESTRIAN CIRCULATION AND OPEN SPACE AREAS ARE CONCEPTUAL AND MAY SHIFT AT CONSTRUCTION DRAWING STATE AS LONG AS SUBSTANTIAL SIMILAR.
2. LOT LINES SHOWN ARE APPROXIMATE. FINAL LOT LAYOUT AND CONFIGURATION WILL DETERMINED AT MAJOR SUBDIVISION.

Development Intensity	
Development Density	
Gross Site Area (acres)	81.00
Right-of-Way Dedication (acres)	4.32
Net Site Area (acres)	76.68
Maximum Number of Units/Lots	222
Maximum Gross Density (units/acre)	2.895
Attached Dwelling	
Minimum units	10%
Maximum units	50%
Proposed Percentage	35.50%

Lot Breakdown	
Minimum number of lots by type	
Single-Family Lots (60' x 120')	67
Single-Family Lots (40' x 120')	55
Single-Family Detached Lots (40' x 105')	20
Townhouse Lots (26' x 100')	80
Maximim Number of Units	222

Lot Configuration	
Minimum Lot Area (sf)	
Detached Dwelling	Average > 5,000
Attached Dwelling	none
Minimum Lot Width at Setback Line (ft)	
Detached Dwelling	26
Attached Dwelling	18
Other Buildings/Uses	60
Minimum Lot Frontage at Right-of-Way (ft)	
All Buildings	18
Minimum Lot Frontage for a Front Facing Driveway (ft)	
All Buildings	40

Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
Attached Dwelling (Townhouse Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Rear Setback from Alley Centerline (minimim)	15
Building Separation (minimum)	10
Detached Dwelling (Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback from Alley Edge of Pavement (min)	4
Driveway Length	4' or 20' only
Detached Dwelling (Front Access)	
Front Setback Garage (minimum)	25
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback (minimim)	20

Building Height	
Primary Structure(s) (maximum)	35
Accessory Structure(s) (maximum)	25
Finished Floor Elevation Above Sidewalk Grade (ft)	1.5

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARB
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMMALT

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

CONCEPT PLAN

SEASONS AT WILBON

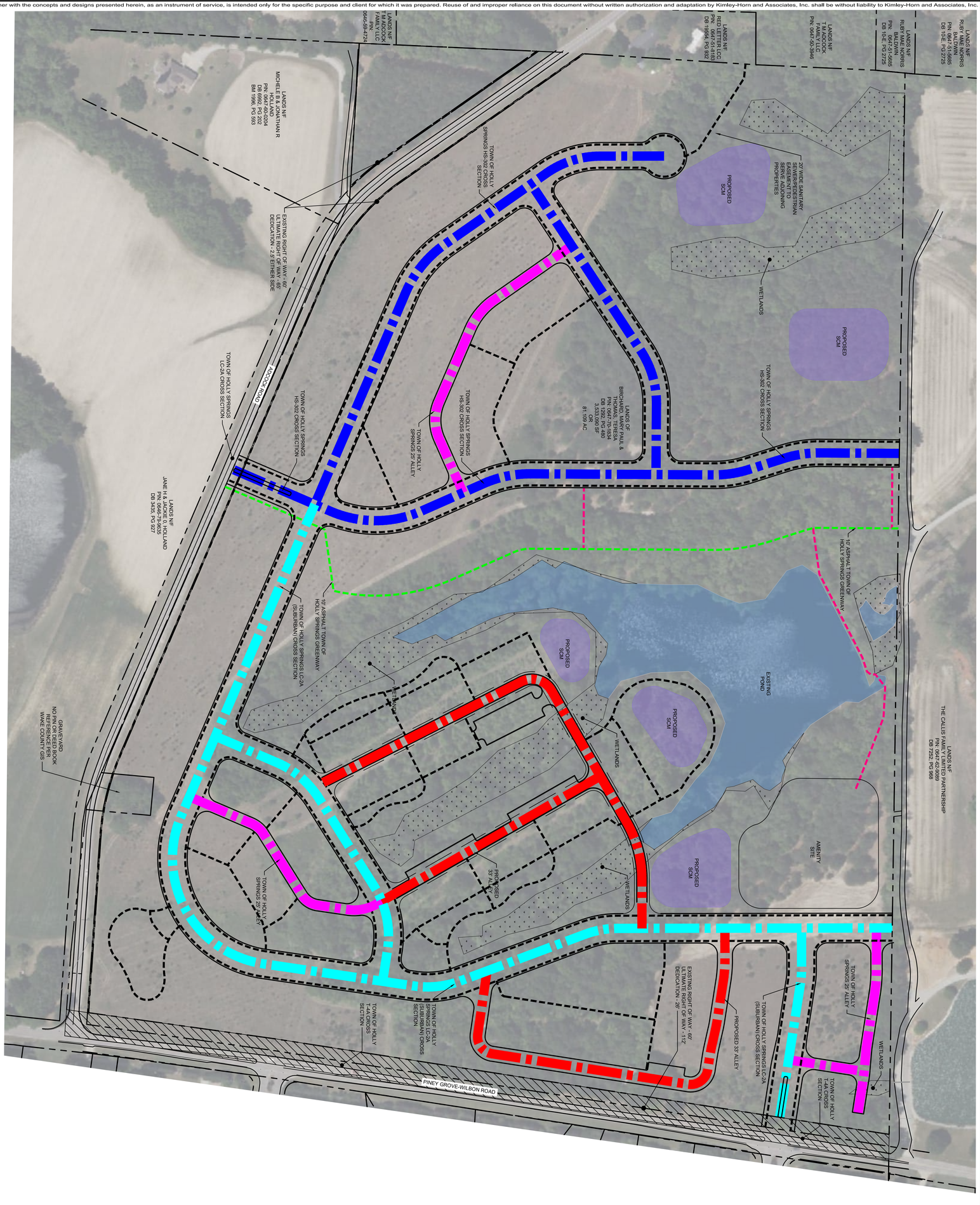
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C2.0

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C2.0 CONCEPT PLAN September 23, 2025 03:56:19pm K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C2.0 CONCEPT PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C3.0 TRANSPORTATION & MOBILITY PLAN September 24, 2025 09:50:16am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C3.0 TRANSPORTATION & MOBILITY PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SIDEWALK
- TOHS ASPHALT GREENWAY
- PRIVATE ASPHALT GEENWAY
- TOHS HS-302 CROSS SECTION
- TOHS LC-2A (SUBURBAN) CROSS SECTION
- TOHS 25' ALLEY
- PROPOSED 33' ALLEY
- STORMWATER CONTROL MEASURE

NOTES:

1. ROAD WIDENING ACROSS EACH OF THE PROJECT PROPERTY BOUNDARIES SHALL CONFORM TO THE ULTIMATE RIGHT-OF-WAY AND STREET CROSS SECTION IN THE COMPREHENSIVE TRANSPORTATION PLAN (CTP), IN ACCORDANCE WITH THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. LOCATION OF ACCESS POINTS SHALL BE DETERMINED AT THE TIME OF SITE PLAN AS DICTATED BY TOWN OF HOLLY SPRINGS AND/OR NCDOT.
3. SEE SHEET C3.1 FOR ROADWAY SECTIONS AND DETAILS.

SEASONS AT WILBON

PREPARED FOR

D.R. HORTON, INC.

HOLLY SPRINGS NC

TRANSPORTATION & MOBILITY PLAN

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

PROFESSIONAL ENGINEER SEAL 039196 NORTH CAROLINA

Kimley»Horn

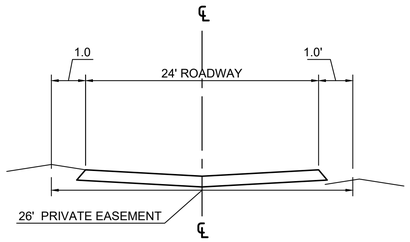
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

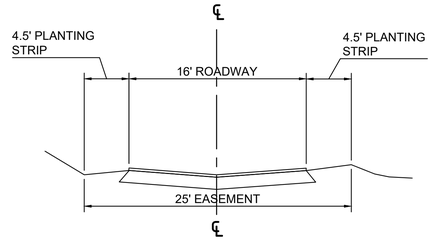
No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

SHEET NUMBER C3.0



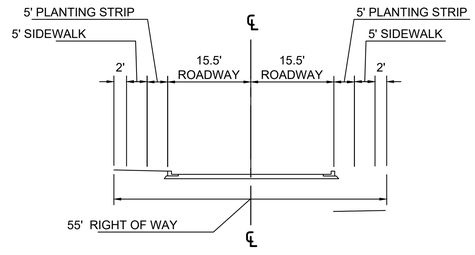
MODIFIED TOWN OF HOLLY SPRINGS STANDARD ALLEY CROSS SECTION HS311

N.T.S.



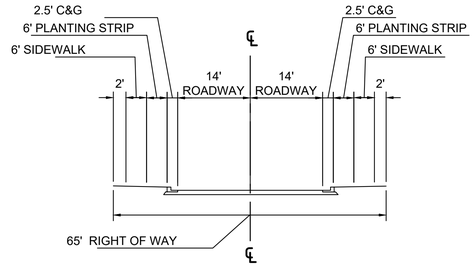
TOWN OF HOLLY SPRINGS STANDARD ALLEY CROSS SECTION HS311

N.T.S.



TOWN OF HOLLY SPRINGS STANDARD STREET CROSS SECTION HS302

N.T.S.



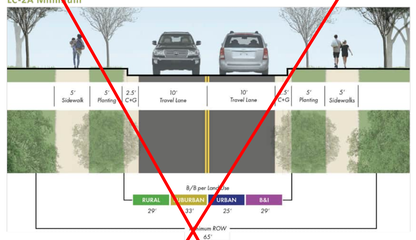
TOWN OF HOLLY SPRINGS STANDARD STREET CROSS SECTION LC-2A

N.T.S.

LC-2A

Local / Neighborhood Connector or Collector | 2 Lanes

LC-2A Minimum



L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design (e.g., retaining walls, slopes, utilities, etc.) and is not required by the Town of Holly Springs.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix I for cross-section elements to be included for a given project.*

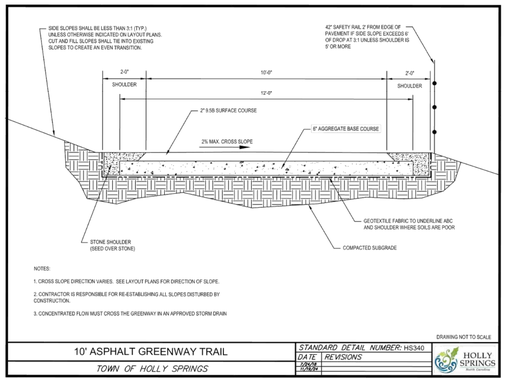
T-4A

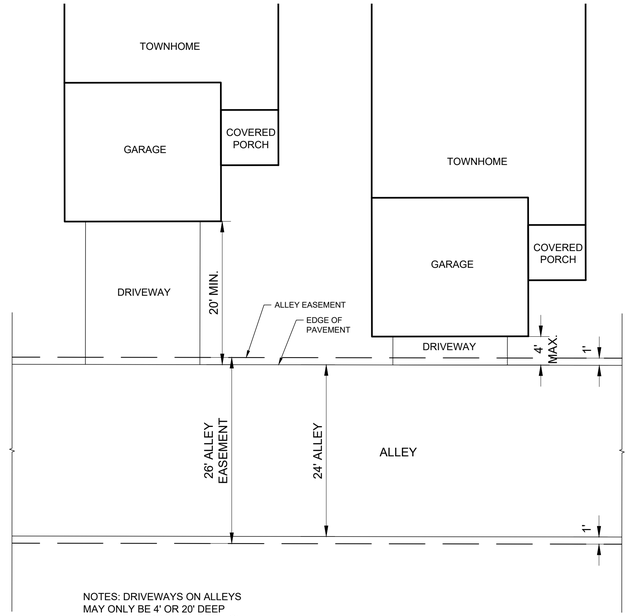
Thoroughfare | 4 Lanes

T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-





NOTES: DRIVEWAYS ON ALLEYS MAY ONLY BE 4' OR 20' DEEP MEASURED FROM THE EDGE OF PAVEMENT.

TYPICAL STANDARD ALLEY DRIVEWAY DETAIL

N.T.S.

No.	REVISIONS	DATE	BY
1	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
2	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER JOHNATHAN GREENE

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

TRANSPORTATION & MOBILITY DETAILS

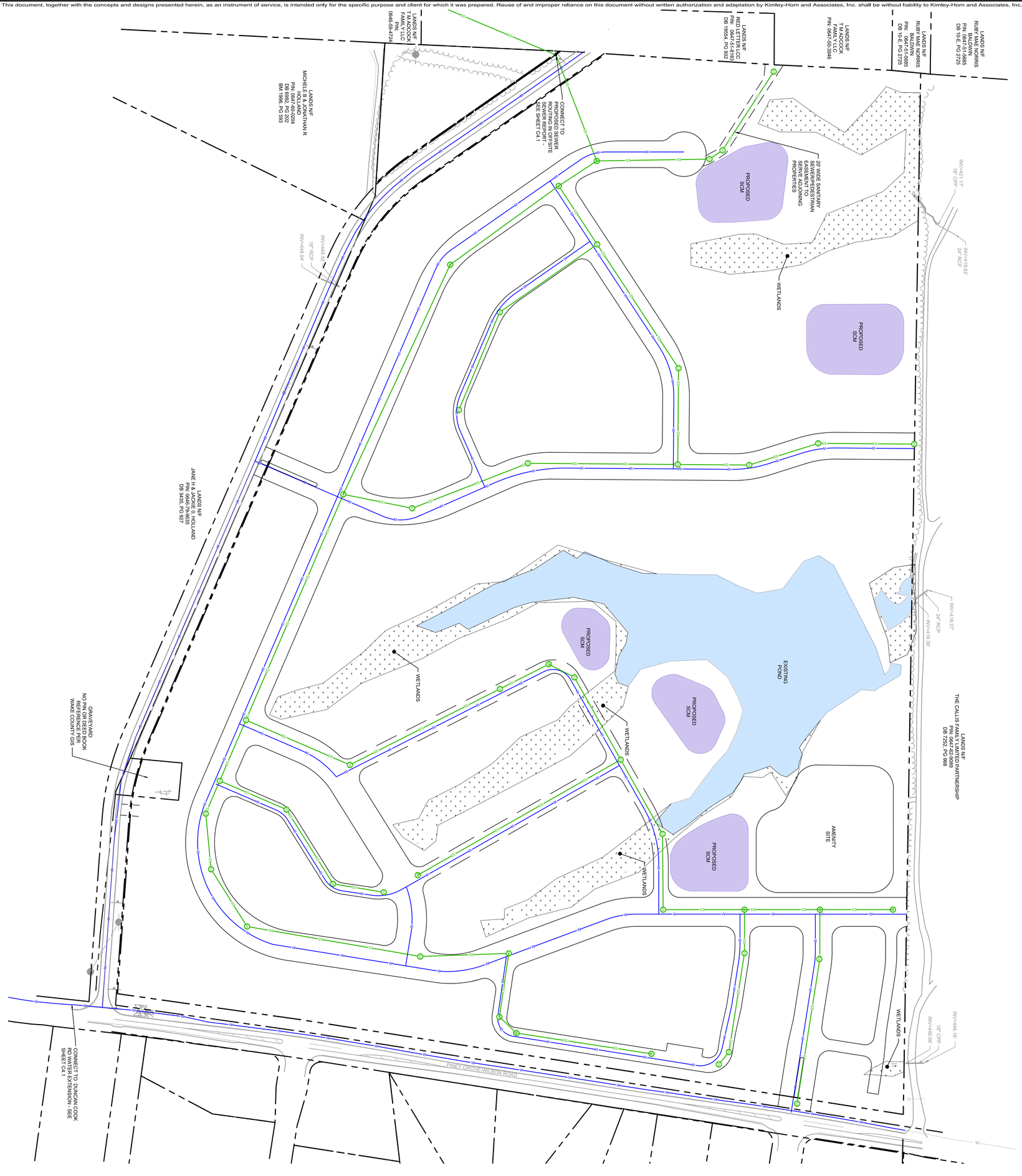
SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C3.1

Plotted By: Guthrie, Jake Sheet Set:014643060_Layout:C23.1 September 24, 2025 09:50:21am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C3.0 TRANSPORTATION & MOBILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C4.0 OVERALL UTILITY PLAN September 24, 2025 09:50:33am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C4.0 OVERALL UTILITY PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
SEE SHEET 4.1 FOR OFF-SITE UTILITY CONNECTIONS

UTILITY LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE (SSMH)
- EXISTING WETLAND
- EXISTING POND
- STORMWATER CONTROL MEASURE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER C4.0

OVERALL UTILITY PLAN

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039196 RYAN C. ZERKLE

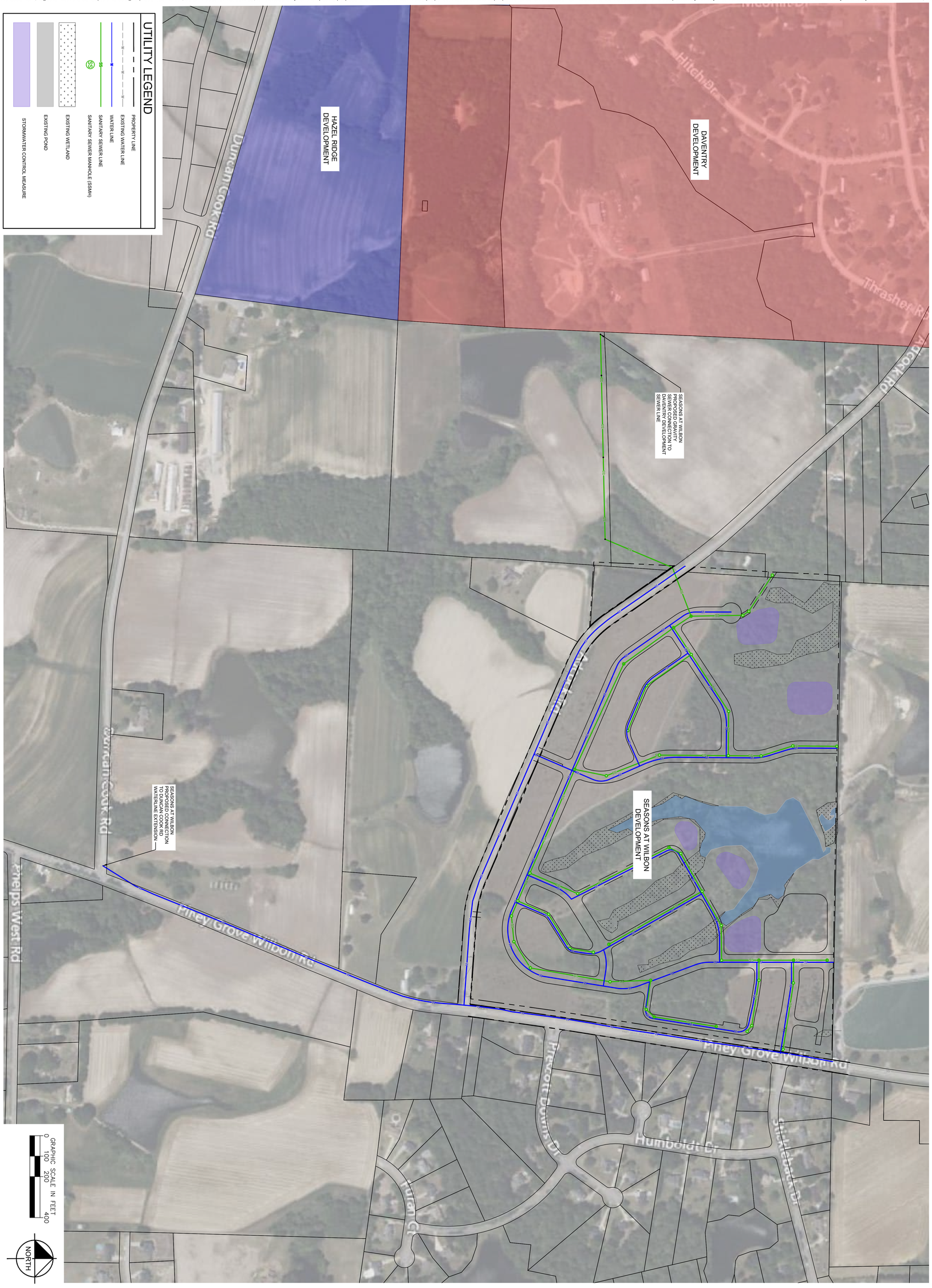
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C4.1 OFFSITE UTILITY PLAN September 24, 2025 09:50:38am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C4.0 OVERALL UTILITY PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEASONS AT WILBON

PREPARED FOR

D.R. HORTON, INC.

HOLLY SPRINGS NC

SHEET NUMBER C4.1

OFFSITE UTILITY PLAN

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

PROFESSIONAL ENGINEER SEAL 039196 NORTH CAROLINA RACHEL C. ZIMMERMAN

Kimley»Horn

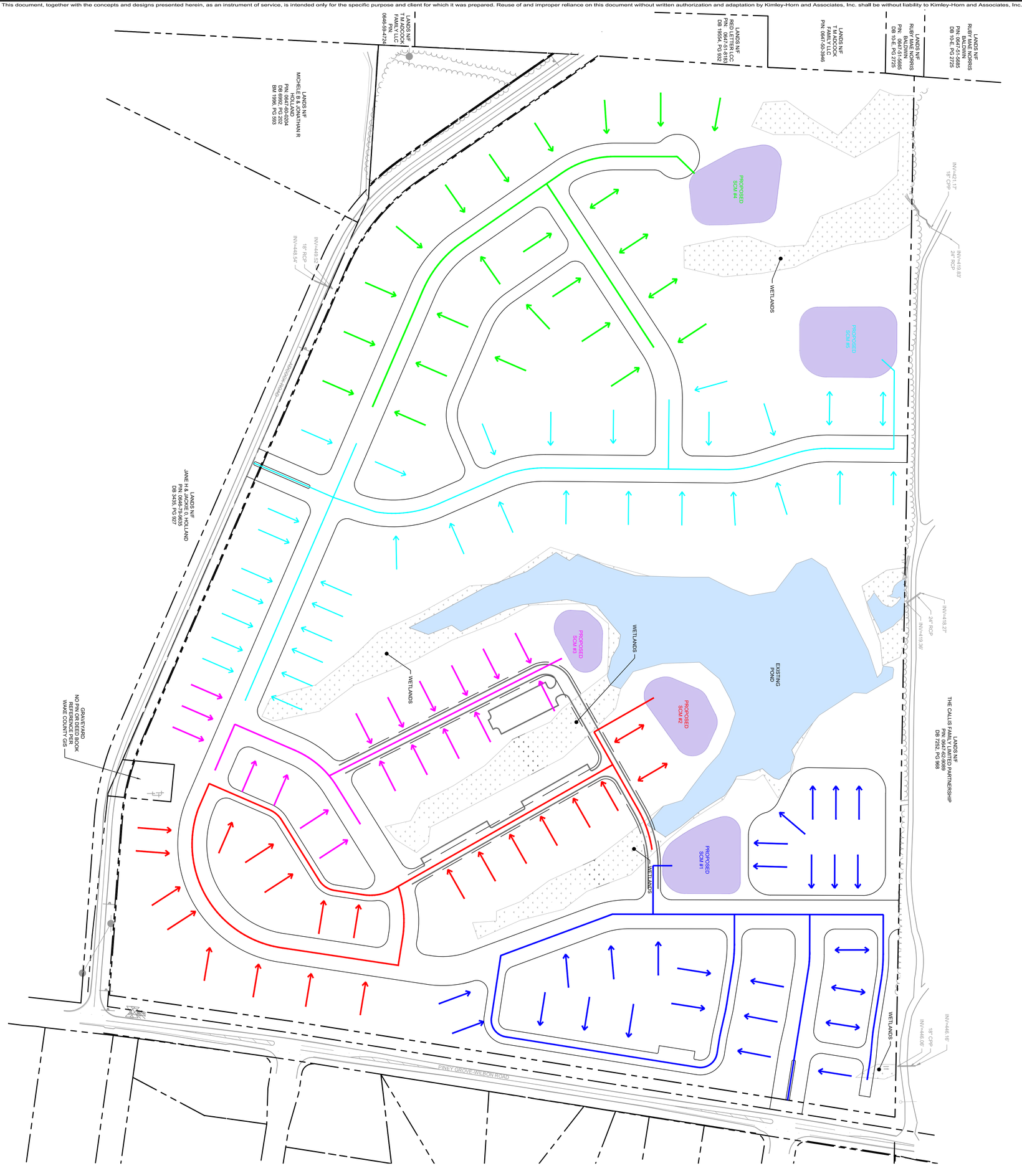
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C5.0 OVERALL GRADING AND DRAINAGE PLAN September 24, 2025 09:50:48am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C5.0 OVERALL GRADING AND DRAINAGE PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING AND DRAINAGE LEGEND

- FLOW ARROW
- STORMWATER CONTROL MEASURE
- EXISTING POND
- EXISTING WETLAND
- STORM DRAINAGE #5
- STORM DRAINAGE #4
- STORM DRAINAGE #2
- STORM DRAINAGE #1
- PROPERTY LINE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SHEET NUMBER C5.0

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

OVERALL GRADING AND DRAINAGE PLAN

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039196 RACHEL C. ZIMMER

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Plotted By: Guthrie, Jake Sheet Set: 014643060_Layout: LANDSCAPE AND OPEN SPACE PLAN September 24, 2025 09:51:00am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\PlanSheets\L1.0 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LANDS N/F
RUBY MAE NORRIS BALDWIN
PIN: 0647-51-5685
DB 10-E, PG 2725

LANDS N/F
RUBY MAE NORRIS BALDWIN
PIN: 0647-51-5685
DB 10-E, PG 2725

LANDS N/F
T M ADCOCK FAMILY LLC
PIN: 0647-50-3946

LANDS N/F
RED LETTER LCC
PIN: 0647-51-8183
DB 19554, PG 932

LANDS N/F
T M ADCOCK FAMILY LLC
PIN: 0646-59-4724

LANDS N/F
MICHELE B & JONATHAN R HOLLAND
PIN: 0647-60-0204
DB 6992, PG 202
BM 1996, PG 593

LANDS N/F
THE CALLIS FAMILY LIMITED PARTNERSHIP
PIN: 0647-62-9089
DB 7252, PG 968

LANDS N/F
JANE H & JACKIE D. HOLLAND
PIN: 0646-79-9635
DB 3435, PG 927

INV=421.17'
18" CPP

INV=419.83'
24" RCP

INV=418.27'
24" RCP
INV=419.36'

18" CPP
INV=446.06'

INV=449.52'
18" RCP
INV=448.54'

ADCOCK ROAD

PROPOSED SCM

WETLANDS

EXISTING POND

AMENITY SITE
OS-1

AMENITY STRUCTURE TO BE LOCATED IN THIS AREA

OS-2

OS-3

OS-4

OS-5

OS-6

OS-7

OS-8

OS-9

20' TYPE B BUFFER YARD

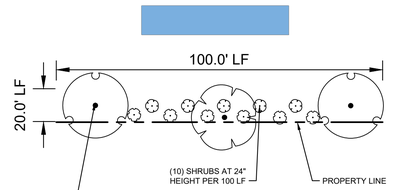
20' TYPE C BUFFER YARD

GRAVEYARD
NO PIN OR DEED BOOK REFERENCE PER WAKE COUNTY GIS

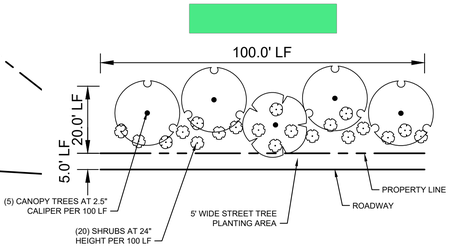
COMMITED PUBLIC ART LOCATION

LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- STREET TREES
- STORMWATER CONTROL MEASURE
- WETLANDS
- TYPE B BUFFER YARD
- TYPE C BUFFER YARD
- TREE PRESERVATION
- ACTIVE RECREATION AREA/FLEXIBLE SPACE
- LONGLEAF PINE REVEGETATION AREA



TYPE B BUFFER YARD - TYPICAL 100 LF
(40% OPACITY, 40% EVERGREEN)



TYPE C BUFFER YARD - TYPICAL 100 LF
(80% OPACITY, 80% EVERGREEN)

Site Data Table	
Pin Number	647701834
Current Zoning	Rural Residentiial (RR)
Proposed Zoning	Neighborhood Residential Conditional District (NR-CD)
Land Use Map Designation	Mixed Residential Neighborhood
Proposed Land Use Designation	No Change

Open Space Requirements	
Total Required Open Space (30%)	**23.0 Acres**
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5%)	3.83 Acres
Flexible Area Required (5%)	3.83 Acres
Subtotal Required Open Space (30%)	**23.0 Acres**
Utility Allocation Commitment 25% Increase in Active Rec Space (3.83 AC.x.25%= .96 AC)	0.96 Acres
Total Required Open Space (31.25%)	**23.96 Acres**
Total Provided Open Space	
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5% + Utility Allocation Commitment)	4.79 Acres
Flexible Area Required (5%)	3.83 Acres
Total Provided Open Space (31.25%)	**23.96 Acres**

Active Recreation Program Menu		
Open Space Area	Size (acres)	Program Elements (Minimum of two elements per open space area will be provided)
OS- 1	1.50	Pool, Clubhouse, Enhanced Plantings, Shade Structure, Fire Rit., Bike Racks, Conversation Rit, Putting Green
OS- 2	1.00	Enhanced Plantings, Playground, Shade Structure, Swing Park, Putting Green Polinator Garden, Fire Rit., Bike Racks, Play Lawn, Pet Waste Station, Conversation Rit
OS- 3	0.75	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Public Art, Polinator Garden, Pet Waste Station, Fitness Stations
OS- 4	1.25	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Pet Waste Station, Fitness Stations
OS- 5	0.50	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Pet Waste Station, Fitness Stations
OS- 6	0.75	Rublic Art (committed on corner), Enhanced Plantings, Pet Waste Station, Fitness Stations, Shade Structure, Swing Park, Conversation Rit, Bike Racks, Putting Green
OS- 7	1.25	Greenway, Enhanced Plantings, Playground, Pet Waste Station, Trash Recepticle, Shade Structure, Fitness Stations
OS- 8	0.25	Enhanced Plantings, Public Art, Polinator Garden, Pet Waste Station
OS- 9	0.25	Enhanced Plantings, Fitness Stations
Total	**7.50**	

NOTE:
OS-2 IS BEING CREDITED TOWARD THE 1 ACRE OF ADDITIONAL ACTIVE RECREATION AREA COMMITTED AS PART OF THE UTILITY ALLOCATION REQUIREMENT.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMMALT

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

LANDSCAPE AND OPEN SPACE PLAN

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
L1.0



KEY MAP

NOTE: RENDERINGS OF ACTIVE RECREATION AREAS ARE PROVIDED TO ACCURATELY ILLUSTRATE THE SIZE AND CHARACTER OF EACH SPACE. EXACT PROGRAM ELEMENTS MAY VARY AT THE TIME OF SITE PLAN IN ACCORDANCE WITH THE "ACTIVE RECREATION PROGRAM MENU" SHOWN ON SHEET L1.0.



VIEW A (OS-3)



VIEW B (OS-3)



VIEW C (OS-3)



VIEW D (OS-3



VIEW E (OS-3)



VIEW F (OS-2)



VIEW G (OS-2)



VIEW H (OS-8)



VIEW I (OS-4)



VIEW J (OS-4)



VIEW K (OS-4)



VIEW L (OS-4)

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMMALT

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

ILLUSTRATIVE OPEN SPACE RENDERINGS

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
L1.1

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:L1.1 September 24, 2025 09:51:12am K:\HSP_LDEV\014643060_stevens post\07_cad files\Rezoning\plansheets\L1.1 ILLUSTRATIVE OPEN SPACE RENDERINGS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

Development Services
Title: Courtyards at Holly Grove (fka Graham Wood) Major Subdivision 25-MAS-02
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Recommend the Town Council approve/deny Major Subdivision Plan 25-MAS-02 for Courtyards at Holly Grove (fka Graham Wood) with the conditions in the staff report, and to forward the Planning Board Action Report, including the Recommendation, to the Town Council.

Explanation:

- A Major Subdivision Plan has been submitted to the Town for 107 Attached and Detached Dwelling lots and a Neighborhood Amenity Center on 39.34 acres at 1432 Avent Ferry Road.
- The site includes a central open space area, with an amenity center including a swimming pool, pickleball court, and a firepit.
- The project will realign Capeside Avenue with Cass Holt Road, at the Avent Ferry Road intersection. Avent Ferry Road will be widened along the project's frontage, and new internal public streets are proposed.
-

Staff Recommendation: Approve

Background:

- The project was zoned from RR - Rural Residential to MXR-CD - Mixed-Use Residential Conditional Zoning District on March 18, 2025.
- The project was previously titled after the property owner, Graham Wood.
- A Development Agreement was approved with the rezoning, which detailed commitments to the Water Resource Management Policy. These include vegetative wetlands in lieu of wet ponds, and a 25% increase in Tree Preservation. Terms of this agreement will be amended in relation to Avent Ferry Road widening to ensure cohesiveness with an upcoming State Transportation Program (STIP) project.

Funding Source(s):
N/A

Attachment(s):

1. 25MAS02_CourtyardsatHollyGrove_PBStaffReport
2. 25MAS02_WCPSS_Letter
3. 25MAS02_CourtyardsatHollyGrove_Application
4. 25MAS02_CourtyardsatHollyGrove_Plans

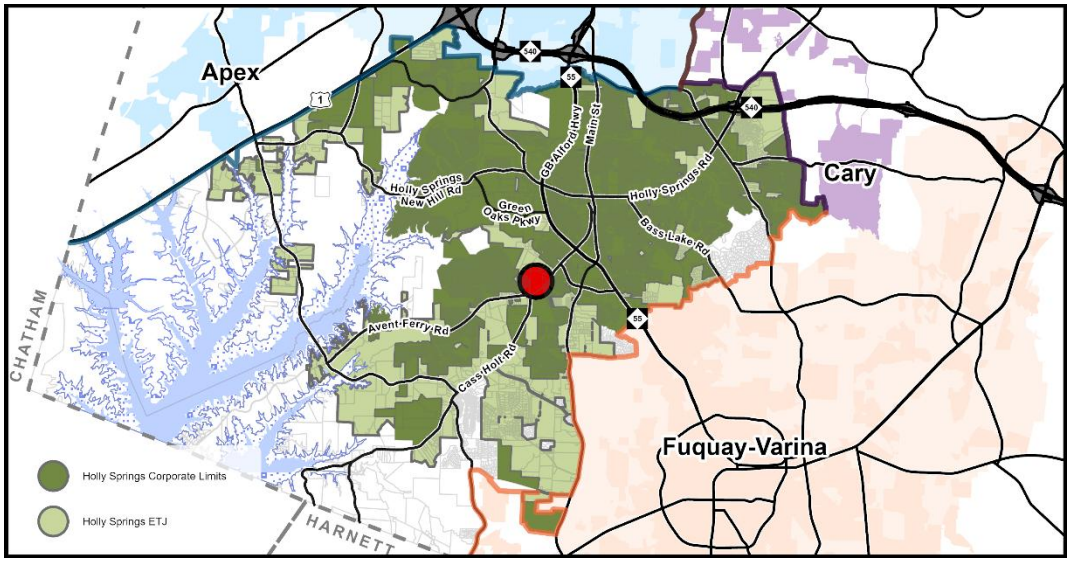
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
McAdams

Property Address: 1432 Avent Ferry Road

Property Area: 39.34 ac.



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

Project Summary:

A Major Subdivision Plan for 107 Residential Units, including 75 Detached and 32 Attached Dwellings, on 39.34 acres. This project was formerly known as the Graham Wood property during the rezoning phase.

Requested Action:

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

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation & Greenways Information	Page 10
Community Facilities Information	Page 11
Infrastructure & Utility Information	Page 12
Natural Resources Information	Page 14
Development Standards Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
MXR Mixed-Use Residential
☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Neighborhood Center

Staff Analysis:

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

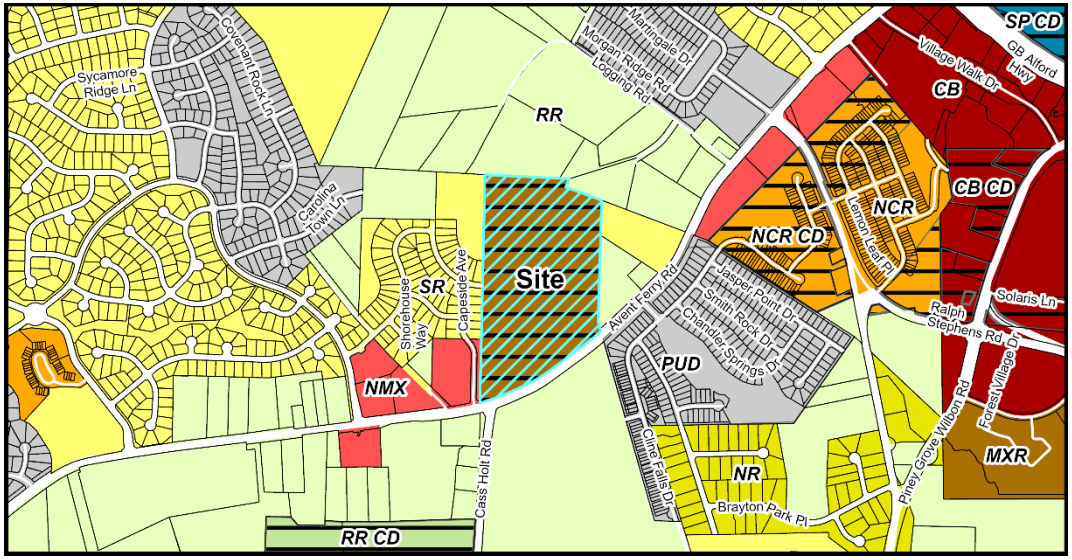
The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Through discussions with applicant during the Major Subdivision Plan process, an opportunity was highlighted where an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd could have an impact on the road improvements associated with this project. The Town of Holly Springs staff and the developer have met to discuss the best way to address any potential impacts and will be moving forward with an amendment to the Development Agreement. The proposed terms are expected to focus on a mutually beneficial approach that maintains the goals of pedestrian safety and transportation needs of the corridor.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648464144	MXR-CD Mixed Use Residential CD	39.34
	Total Area	**39.34 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant
North	RR – Rural Residential	Detached Dwellings
South	RR – Rural Residential	Avent Ferry Road Holly Grove Elementary and Middle Schools, Holly Springs High School
East	RR – Rural Residential, SR – Suburban Residential	Detached Dwellings
West	SR – Suburban Residential, NMX – Neighborhood Mixed-Use	Detached Dwellings Vacant

Parcel Rezoning History

Rezoning Number: 24-REZ-03
Original Zoning: RR
Approved Zoning: MXR-CD
Approval Date: March 18, 2025

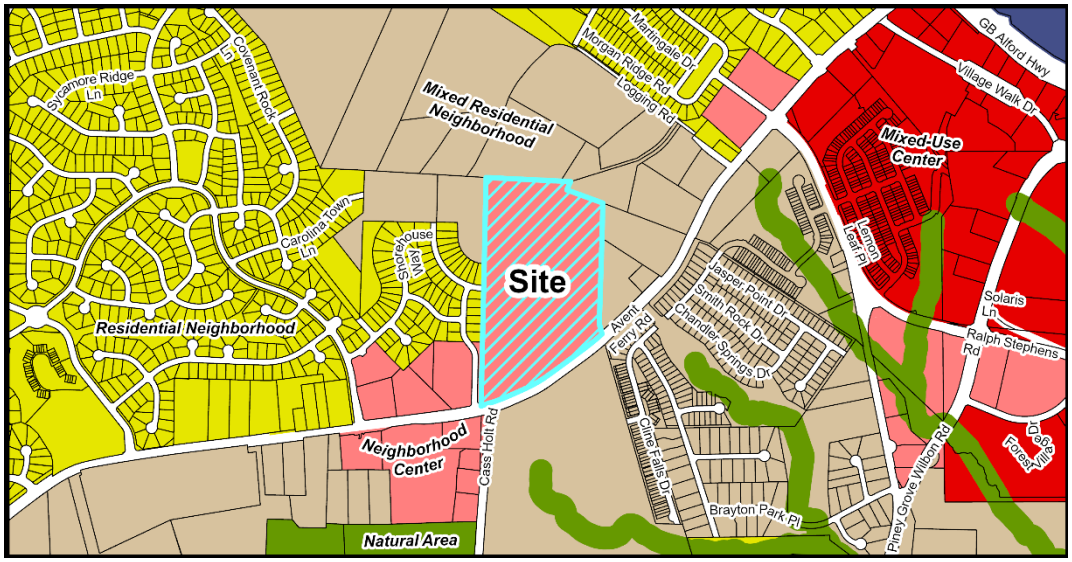
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Neighborhood Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

Growth Strategy Map: **Places to Transform**
Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment – to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: **Neighborhood Center**
Small-scale Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Key Characteristics of a Neighborhood Center include:

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Specimen tree preservation is encouraged.
- Grid street patterns with high connectivity for all modes of transportation.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Land Use & Character Staff Analysis:

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

The proposed Courtyards at Holly Grove Major Subdivision is consistent with the Future Land Use designation of Neighborhood Center, and the goals and objectives of the Town's Land Use & Character Plan, through demonstrating on their plans:

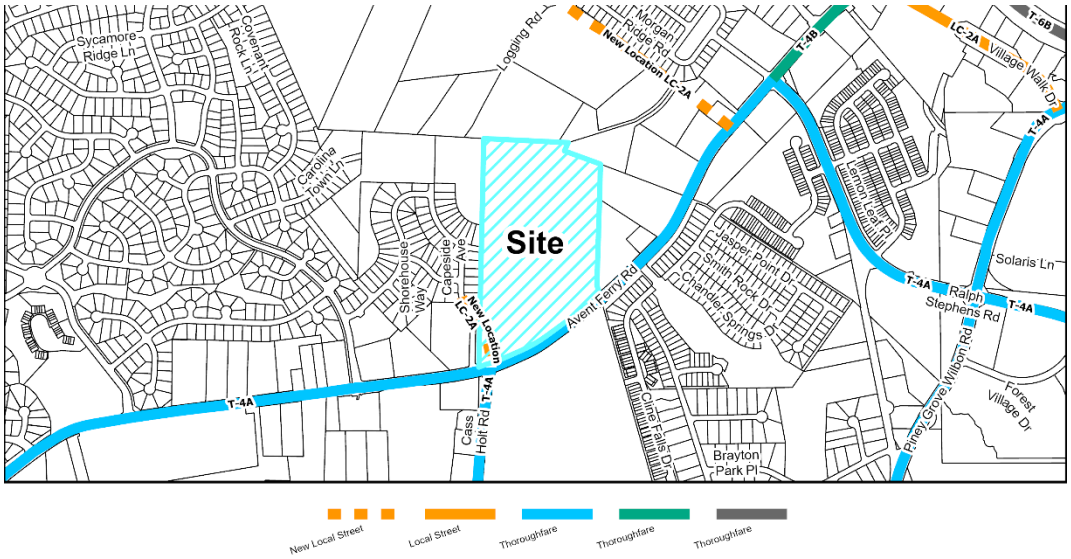
- Multiple housing types – the proposed development provides 32 Attached and 75 Detached dwellings
- A discernable neighborhood structure – the neighborhood is designed around the central amenity space and densest area of development, with less density and buffers around the project exterior
- Significant road improvements – Widening of Avent Ferry Road and realignment of Capeside Avenue, as well as the continuation Harbor Fog Trail, strengthens the connectivity of the overall neighborhood

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Avent Ferry Road to meet ½ of the ultimate cross section, which in this case is a 4-lane median-divided thoroughfare. The development proposes one driveway access along Avent Ferry Road and one driveway access along Capeside Avenue.

Additionally, there is an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd. In an effort not to unintentionally impede the STIP project, the applicant has been working with Staff to ensure their required frontage widening remains cohesive with the upcoming STIP project and is proposing to provide an amendment to the development agreement.

New Location Roadways:

There is a new CTP roadway affecting this property: the realignment of the existing Capeside Avenue as the fourth leg of the Avent Ferry Road and Cass Holt Road intersection. The design and construction of this CTP realignment is included as part of this development.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road and Cass Holt Road was the location of a CTP Hotspot Study. The design and construction of the CTP required Long-Term improvement of realigning Capeside Avenue is included as part of this development.

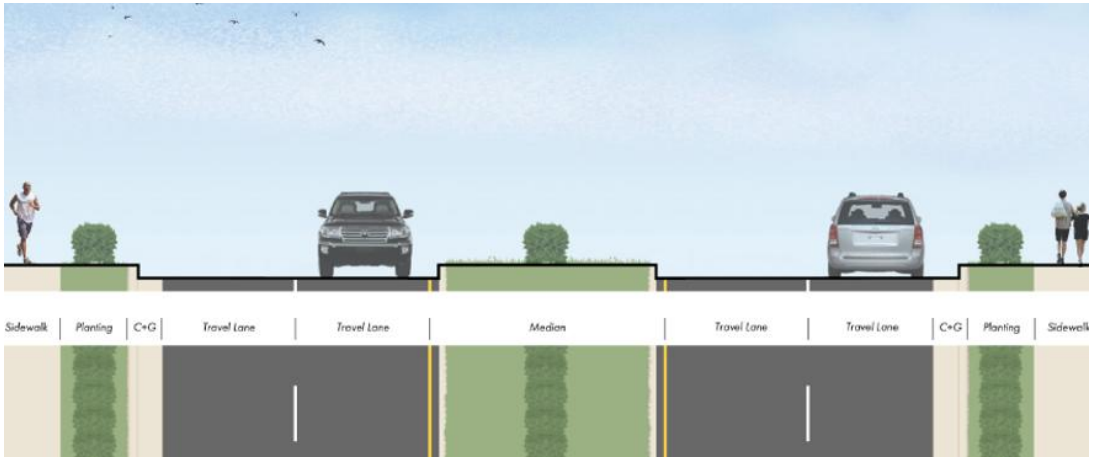
Improvement Prioritization: n/a

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required

☐Tier 1
☐Tier 2
☒Tier 3
☐Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with the previously approved rezoning petition. This Major Subdivision plan accurately illustrates the following recommended improvements within the approved TIA and TMA:

Avent Ferry Road and Holly Grove Middle School Driveway/ Site Access #1:

- The westbound approach should be striped to provide an exclusive thru lane and a shared thru-right turn lane.
- Site Access #1 should be constructed with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed site driveway.
- Provide a proportionate fee-in-lieu for a future signal.

Avent Ferry Road and Cass Holt Road/ Proposed Realignment of Capeside Avenue:

- Realign Capeside Avenue to function as the 4th leg (southbound approach) with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with a minimum of 175 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach after widening to provide an additional westbound through lane striped as a shared through-right. Note: This improvement is recommended as part of the development frontage widening along Avent Ferry Road.
- Restripe the eastbound approach to extend the existing eastbound left-turn lane at Capeside Avenue to the previous alignment of Capeside Avenue.
- Restripe the existing exclusive eastbound right-turn lane to that of a through-only lane.

Transportation Information (cont.)

- Construct an exclusive eastbound right-turn lane with a minimum of 225 feet of full width storage and appropriate deceleration and taper.
- Restripe the northbound approach to an exclusive left-turn lane, a shared left-through lane, and an exclusive right-turn lane.
- Provide signal modifications to account for the geometric improvements and fourth leg at this intersection.

Transportation Staff Analysis:

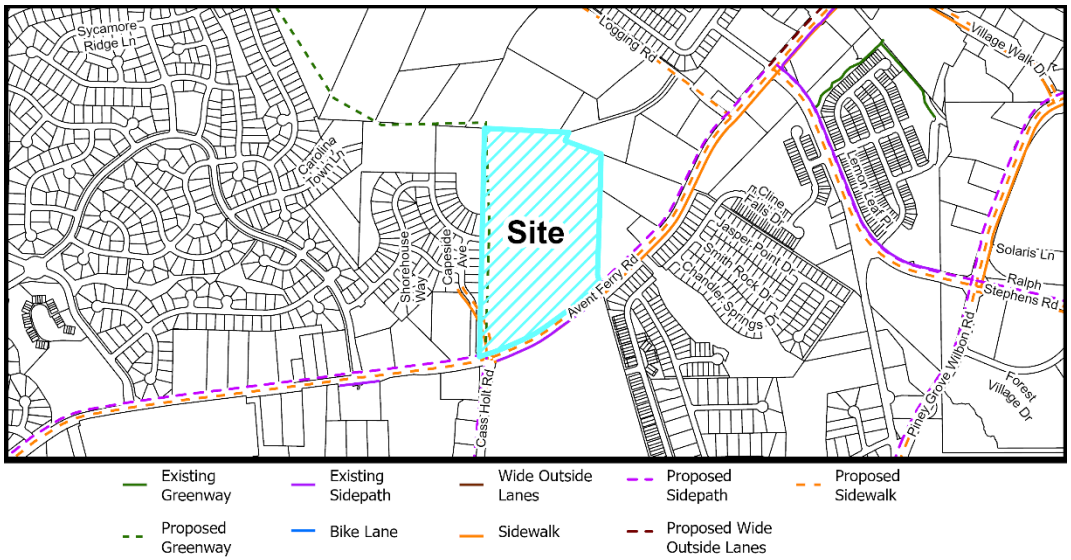
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Major Subdivision plan is consistent with the previously approved Traffic Study and associated mitigation improvements as well as with the Town's Comprehensive Transportation Plan's required realignment of Capeside Ave. Additionally, the applicant is working with Staff to ensure the necessary road improvements are cohesive with the upcoming State Transportation Improvement Program's (STIP) Avent Ferry Widening project and is working to propose a Development Agreement to formalize the agreed upon improvements.

Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A Greenway connection is identified on the Future Active Transportation Map, running along the western edge of the property wrapping around the back of Holly Glen. Due to topographical challenges, an alternative path utilizing off-site connections was approved through a Development Agreement at the rezoning phase.

Parks, Recreation, & Greenways Summary

A 10' sidepath is required as part of the Comprehensive Transportation Plan's ultimate section widening along the property frontage. Additionally, per the previously approved Development Agreement in meeting the intent of Park Search Area #5, the applicant agreed to construct pedestrian connections from the site east along Avent Ferry Road to tie into infrastructure at Logging Rd as well as south along Cass Holt Rd to tie into infrastructure at Eagle's Landing Park.

Parks, Recreation, & Greenways Staff Analysis:

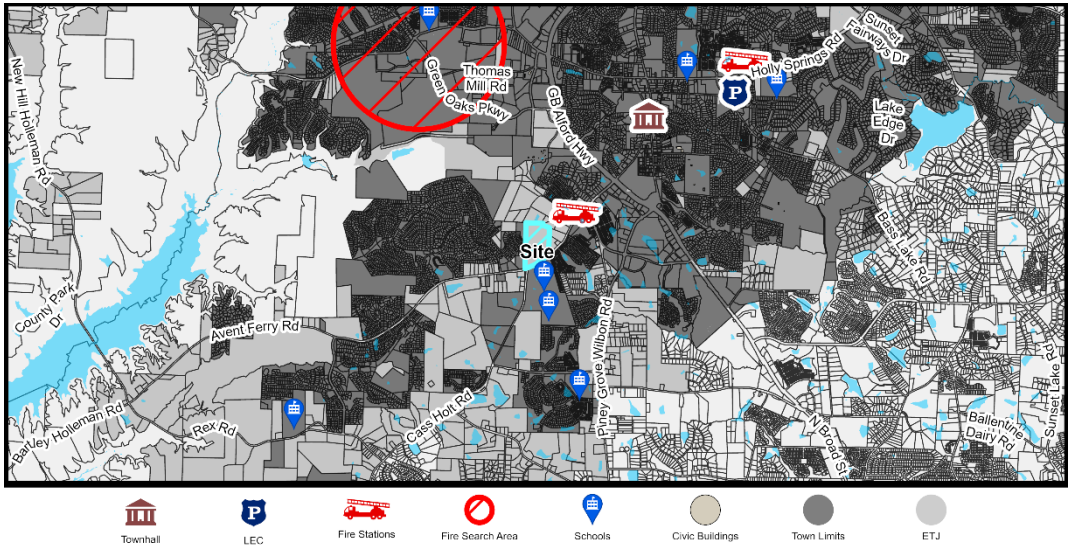
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The proposed Major Subdivision meets all requirements of the Comprehensive Plan, UDO, and approved rezoning.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☒ Elementary ☐ Middle ☒ High School

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

Community Facilities Staff Analysis:

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

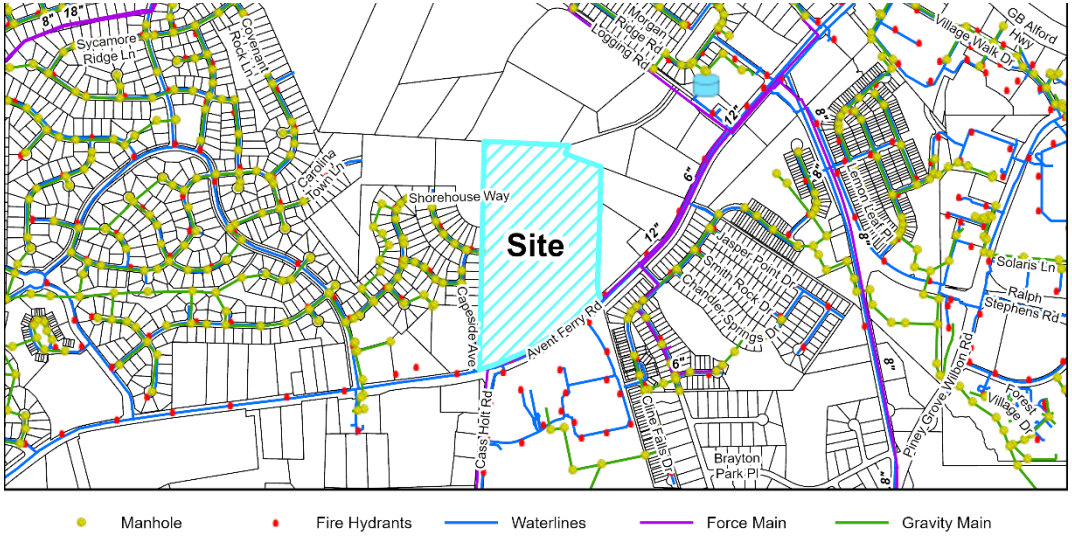
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Avent Ferry Road along the property frontage. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. A Fire Flow Analysis was completed and concluded there is adequate pressure to serve this development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is existing public sanitary sewer located within the adjacent Harbor Fog Trail. The project proposes an extension of the gravity sewer network ultimately draining to the existing Avent Ferry Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with the previously approved rezoning petition and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, therefore, no improvements are required to increase capacity. The development is, however, proposing to lower existing gravity sewer segments along Harbor Fog Trail to eliminate the need for a pump station and allow this project to discharge by gravity sanitary sewer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and the Town Council approved allocation for 29,835 gpd with the rezoning petition at the 2/18/25 Town Council Meeting.

Utility Allocation Summary

Original Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Approved: 29,835 GPD

Infrastructure & Utility Staff Analysis:

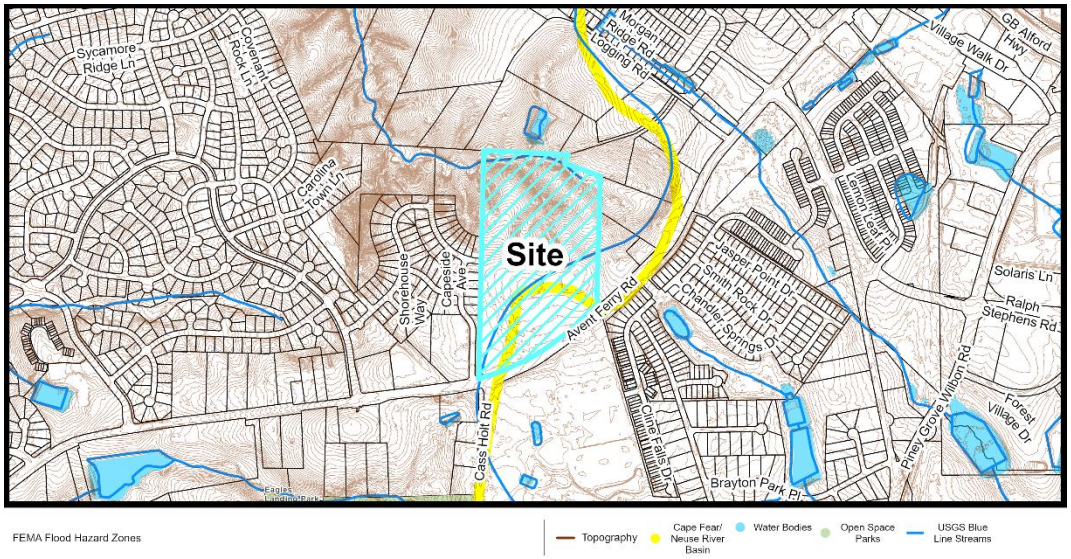
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions shown on the Major Subdivision plan are consistent with the previously approved Sewer Study and the Fire Flow Analysis.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**15% (4.99 ac.)**
Tree Preservation Area	10% (3.33 ac.)
Active Recreation Area	5% (1.66 ac.)
Urban Civic Space	0%
Flexible Space	0%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 6.83 acres of private open space on-site, including 16% Tree Preservation (5.35 acres) and 6% Active Recreation Area (2.09 acres). Tree preservation is primarily along the stream corridors on the northern portion of the site. Trees are also preserved along the western property line to create an undisturbed buffer for existing homes in the adjacent subdivision. A pool, pickleball courts, and other amenities are proposed in a central amenity area.

Stormwater:

The project is located within the Neuse and Cape Fear River Basins and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

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

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

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and the Mixed Use Residential Conditional Zoning District (24-REZ-03 Graham Wood Rezoning).

Development Standards Summary

Development Standards (UDO Section 2 & 24-REZ-03):

Density	**Standard**	**Proposed**
Maximum Density	2.9 units/acre	2.7 units/acre

Minimum Lot Width at Setback Line	**Standard**	**Proposed**
Attached Dwelling Minimum	28'	28'
Detached Dwelling Minimum	53'	53'

Minimum Lot Frontage for a Driveway	**Standard**	**Proposed**
Lots with a Front Facing Driveway	53'	53'

Building Placement	**Standard**	**Proposed**
Front Setback Maximum	20'	20'
Side Setback Maximum	5'	5'
Rear Setback Maximum	20'	20'

Building Height	**Standard**	**Proposed**
Primary Structure Maximum	35'	35'
Accessory Structure Maximum	25'	25'

Landscaping (UDO Section 5 & 24-REZ-03):

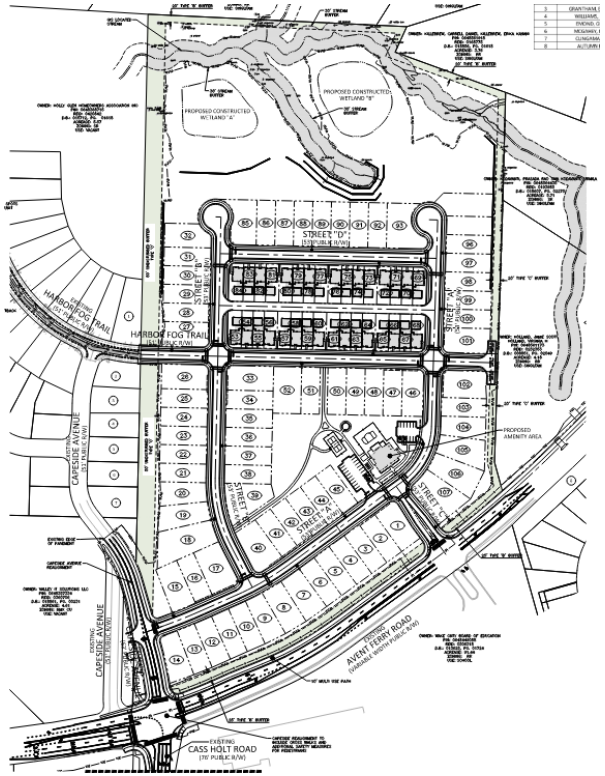
	Standard	**Proposed**
Perimeter Buffers		
North	20' Type B Semi-opaque	20' Type B Semi-opaque
West	50' Type C Opaque	50' Type C Opaque
South	25' Type B Semi-opaque	25' Type B Semi-opaque
East	20' Type B Semi-opaque	20' Type C Opaque

Development Standards Information (cont.)

Additional Standards – 24-REZ-03

Standard	Proposed
Residential Façade Standards	• Primary Facades shall consist of 60% Type 1 Materials • Primary Facades will include a masonry watertable along the entire front of the building • Type 3 Materials only for accents, no more than 10% of a Primary Façade • Variation of elevation types, no detached dwelling with identical façade next to or across from each other

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



Site Design Highlights

- 107 Total Units (75 detached, 32 attached)
- Centralized open space with amenity center, pool, and pickleball courts
- Realignment of Capeside Avenue at the Avent Ferry Road/Cass Holt Road intersection
- Connection to Holly Glen at Harbor Fog Trail

Development Standards Information (cont.)

Building Elevations (UDO Section 8 and Conditional Zoning District)





Attached Dwelling Highlights

- Rear-Loaded townhomes, with detached garage in the alley
- Interior courtyard area between home and garage
- Primarily brick façade facing street

Amenity Center Highlights

- Viewshed of building when entering subdivision from Avent Ferry Road
- Includes swimming pool, firepit, and pickleball
- Centrally located for all residents

Development Standards Staff Analysis

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

The proposed Courtyards at Holly Grove Major Subdivision is overall consistent with the UDO and Mixed-Use Residential Conditional Zoning District. As part of the Conditional Zoning District, the applicant was required to submit a Rezoning Plan and a Design Manual, outlining the general layout of the site and any modified standards. Upon the rezoning approval, the modified standards became the requirements of the district. These standards have been demonstrated to be met with this Major Subdivision, with all required buffers and setbacks. The Major Subdivision's Amenity Center has also been included on the plan set, also meeting all requirements of the Design Manual and UDO.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

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

The Major Subdivision Plan complies with minimum requirements specified in the approved Mixed-Use Residential Conditional Zoning District, Town adopted land development policies, and all ordinances.

Through discussions with applicant during the Major Subdivision Plan process, an opportunity was highlighted where an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd could have an impact on the road improvements associated with this project. The Town of Holly Springs staff and the developer have met to discuss the best way to address any potential impacts and will be moving forward with an amendment to the Development Agreement. The proposed terms are expected to focus on a mutually beneficial approach that maintains the goals of pedestrian safety and transportation needs of the corridor.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on March 5, 2024
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry, Chris Deshazor

Project Representatives: Michael Kemp with Epcon Communities, Laura Holloman with McAdams, Jason Barron with Morningstar Law Group, and the property owner Graham Wood.

Summary of Discussion:

- The Neighborhood Center Future Land Use Character Area
- Appropriate Zoning Districts compatible with a Neighborhood Center
- Sewer Capacity
- Avent Ferry Rd/Capeside Ave Road Improvements
- Project as a 55+ Community
- The site within a Park Search Area
- Progressive Care within the site
- Possibility of Commercial within the project, concerns with no commercial provided, potential commercial uses if provided
- Possible greenway connections with ADA compliance and acquisition feasibility
- Potential prices of proposed homes

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

Meeting Date: 3/27/2025
Summary of Issues:

- Traffic Calming is needed at Harbor Fog trail and Capeside, as Capeside is used by parents to pick up and drop off their children for school
- Road widening along Avent Ferry Road
- Restrictions on residents using the new Street "C" during school release and drop-off (the applicant noted that a potential option was to have officer's directing traffic)
- Pedestrian visibility measures for school walkers at the Capeside intersection and during construction
- Impacts to neighboring properties and streets during construction and timing of construction

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action: Major Subdivision Plan Petition Motion

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

Motion to recommend that the Town Council approve / deny Major Subdivision Plan 25-MAS-03 for the Courtyards at Holly Grove as submitted by Kimley-Horn, dated Revised 10/10/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Conditions of Approval

1. Pavement resurfacing will be required to be in accordance with TOHS standards along the Harbor Fog Trail sewer relocation.
2. All previous conditions of approval for *Rezoning* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
3. Prior to being scheduled for Town Council, the Development Agreement associated with this major subdivision plan must be finalized.
4. Fees invoiced from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. **ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the Civil Construction Drawings.**
6. There is an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd. The applicant has been working with Staff to ensure the road improvements required by their development remain cohesive with the upcoming STIP project as will be outlined in a proposed Development Agreement. This agreement must be finalized prior to being scheduled for Town Council.

7. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
8. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. This development is responsible for the design and installation of the identified pedestrian facilities at the intersection of Avent Ferry Road/Cass Holt Road.
10. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Avent Ferry Road/Cass Holt Road. Continue to monitor this intersection for signalization.
11. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
12. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
13. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
14. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
15. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
16. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
17. Final horizontal and vertical design of the offsite sidepath connections along Avert Ferry Rd and Cass Holt Rd must be finalized prior to first Civil Construction Drawing submittal.
18. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
19. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
20. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
21. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
22. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.

23. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation.
24. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
25. As currently shown in sheets L5.02, there are street trees located within sight distance triangles at the intersections of harbor fog trail/street "a" and harbor fog trail/street "B". Before approval of construction drawings, further coordination with staff shall be required to determine whether these trees will be relocated or removed.
26. Before approval of construction drawings, further coordination between Duke Energy and McAdams will be required to address conflicts between proposed lighting, site elements, and street trees.
27. Before approval of construction drawings, an alternate landscape plan will be provided that has all trees proposed in street tree easements highlighted so Town of Holly Springs staff can understand where these will be placed.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 11/18/2025

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

WAKE COUNTY PUBLIC SCHOOL SYSTEM

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

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

July 29, 2024

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

Dear Chris,

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

- Date of application: 05/03/2024
- Name of development: Wood Property
- Address of rezoning: 1432 Avent Ferry Rd (PINs): 0648464185 (portion)
- Total number of proposed residential units: 114 Dwelling Units (A Declaration of Covenants, Conditions, and Restrictions requires that at least eighty percent (80%) of all occupied units shall have as a resident at least one-person age 55 or older)
- Type(s) of residential units proposed: 70 Detached Dwelling Units and 44 Attached Dwelling Units

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

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

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

☒ Elementary ☐ Middle ☒ High

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

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

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

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

☒ Elementary ☐ Middle ☒ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Kate Murdoch	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919.361.5000	E-Mail: murdoch@mcadamsco.com
Design Professional	
Name: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919.361.5000	E-Mail: Holloman@mcadamsco.com
Developer	
Name: Juan Montes	Company: Epcon Communites
Mailing Address: 5440 Wade Park Blvd, Suite 101	
City, State, Zip: Raleigh, NC 27607	
Telephone: 336.423.2967	E-Mail: jmontes@epconcummunities.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Jack Ritchie	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919.361.5000	E-Mail: Ritchie@mcadamsco.com
Financially Responsible Party (REQUIRED)	
Name: Same as Developer	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Graham Wood	Company:
Mailing Address: 480 Tavern Circle	
City, State, Zip: Sandy Springs, GA 30350-4455	
Telephone:	E-Mail: gwood840@mac.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Courtyards at Holly Grove
PUD/Master Plan or Subdivision	Subdivision
Shopping Center or Lot #	n/a
Project Location *Use street address. If none, use closest intersection*	1432 Avent Ferry Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648464144
Real Estate ID	0003854
Project Acreage	39.24 Partial Parcel? ☐ Yes ☐ No
Current Zoning	MXR-CD
Proposed Use	Residential
Open Space	☐ Dedication ☐ Fee-in-lieu ☑ Combination ☐ N/A
Waivers Requested	☐ No ☑ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	-
Sketch Plan Review (pre-submittal) Meeting Date:	3/25/2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☑ 1 ☐ 2 ☐ 3 Allocation Request Required

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

Kate Murdoch

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

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

0648464144	

and does hereby authorize Laura Holloman/McAdams Company to act

(name of representative/applicant)

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

Signature of Owner
Graham H Wood
480 Tavern Cir
Sandy Springs, GA 30350

Sworn to or affirmed and subscribed before me this 26 day of March, 2025.

NOTARY PUBLIC:

Official Signature of Notary

Michelle Cathey, Notary Public
Print Name

My commission expires: 7-16-2028

(Official Seal)

MICHELLE CATHEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 16, 2028

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	03 27 2025
Meeting Time:	5:30 - 6:30 p.m.
Meeting Location:	Virtual - Zoom platform

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

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

Summary of Issues:

See attached

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

N/A

Additional attachments required:

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

Preparer's Signature: Date: May 6, 2025

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: March 17, 2025

Re: Notice of neighborhood meeting to discuss Development Plan for property located at 1432 Avent Ferry Road, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property is approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, which plans to submit a Development Plan to the Town of Holly Springs for the above-referenced Property. You are receiving this notice because you own property within 500 feet of the Property and, per the Town's Unified Development Ordinance, you are entitled to notice of a pending Development Plan. The Property subject to the Development Plan, along with the properties within 500 feet are highlighted in yellow on the context map included with this mailing.

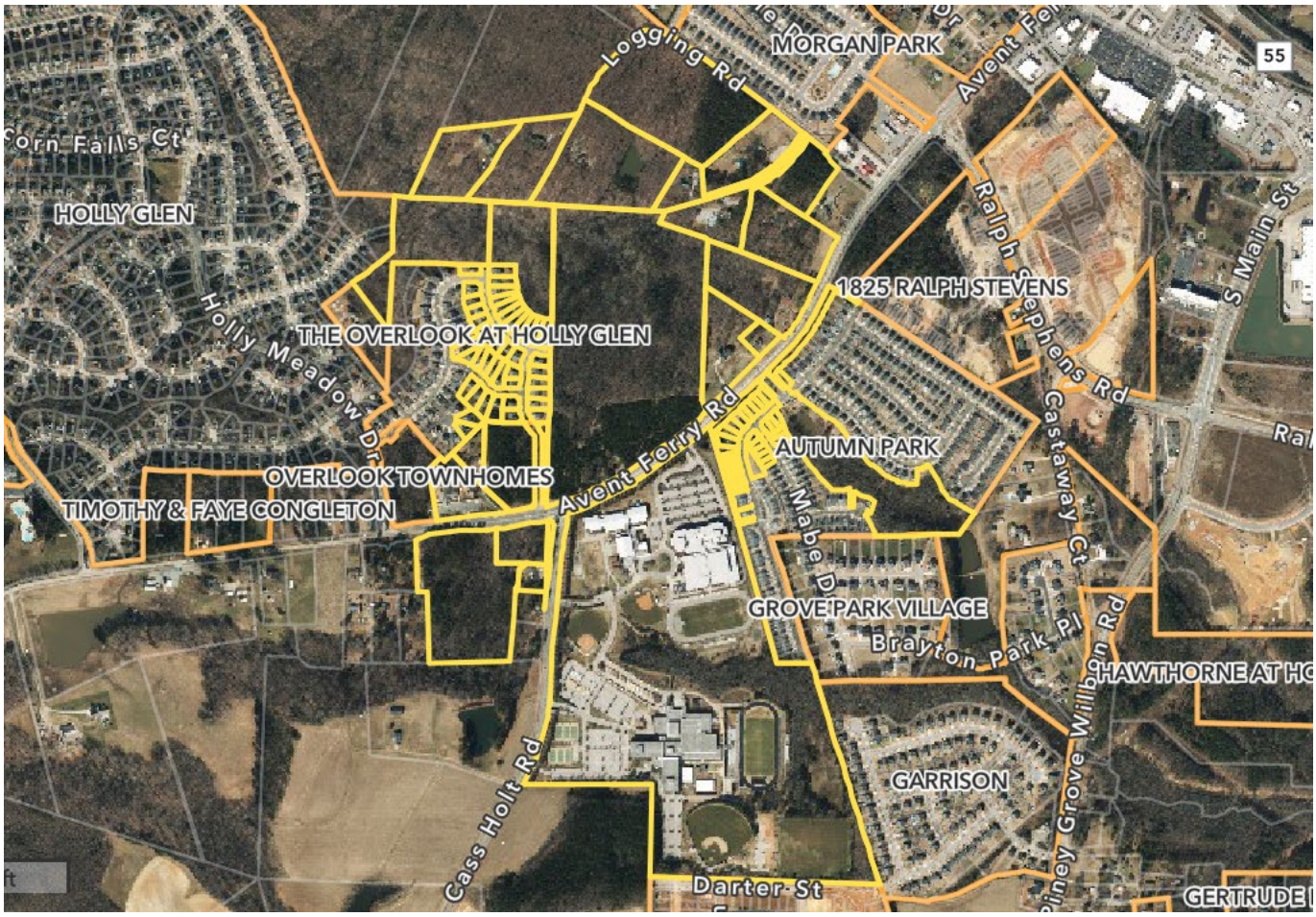
The purpose of the Development Plan is to facilitate the development of an age-restricted single family and townhome community with associated amenities and open space consistent with the zoning for the Property as approved by the Town of Holly Springs.

We will hold a virtual neighborhood meeting on **Thursday, March 27, 2025, from 5:30 p.m. – 6:30 p.m.** via Zoom. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


MORGAN PARK
Logging Rd
55
Avent Ferry Rd
Corn Falls Ct
HOLLY GLEN
Holly Meadow Dr
THE OVERLOOK AT HOLLY GLEN
1825 RALPH STEVENS
Ralph Stephens Rd
S Main St
Castaway Ct
AUTUMN PARK
OVERLOOK TOWNHOMES
TIMOTHY & FAYE CONGLETON
Avent Ferry Rd
Mabe Dr
GROVE PARK VILLAGE
Brayton Park Pl
HAWTHORNE AT HO
Willbon Rd
Piney Grove
GARRISON
Cass Holt Rd
Darter St
GERTRUDE

How to Participate in the March 27, 2025 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/03272025 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.) You may also register using the QR Code below.
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

REGISTRATION QR CODE

    - Webinar ID: 892 4600 2734
    - Passcode: 288659
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

OWNER: HOLLY GLEN HOMEOWNERS ASSOCIATION INC
PIN: 0648368715
REID: 0420842
D.B.: 015712, PG. 01618
ACREAGE: 5.57
ZONING: SR
USE: VACANT

OWNER: KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA
PIN: 0648564435
REID: 0193985
D.B.: 018607, PG. 02275
ACREAGE: 5.71
ZONING: SR
USE: SINGLFAM

OWNER: HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H
PIN: 0648561173
REID: 0232353
D.B.: 008851, PG. 02049
ACREAGE: 4.18
ZONING: RR
USE: SINGLFAM

OWNER: VALLEY IT SOLUTIONS LLC
PIN: 0648357334
REID: 0360706
D.B.: 018861, PG. 00231
ACREAGE: 4.61
ZONING: NMX CU
USE: VACANT

OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0306318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

STORMWATER CONTROL MEASURE "A"
STORMWATER CONTROL MEASURE "B"
20' BUFFER
30' STREAM BUFFER
UNDISTURBED 50' BUFFER
25' BUFFER
30' BUFFER (25' UNDISTURBED)
SINGLE FAMILY
TOWNHOMES
ACTIVE RECREATION OPEN SPACE
AMENITY AREA
EXISTING HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)
CAPESIDE AVENUE REALIGNMENT
EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)
SINGLE FENCE DESIGN WITH LANDSCAPING OUTSIDE OF FENCE TOWARD AVENT FERRY ROAD TO BE PROVIDED.
21' ROW DEDICATION FOR 103' FINAL ROW

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07.12. 2024	REVISION PER TOHS COMMENTS
2	08. 16. 2024	REVISION PER TOHS COMMENTS
3	09. 13. 2024	REVISION PER TOHS COMMENTS
4	10.11. 2024	REVISION PER TOHS COMMENTS
5	11.08. 2024	REVISION PER TOHS COMMENTS
6	12.13. 2024	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

X:\Projects\EPC\EPC23001\04-Production\Engineering\Exhibits\Tree Survey Concept Plan\EPC23001-E1.dwg, 1/16/2025 4:09:16 PM, Ashley Abbott

Attendee Report

Report Ger 3/27/2025 18:55

Topic	Webinar ID	Actual Start Time	Actual Duration (mi	# Registered	# Cancelled	Unique Vie
1432 Aven	892 4600 2734	3/27/2025 17:25	66	13	0	7

Host Details

Attended	User Name (Original Na	Email	Join Time	Leave Time	Time in Session (m	Is Guest
Yes	Jason Barron	jbarron@Morningstarlawgroup.c	3/27/2025 17:25	3/27/2025 18:30	66	No

Panelist Details

Attended	User Name (Original Na	Email	Join Time	Leave Time	Time in Session (m	Is Guest
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.(	3/27/2025 17:28	3/27/2025 18:30	62	No
Yes	Hunter Winstead	hwinstead@morningstarlawgrou	3/27/2025 17:25	3/27/2025 18:30	65	Yes
Yes	Laura Holloman	Holloman@mcadamsco.com	3/27/2025 17:26	3/27/2025 18:30	65	Yes
Yes	Sarah Van Every	vanevery@mcadamsco.com	3/27/2025 17:26	3/27/2025 18:06	40	Yes
Yes	Michelle Podeszwa (Mi	vanevery@mcadamsco.com	3/27/2025 17:30	3/27/2025 18:05	36	Yes
Yes	Michael Kemp	vanevery@mcadamsco.com	3/27/2025 17:30	3/27/2025 18:30	60	Yes
Yes	Michael Kemp	vanevery@mcadamsco.com	3/27/2025 17:42	3/27/2025 18:07	26	Yes
Yes	Kate Murdoch	murdoch@mcadamsco.com	3/27/2025 17:27	3/27/2025 18:07	40	Yes
Yes	Brandon Bielat	Bielat@mcadamsco.com	3/27/2025 17:34	3/27/2025 18:05	32	Yes

Attendee Details

Attended	User Name (Original Na	First Name	Last Name	Email	Registration Time	Approval S
No	Diane	Diane	Santomauro	dcsantomauro@gmail.com	3/21/2025 16:35	approved
Yes	Russ Munisteri	Russ	Munisteri	munruss@gmail.com	3/22/2025 13:05	approved
No	Krishna	Krishna	Kodali	krishna.m.kodali@gmail.com	3/22/2025 18:43	approved
No	Lisa	Lisa	Hale	lnardozzi@yahoo.com	3/24/2025 9:20	approved
Yes	Shiv S Nunna	Shiv	S Nunna	nunnarealty@gmail.com	3/24/2025 12:17	approved
Yes	Shiv Shankar's Notetak	Shiv	S Nunna	nunnarealty@gmail.com		
Yes	Shiv Shankar's Notetak	Shiv	S Nunna	nunnarealty@gmail.com		
No	Venkat	Venkat	Jammi	jammiv@gmail.com	3/24/2025 12:19	approved
No	Ravi Kiran	Ravi Kiran	Tangirala	rtangirala@gmail.com	3/24/2025 12:20	approved
No	Nathalie	Nathalie	Clingaman	Nathalie.Clingaman@gmail.com	3/26/2025 16:10	approved
Yes	Willis Clingaman	Willis	Clingaman	willis.clingaman@gmail.com	3/26/2025 19:40	approved
Yes	Jennifer Johnson	Jennifer	Johnson	J.traficanti@gmail.com	3/27/2025 5:27	approved
Yes	Jennifer Johnson	Jennifer	Johnson	J.traficanti@gmail.com		

Yes	Prasada Kodavanti	Prasada		Kodavanti	prasadkodavanti@yahoo.com	3/27/2025 8:24	approved
Yes	Brandon Bielat	Brandon		Bielat	Bielat@mcadamsco.com	3/27/2025 17:01	approved
Yes	Michael McGahey	Michael		McGahey	mikemcgahey@hotmail.com	3/27/2025 17:20	approved

Total Users	Max Concurrent Vi	Enable Registration
20	7	Yes

Country/Region Name
United States

Country/Region Name
United States
United States
United States
United States
United States
United States
United States
United States
United States

Join Time	Leave Time	Time in Se:	Is Guest	Country/Region Name
--	--	--	--	
3/27/2025 17:32	3/27/2025 17:52	20	Yes	United States
--	--	--	--	
--	--	--	--	
3/27/2025 17:32	3/27/2025 18:06	34	Yes	United States
3/27/2025 17:32	3/27/2025 17:32	1	Yes	United States
3/27/2025 17:32	3/27/2025 18:30	58	Yes	United States
--	--	--	--	
--	--	--	--	
--	--	--	--	
3/27/2025 17:34	3/27/2025 18:30	57	Yes	United States
3/27/2025 17:33	3/27/2025 18:16	43	Yes	United States
3/27/2025 18:16	3/27/2025 18:30	14	Yes	United States

3/27/2025 17:42	3/27/2025 18:09	28	Yes	United States
3/27/2025 17:32	3/27/2025 17:34	3	Yes	United States
3/27/2025 17:36	3/27/2025 18:00	25	Yes	United States

Graham Wood Property Development Plan | Neighborhood Meeting Report

March 27, 2025

The applicant provided a summary of the Town of Holly Springs development plan approval process and discussed the site overview, recently approved zoning, proposed concept plan presented in the rezoning case, and presently proposed development plan. The applicant explained that the proposed development plan is in the very early stage and subject to alteration as the approval process moves forward. The applicant mentioned that input from community members on potential adjustments is welcomed.

The applicant presented various aspects of the proposed development plan. The applicant walked through the proposed realignment of Capeside, reemphasized the applicant's commitment to safety, and expressed that the realignment work would be complete prior to any certificates of occupancy being issued.

Participant asked what measures will be taken to calm traffic at Harbor Fog trail and Capeside.

Response: No discussion about this matter yet but will discuss potential solutions in the future.

Participant noted that Capeside is usually used by parents to pick up and drop off their children for school.

Response: Thank you for that insight. We will consider that note moving forward.

Participant asked what will be done on Avent Ferry across from the school.

Response: Avent Ferry will be widened along the property frontage. Anticipated to be full movement access

Participant asked if there will be any restrictions on residents using Street C onto Avent Ferry during school release and dropoff hours.

Response: Thank you for that insight. We will consider that note moving forward. A potential option would be to have officer's directing traffic.

Participant asked what pedestrian visibility measures will be put in place for school walkers at the Capeside intersection.

Response: We will have the conversation with the Town but have not discussed yet.

Participant asked how residents can hear updates on more formal plans.

Response: Morningstar Law Group can communicate directly with residents via email. Epcon is also open to direct communication with neighbors.

Participant asked what plans will be put in place for maintaining pedestrian visibility during construction.

Response: We don't have the answer today, but will consider this point moving forward.

Participant asked if Capeside will be closed during construction.

Response: No, at most it would be closed for about a day.

Participant asked who the primary contact would be at the DOT.

Response: The district engineer, Montell Sparrow.

Participant noted that she owns the first house coming in on Capeside and asked how close (in feet) before construction starts near her house.

Response: Based on the very early-stage, rough drawing, the distance appears to be around thirty-five feet (35').

Participant asked when construction on Capeside might begin.

Response: Roughly 18-24 months. The infrastructure work will be done first.

The Applicant thanked all the attendees for their contributions and closed the meeting.

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

May 8, 2025

Wood Property Development Plan Findings of Fact

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

RESPONSE

- The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the MXR zoning district and is consistent with the existing development in the area. The MXR district in the Town is one that seeks to encourage highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of smaller lot single-family and townhome homes for seniors/empty nesters, designed to be accessible with an amenity center for residents to enjoy. The proposed project plans for 107 residential units. Significant efforts to mitigate impacts to adjacent properties as part of this development. These efforts include: realigning Capeside Drive to ensure a safer and more efficient intersection with Avent Ferry Road. Additionally, enhanced buffers and screening will be provided along the western property line. Multi-use path and greenway connections are also proposed to be provided along Avent Ferry and Cass Holt Road, to provide pedestrian connections to existing and future town parks.

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

RESPONSE

- The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas. Additionally, the development will provide sidepath and greenway access along both Avent Ferry Road and Cass Holt Road, providing convenient pedestrian access to future and existing Town parks for residents of the proposed development and for the Town as a whole.

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

RESPONSE

- The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed development will extend public utilities to the site and provide a pump station. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO.

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

RESPONSE

- The proposed development enhances the public realm by providing open space and amenities onsite, as well as by providing pedestrian connections- in the form of greenways and sidepaths- along both Avent Ferry and Cass Holt Roads. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection. Holly Grove Elementary, Middle, and Holly Springs High School are located on the same parcel at the intersection of Cass Holt Road and Avent Ferry Road. The 2019 SouthWest Area Study (SWAS) concludes that the current state of this intersection makes walking and biking to school unsafe. The SWAS calls out the need to improve this intersection and specifically states that "Avent Ferry/Cass Holt/Capeside should be realigned for a 4-way intersection (remove the offset)."

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

RESPONSE

- The proposed development provides a use for this location that mitigates concerns with new development in this area: traffic and school impacts. The proposed development proposes a community for seniors that will have very little impact on traffic – especially during peak hours – and schools. Moreover, this age restricted development will provide for the first time an age-in-place opportunity for the many residents of Holly Glen, who will have the option of moving into a smaller lot community for seniors within close proximity to their current homes. In addition to the foregoing, the proposed project includes the realignment of Capeside Avenue, an improvement that will finally resolve the conflicts presented with the current intersection of Capeside, Avent Ferry and Cass Holt. This will increase the safety of motorists and pedestrians alike. While this is a senior community that will be generating very few school age children, the public benefit derived from the improvement to this intersection specifically addresses the Town's priority with Wake County and the Wake County Public School System, fostering a much safer environment for school age children in Holly Glen to bike or walk to school. The proposed development is aligned with the recently approved rezoning for the site which is consistent with the Future Land Use Map ("FLUM") classification of the property as a Neighborhood Center.

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the Wake County Residential Development Notification Form online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	Laura Holloman
Company Name:	McAdams
Phone Number:	919-361-5000
E-Mail:	holloman@mcadamsco.com
PROJECT INFORMATION	
Project Name:	Courtyards at Holly Grove
Date of Subdivision Application	3/28/2025
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	1432 AVENT FERRY RD
REID(s)	0003854
PIN(s)	0648464144
Subdivision Completion Date	n/a
Projected First Occupancy Date	2027
Total Number of Units	107
Senior Living Unit Total	107
Studio Unit Total	-
1 Bedroom Unit Total	-
2 Bedroom Unit Total	-
3 Bedroom Unit Total	-
4 Bedroom Unit Total	-

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2027	Number of Units: 30
Year: 2028	Number of Units: 50
Year: 2029	Number of Units: 27
Year:	Number of Units:

Preparer's Signature: Date:

COURTYARDS AT HOLLY GROVE

1432 AVENT FERRY ROAD

HOLLY SPRINGS, NORTH CAROLINA 27540

MAJOR SUBDIVISION PLAN
25-MAS-02/PLMSPP202500085

24-REZ-03/PLRZ202400102

PROJECT NUMBER: EPC23001

DATE: MARCH 28, 2025

REVISION 1: MAY 9, 2025

REVISION 2: JUNE 20, 2025

REVISION 3: AUGUST 1, 2025

REVISION 4: AUGUST 29, 2025

REVISION 5: OCTOBER 10, 2025

ZONING CONDITIONS

1. REFERENCE WOOD PROPERTY REZONING DESIGN MANUAL AND WOOD PROPERTY DEVELOPERS AGREEMENT (REZONING CASE #PLRZ202400102)

CONDITIONS OF APPROVAL

1. AS CURRENTLY SHOWN IN SHEETS LS.02, THERE ARE STREET TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES AT THE INTERSECTIONS OF HARBOR FOG TRAIL/STREET "A" AND HARBOR FOG TRAIL/STREET "B". BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, FURTHER COORDINATION WITH STAFF SHALL BE REQUIRED TO DETERMINE WHETHER THESE TREES WILL BE RELOCATED OR REMOVED.
2. BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, FURTHER COORDINATION BETWEEN DUKE ENERGY AND MCADAMS WILL BE REQUIRED TO ADDRESS CONFLICTS BETWEEN PROPOSED LIGHTING, SITE ELEMENTS, AND STREET TREES.
3. BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, AN ALTERNATE LANDSCAPE PLAN WILL BE PROVIDED THAT HAS ALL TREES PROPOSED IN STREET TREE EASEMENTS HIGHLIGHTED SO TOWN OF HOLLY SPRINGS STAFF CAN UNDERSTAND WHERE THESE WILL BE PLACED.

LOT BREAKDOWN		
TYPE	LOT NUMBERS	QUANTITY
TOWNHOME LOTS	53-84	32
SINGLE FAMILY LOTS	1-52, 85-107	75
OPEN SPACE	200	5
TOTAL		**112**

WATER RESOURCE MANAGEMENT POLICY

PRIORITY	COMMITTED ALLOCATION ELEMENTS
1	VEGETATED WETLANDS IN LIEU OF WET PONDS
2	25% INCREASE OF REQUIRED TREE PRESERVATION AREAS

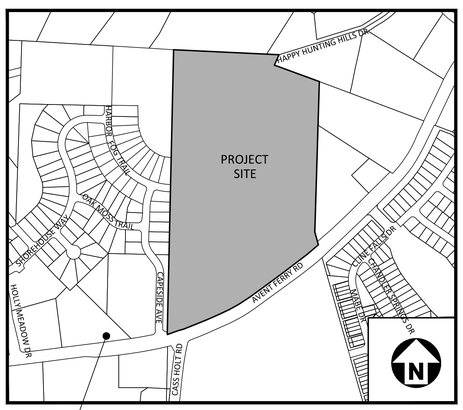
ESTIMATED WASTEWATER FLOW RATES (15A NCAC 2T .0114)

TOWNHOMES = 32 UNITS x 255 GAL PER DAY (GPD) = 8,160 GPD
SINGLE FAMILY = 75 UNITS x 255 GPD = 19,125 GPD
AMENITY AND POOL = 13 FIXTURES x 250 GPD = 3,250 GPD

TOTAL = 30,535 (AVERAGE DAILY FLOW)

30,535 GPD x 2.5 PEAKING FACTOR = **76,338 GPD (PEAK DAILY FLOW)**

76,338 GPD / 1440 MIN PER DAY = 53.01 GAL PER MIN (MIN PUMPING RATE)



MONUMENT CONTROL POINT 5725

VICINITY MAP

1" = 500'

SHEET INDEX

C0.01	PROJECT NOTES
C0.02	TYPICAL SECTIONS
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - AREA ''A''
C2.02	SITE PLAN - AREA ''B''
C2.03	SITE PLAN - AREA ''C''
C2.04	SITE PLAN - AMENITY CENTER
C2.10	OPEN SPACE AND PRESERVATION PLAN
C2.20	WB50 TURNING TEMPLATE
C3.00	OVERALL GRADING PLAN AND STORM DRAINAGE PLAN
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA ''A''
C4.02	UTILITY PLAN - AREA ''B''
C4.03	UTILITY PLAN - AREA ''C''
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA ''A''
L5.02	LANDSCAPE PLAN - AREA ''B''
L5.03	LANDSCAPE PLAN - AREA ''C''
L5.04	LANDSCAPE PLAN - AMENITY CENTER
L5.10	LANDSCAPE CALCULATIONS
L5.11	LANDSCAPE DETAILS

OFFSITE ROAD IMPROVEMENT PLANS

C7.00	PLAN AND PROFILE - AVENT FERRY ROAD
C7.01	PLAN AND PROFILE - AVENT FERRY ROAD
C7.02	PLAN AND PROFILE - AVENT FERRY ROAD
C7.03	PLAN AND PROFILE - AVENT FERRY ROAD
C7.04	PLAN AND PROFILE - AVENT FERRY ROAD
C7.05	PLAN AND PROFILE - CASS HOLT ROAD
C7.06	PLAN AND PROFILE - CAPESIDE AVENUE

GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF MAJOR SUBDIVISION PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
8. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		0648464144	0003854
DEVELOPER	EPCON COMMUNITIES			
ZONING DISTRICT	MIXED USE RESIDENTIAL CONDITIONAL ZONING DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	20' TYPE B		
	WEST	50' TYPE B		
	EAST	20' TYPE C		
	SOUTH (THOROUGHFARE)	25' TYPE B		
DWELLING UNITS	107 (32 TOWNHOMES, 75 SINGLE FAMILY)			
BIKE PARKING	REQUIRED	5		
	PROVIDED	5		
PARKING	TOWNHOME	REQUIRED	64 (32 UNITS, 2 SPACES / UNIT) 7 (10% GUEST SPACES)	
		PROVIDED	64 (DRIVEWAY & GARAGE) 7 GUEST SPACES (AT AMENITY)	
	SINGLE FAMILY	REQUIRED	150 (75 UNITS, 2 SPACES / UNIT)	
		PROVIDED	150 (DRIVEWAY & GARAGE)	
	AMENITY	REQUIRED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)	
		PROVIDED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)	
DENSITY	ALLOWED	15 DU/AC		
	PROVIDED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	ONSITE PRIVATE OPEN SPACE	REQUIRED	4.99 AC (15%)	
		PROVIDED	6.83 AC (20%)	
	TREE PRESERVATION AREA	REQUIRED	3.33 AC (10%)	
		PROVIDED	5.35 AC (16%)	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.66 AC (5%)	
		PROVIDED	2.09 AC (6%)	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER		5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS		0' MINIMUM	
	REAR		20' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		28' MINIMUM	
	DETACHED DWELLINGS		53' MINIMUM	
	OTHER USES		60' MINIMUM	
	FRONT FACING DRIVEWAYS		53' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES		35' MAXIMUM	
	ACCESSORY STRUCTURES		25' MAXIMUM	

SUPPLEMENTAL PLANS

A.201,A.202,A.203	REAR LOADED COLOR PALETTE AND BUILDING ELEVATIONS
A.201,A.202	AMENITY BUILDING COLOR PALETTE AND BUILDING ELEVATIONS
A.101	MAIL KIOSK BUILDING ELEVATIONS
25-0204A	DUKE ENERGY LIGHTING PLAN I
25-0204A	DUKE ENERGY LIGHTING PLAN II

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

BEN MAYO
Mayo@mcadamsco.com
PHONE: 919.361.5000

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ASHLEY C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08.01.2025	REVISION PER TOHS COMMENTS
4	08.29.2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

MAJOR SUBDIVISION PLAN FOR:

COURTYARDS AT HOLLY GROVE
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: EPC23001

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-CS1.dwg, 10/10/2025 9:07:24 AM, Ashley Abbott

GENERAL NOTES (FOR RESIDENTIAL DEVELOPMENT)

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY SOIL & ENVIRONMENTAL CONSULTANTS. PA.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THE JOHN R MCADAMS COMPANY, INC.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY THE JOHN R MCADAMS COMPANY, INC.
7. ALL STREETS SHALL BE PUBLIC UNLESS NOTED OTHERWISE.
8. THE HOA SHALL MAINTAIN THE OPEN SPACE AND ALL LANDSCAPING IN COMMON AREAS.
9. THE MINIMUM DRIVEWAY LENGTH FOR A FRONT LOAD 2-CAR GARAGE IS 25'.
10. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
11. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
12. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
13. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
14. ALL MAIL KIOSKS WILL REQUIRE UDO PERMIT PRIOR TO CONSTRUCTION.
15. ALL POWER SERVICES INCLUDING THE EXISTING POWER ALONG CASS HOLT ROAD WILL BE UNDERGROUND.
16. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
17. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
18. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
19. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. AND THAT INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
20. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
21. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
22. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
2. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
3. SOLID WASTE IS TO BE PROVIDED BY CURB SIDE PICKUP.
4. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
14. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/WS).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

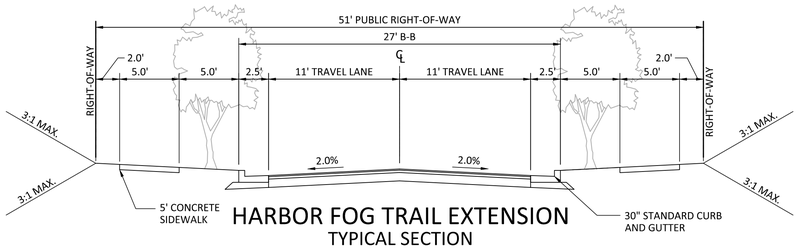
EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

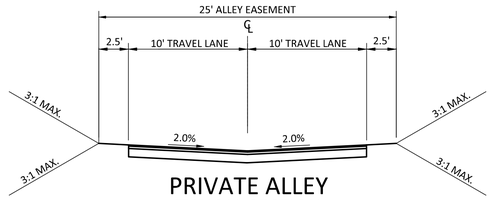
EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
5. FOR ANY LAND-DISTUR

Harbor Fog Trail Extension - Typical Street Section – 51' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	51'	51'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	5'	5'

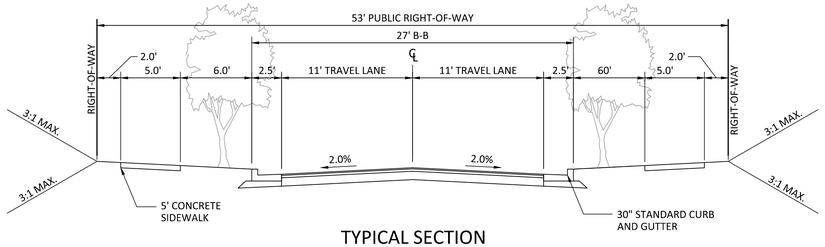


HARBOR FOG TRAIL EXTENSION
TYPICAL SECTION
(51' R/W, 27' B-B)



PRIVATE ALLEY
TYPICAL SECTION
(25' ALLEY)

Typical Street Section – Residential Street - No On Street Parking – 53' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	53'	53'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	6'	6'
On-Street Parking	---	---
Sidewalk	5'	5'



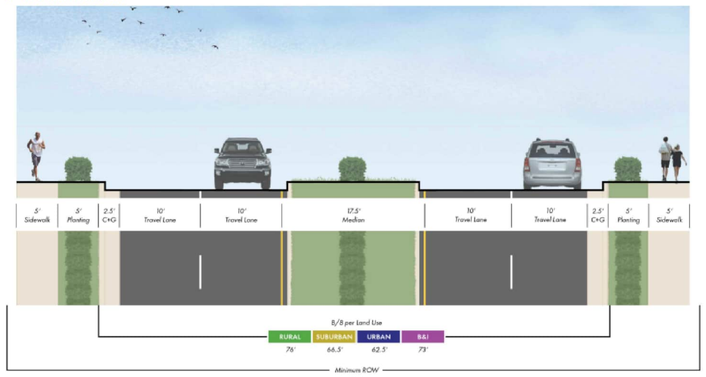
TYPICAL SECTION
NO ON-STREET PARKING
(53' R/W, 27' B-B)

NOTES

1. CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL
2. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

AVENT FERRY ROAD

T-4A Minimum

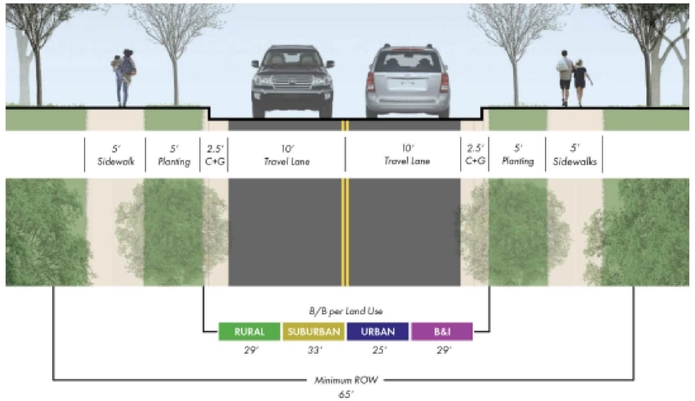


T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

AVENT FERRY ROAD - SUBURBAN
TYPICAL SECTION
NOT TO SCALE

CAPESIDE AVENUE

LC-2A Minimum



L-2A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

CAPESIDE AVENUE - URBAN
TYPICAL SECTION
NOT TO SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

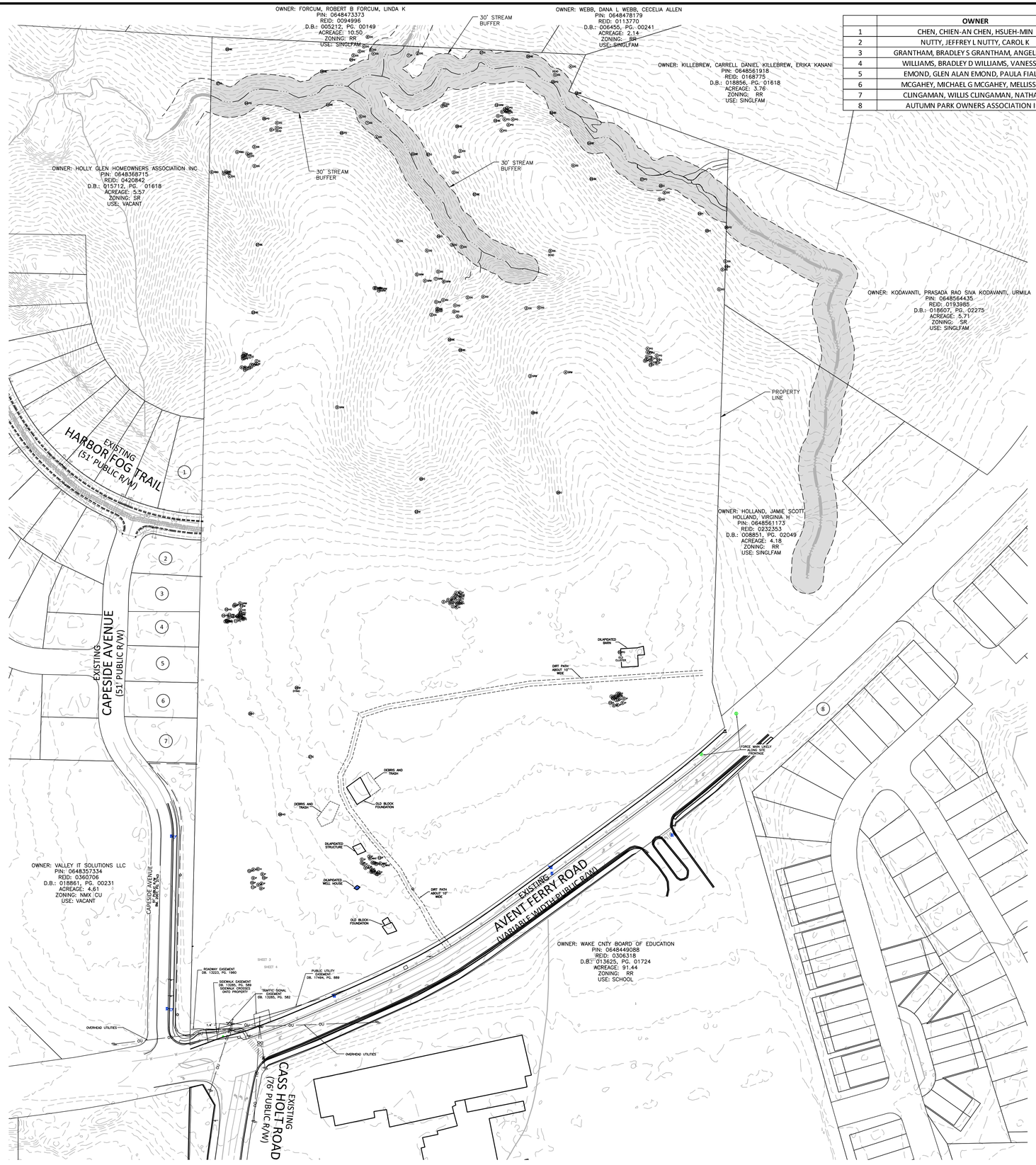
PROJECT NO.	EPC23001
FILENAME	EPC23001-D1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	
DATE	03. 28. 2025

SHEET

TYPICAL SECTIONS

C0.02

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CD\Current Drawings\Development Plan\[EPC23001-D1.dwg, 10/10/2025 9:07:39 AM, Ashley Abbott



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

TREE LEGEND

- BE BEECH
- CH CHERRY
- DG DOGWOOD
- E ELM
- G SWEETGUM
- H HICKORY
- HO HOLLY
- M MAPLE
- O OAK
- P PINE
- PO POPLAR
- RDB REDBUD
- SRW SOURWOOD
- WNT WALNUT
- DIAMETER INCH AT BREAST HEIGHT
- TYPE OF TREE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

EXISTING CONDITIONS
C1.00

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-XC1.dwg, 10/10/2025 9:07:47 AM, Ashley Abbott

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

OWNER: HOLLY GLEN HOMEOWNERS ASSOCIATION INC
PIN: 0648368715
REID: 0420842
D.B.: 015712, PG. 01618
ACREAGE: 5.57
ZONING: SR
USE: VACANT

OWNER: KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA
PIN: 0648564435
REID: 0193985
D.B.: 018607, PG. 02275
ACREAGE: 5.71
ZONING: SR
USE: SINGLFAM

OWNER: HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H
PIN: 0648561173
REID: 0232353
D.B.: 008851, PG. 02049
ACREAGE: 4.18
ZONING: RR
USE: SINGLFAM

OWNER: VALLEY IT SOLUTIONS LLC
PIN: 0648357334
REID: 0360706
D.B.: 018861, PG. 00231
ACREAGE: 4.61
ZONING: NMX CU
USE: VACANT

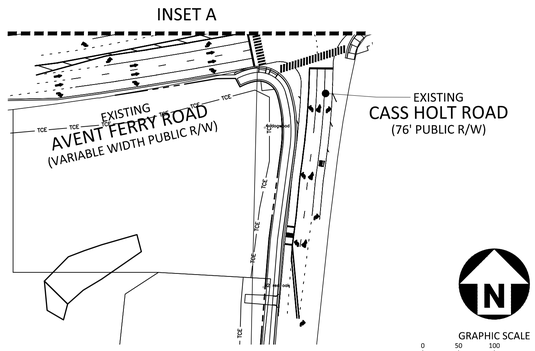
OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0306318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

20' TYPE 'B' BUFFER
30' STREAM BUFFER
GIS LOCATED STREAM
PROPOSED CONSTRUCTED WETLAND "A"
PROPOSED CONSTRUCTED WETLAND "B"
50' UNDISTURBED BUFFER TYPE 'C'
20' TYPE 'C' BUFFER
PROPOSED AMENITY AREA
25' TYPE 'B' BUFFER
10' MULTI USE PATH

STREET "A" (53' PUBLIC R/W)
STREET "B" (53' PUBLIC R/W)
STREET "C" (53' PUBLIC R/W)
STREET "D" (53' PUBLIC R/W)
HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)
PROPOSED CAPESIDE AVENUE (63' PUBLIC R/W)
CAPESIDE AVENUE REALIGNMENT
EXISTING EDGE OF PAVEMENT
EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)
EXISTING CASS HOLT ROAD (76' PUBLIC R/W)
CAPESIDE REALIGNMENT TO INCLUDE CROSS WALKS AND ADDITIONAL SAFETY MEASURES FOR PEDESTRIANS

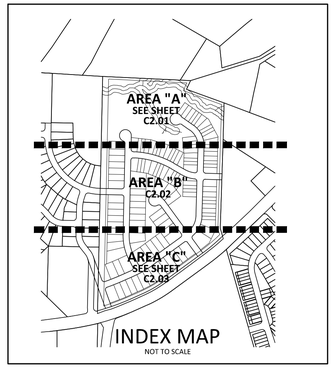
SEE INSET A

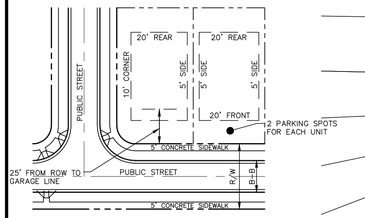
INSET A



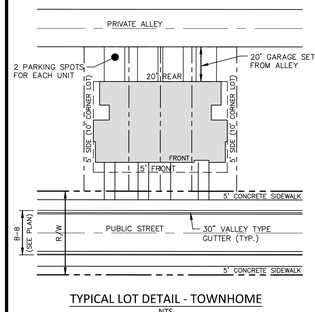
SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER BUFFER





TYPICAL LOT DETAIL - SINGLE FAMILY HOME
NTS



TYPICAL LOT DETAIL - TOWNHOME
NTS

BIKE PARKING	REQUIRED	5	
	PROVIDED	5	
PARKING	TOWNHOME	REQUIRED	64 (32 UNITS, 2 SPACES / UNIT) 7 (10% GUEST SPACES)
		PROVIDED	64 (DRIVEWAY & GARAGE) 7 GUEST SPACES (AT AMENITY)
	SINGLE FAMILY	REQUIRED	150 (75 UNITS, 2 SPACES / UNIT)
		PROVIDED	150 (DRIVEWAY & GARAGE)
	AMENITY	REQUIRED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)
		PROVIDED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER	5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM	
	REAR	20' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	28' MINIMUM	
	DETACHED DWELLINGS	53' MINIMUM	
	OTHER USES	60' MINIMUM	
	FRONT FACING DRIVEWAYS	53' MINIMUM	

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 LICENSURE NOT TRANSFERABLE ASHLEY C. ABBOTT

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OAS1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OVERALL SITE PLAN

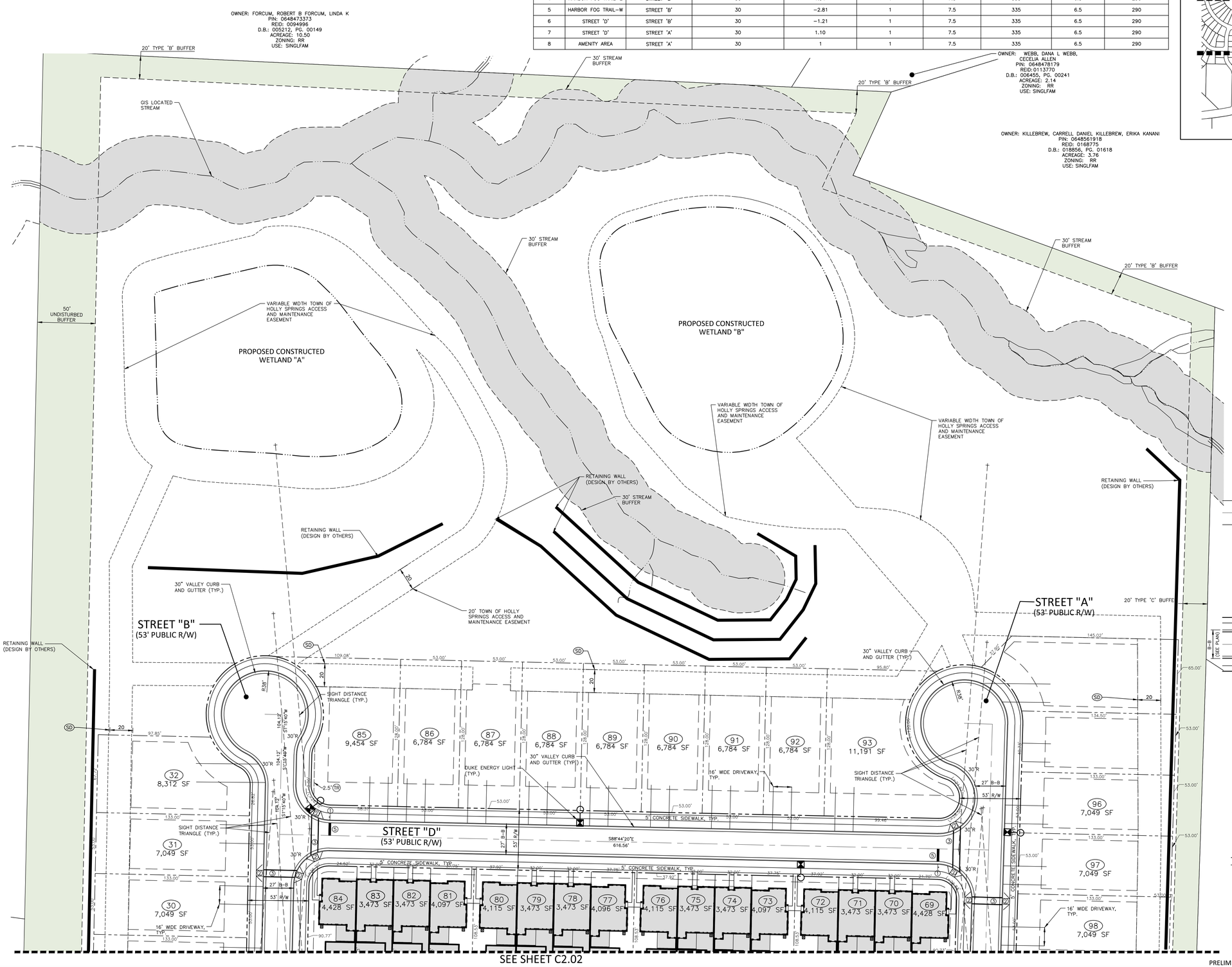
C2.00

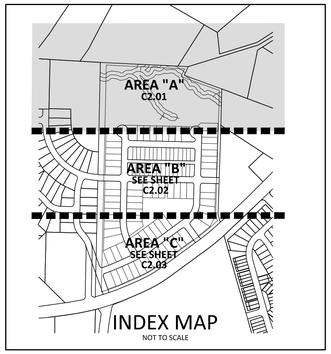
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\EPC\EPC23001-04 Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OAS1.dwg, 10/10/2025 9:07:55 AM, Ashley Abbott

AASHTO SIGHT DISTANCE CALCULATIONS

NO.	MINOR STREET	MAJOR STREET	DESIGN SPEED OF MAJOR STREET (MPH)	APPROACH GRADE OF MINOR STREET (%)	NUMBER OF LANES TO CROSS (LEFT TURN)	LEFT TURN TIME GAP (SEC)	LEFT TURN INTERSECTION SIGHT DISTANCE (FT)*	RIGHT TURN TIME GAP (SEC)	RIGHT TURN INTERSECTION SIGHT DISTANCE (FT)
1	STREET 'C'	STREET 'B'	30	−1.54	1	7.5	335	6.5	290
2	STREET 'B'	STREET 'A'	30	−1.19	1	7.5	335	6.5	290
2	HARBOR FOG TRAIL−E	STREET 'A'	30	−1.49	1	7.5	335	6.5	290
3	HARBOR FOG TRAIL−W	STREET 'A'	30	1.09	1	7.5	335	6.5	290
4	HARBOR FOG TRAIL−E	STREET 'B'	30	1.94	1	7.5	335	6.5	290
5	HARBOR FOG TRAIL−W	STREET 'B'	30	−2.81	1	7.5	335	6.5	290
6	STREET 'D'	STREET 'B'	30	−1.21	1	7.5	335	6.5	290
7	STREET 'D'	STREET 'A'	30	1.10	1	7.5	335	6.5	290
8	AMENITY AREA	STREET 'A'	30	1	1	7.5	335	6.5	290





INDEX MAP
NOT TO SCALE

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- PERIMETER BUFFER

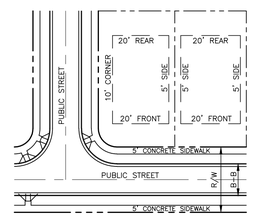
KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. 6" STANDARD CROSSWALK (NCDOT 1205.01)
4. HIGH VISIBILITY CROSSWALK (NCDOT 1205.07)
5. 24" STOP BAR (NCDOT 1205.01)
6. ACCESSIBLE PARKING SIGN

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT
- TR — STREET TREE MAINTENANCE EASEMENT

TYPICAL LOT DETAIL - TOWNHOME
NTS



TYPICAL LOT DETAIL - SINGLE FAMILY HOME
NTS

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-S1.dwg, 10/10/2025 9:08:02 AM, Ashley Abbott

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 KASEY C. ABBOTT — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

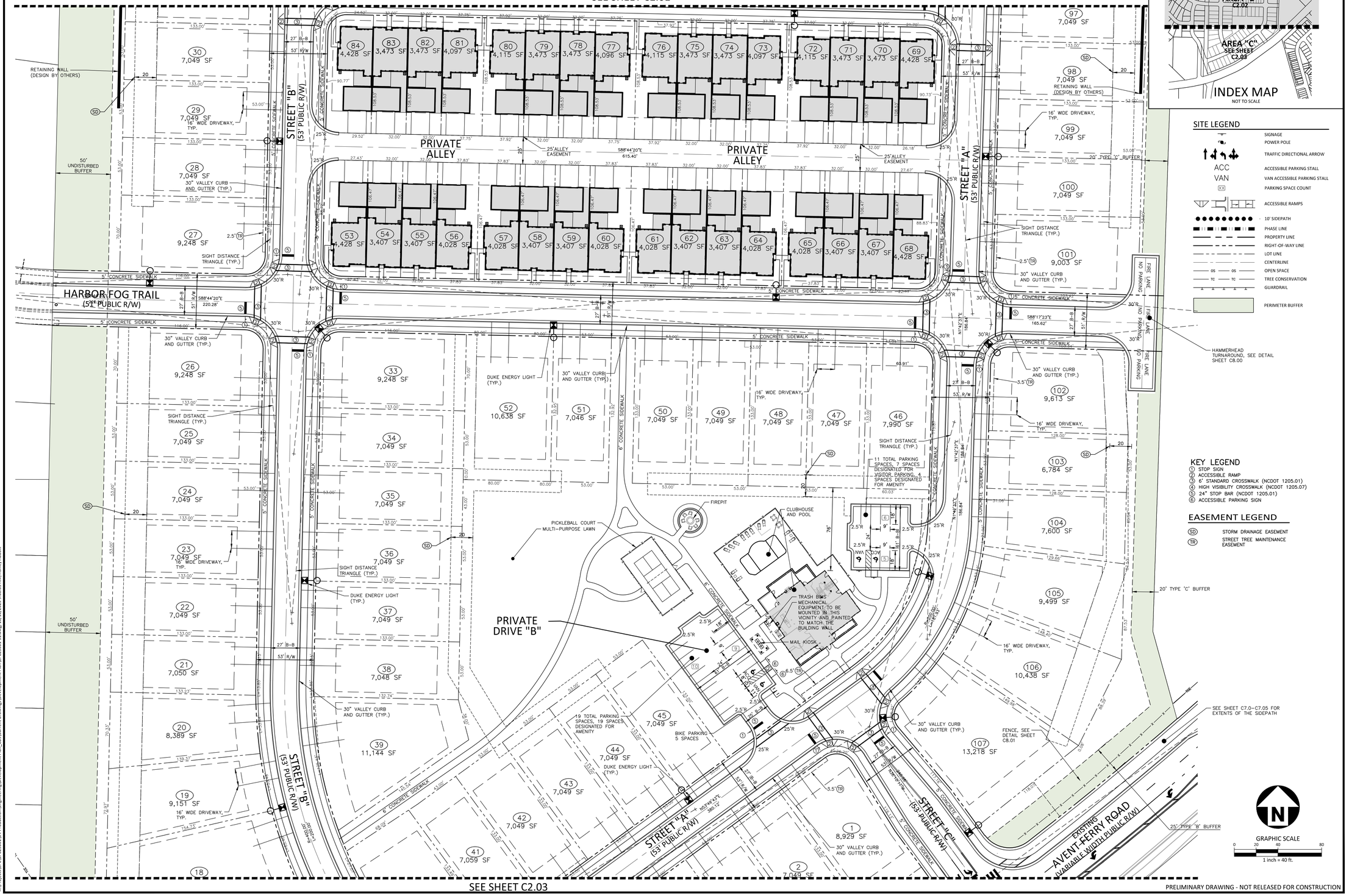
PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

SITE PLAN
AREA "A"

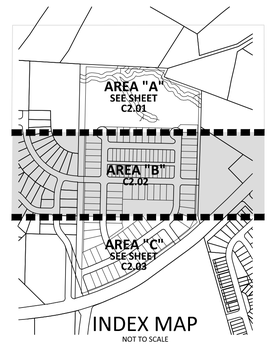
C2.01

SEE SHEET C2.01



SEE SHEET C2.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP
NOT TO SCALE

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- PERIMETER BUFFER

KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. 6' STANDARD CROSSWALK (NCDOT 1205.01)
4. HIGH VISIBILITY CROSSWALK (NCDOT 1205.07)
5. 24" STOP BAR (NCDOT 1205.01)
6. ACCESSIBLE PARKING SIGN

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT
- TR — STREET TREE MAINTENANCE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 JESSEY C. ABBOTT

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

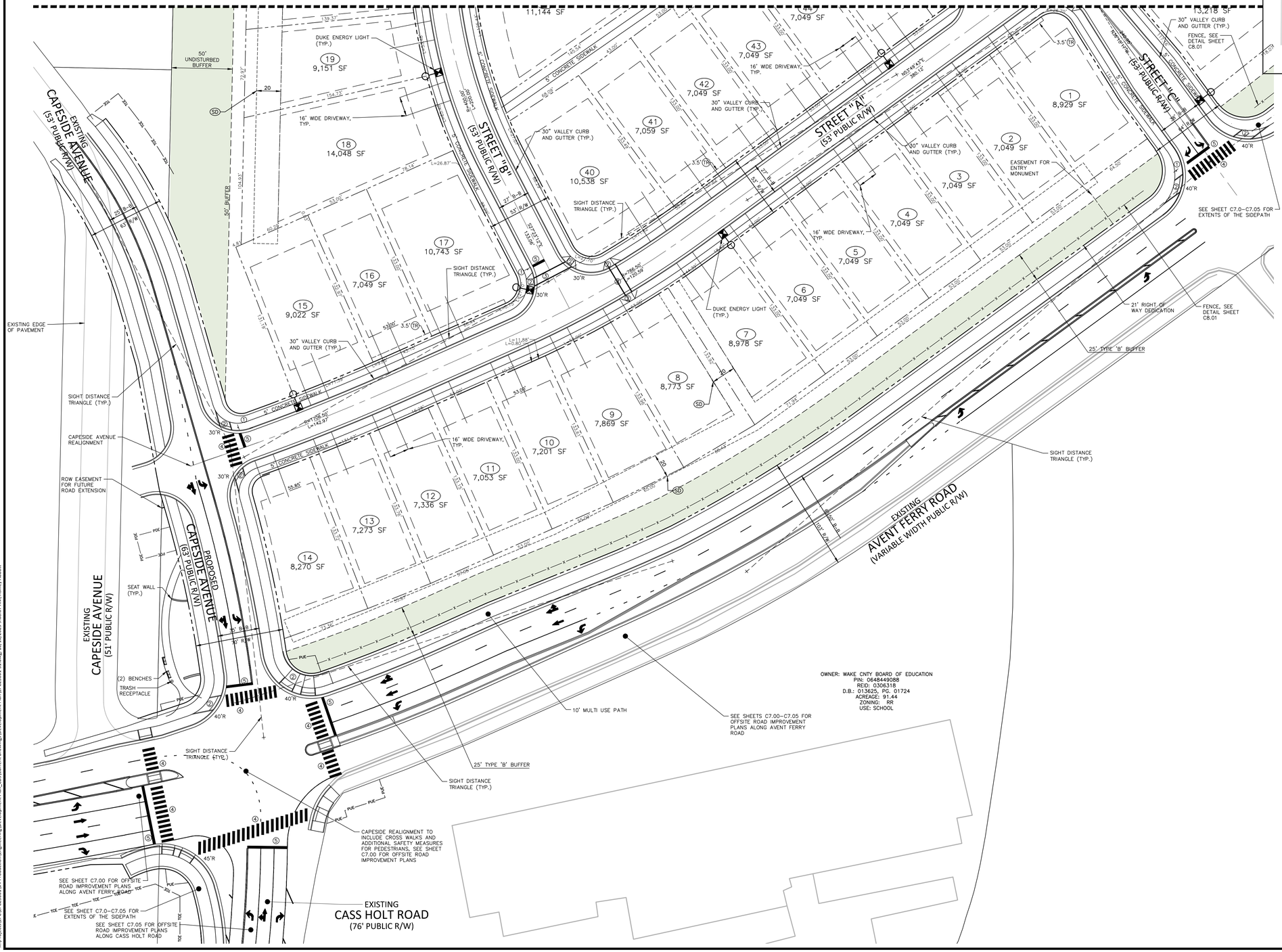
SHEET

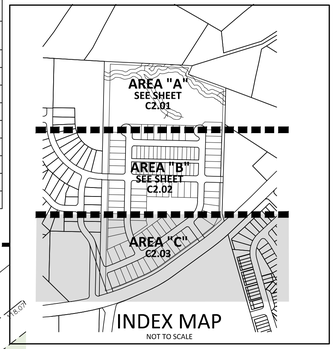
SITE PLAN
AREA "B"
C2.02

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-S1.dwg, 10/10/2025 9:08:05 AM, Ashley Abbott

AASHTO SIGHT DISTANCE CALCULATIONS

NO.	MINOR STREET	MAJOR STREET	DESIGN SPEED OF MAJOR STREET (MPH)	APPROACH GRADE OF MINOR STREET (%)	NUMBER OF LANES TO CROSS (LEFT TURN)	LEFT TURN TIME GAP (SEC)	LEFT TURN INTERSECTION SIGHT DISTANCE (FT)*	RIGHT TURN TIME GAP (SEC)	RIGHT TURN INTERSECTION SIGHT DISTANCE (FT)
1	STREET 'C'	STREET 'B'	30	−1.54	1	7.5	335	6.5	290
2	STREET 'B'	STREET 'A'	30	−1.19	1	7.5	335	6.5	290
2	HARBOR FOG TRAIL–E	STREET 'A'	30	−1.49	1	7.5	335	6.5	290
3	HARBOR FOG TRAIL–W	STREET 'A'	30	1.09	1	7.5	335	6.5	290
4	HARBOR FOG TRAIL–E	STREET 'B'	30	1.94	1	7.5	335	6.5	290
5	HARBOR FOG TRAIL–W	STREET 'B'	30	−2.81	1	7.5	335	6.5	290
6	STREET 'D'	STREET 'B'	30	−1.21	1	7.5	335	6.5	290
7	STREET 'D'	STREET 'A'	30	1.10	1	7.5	335	6.5	290
8	AMENITY AREA	STREET 'A'	30	1	1	7.5	335	6.5	290





SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- PERIMETER BUFFER

KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. 6' STANDARD CROSSWALK (NCDOT 1205.01)
4. HIGH VISIBILITY CROSSWALK (NCDOT 1205.07)
5. 24" STOP BAR (NCDOT 1205.01)
6. ACCESSIBLE PARKING SIGN

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT
- TR — STREET TREE MAINTENANCE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER CASKEY C. ABBOTT
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

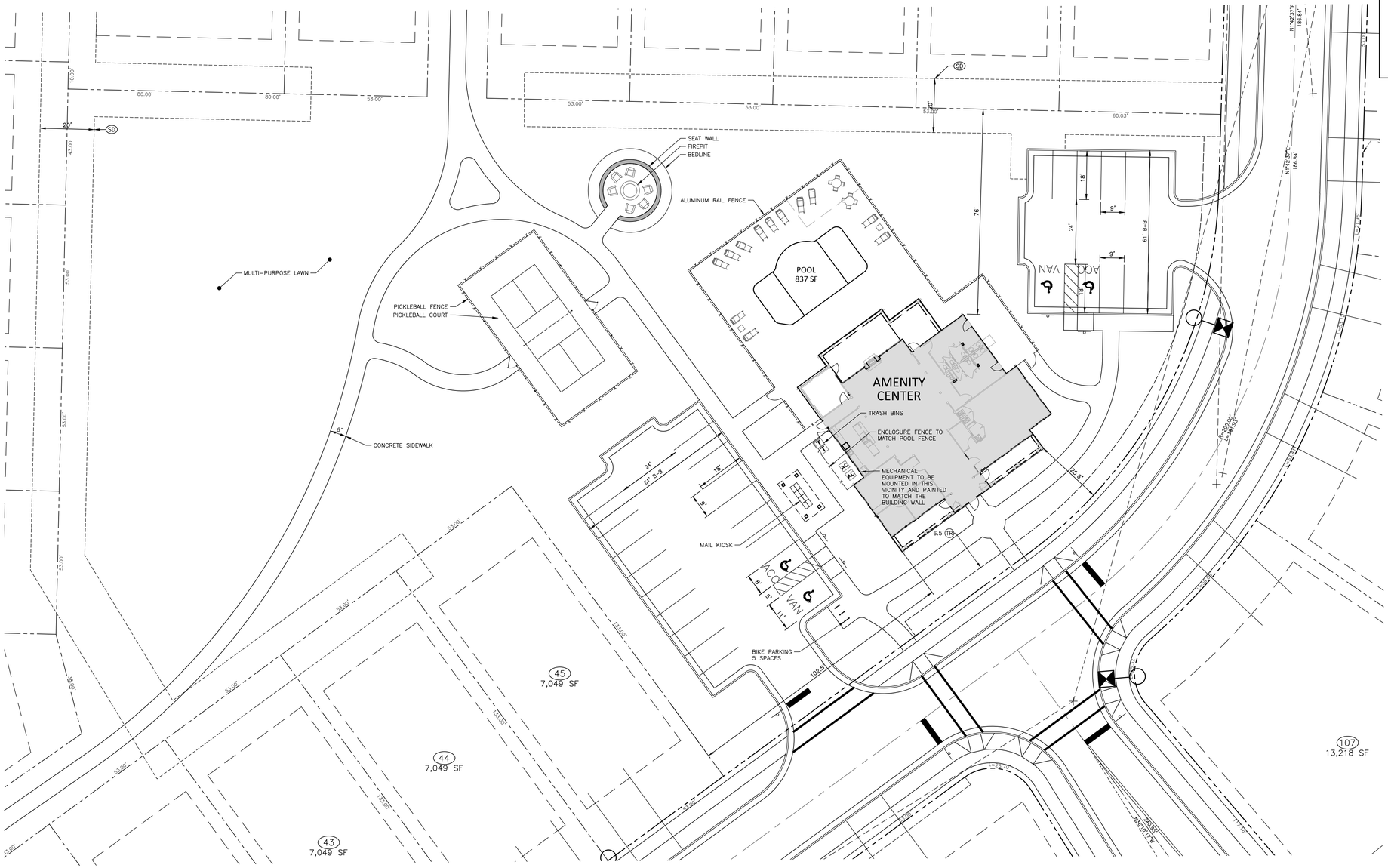
PLAN INFORMATION

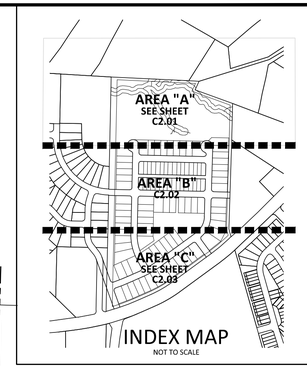
PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

SITE PLAN
AREA "C"
C2.03

X:\Projects\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-S1.dwg, 10/10/2025 9:08:07 AM, Ashley Abbott





INDEX MAP
NOT TO SCALE

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- PERIMETER BUFFER

KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. 6' STANDARD CROSSWALK (NCDOT 1205.01)
4. HIGH VISIBILITY CROSSWALK (NCDOT 1205.07)
5. 24" STOP BAR (NCDOT 1205.01)
6. ACCESSIBLE PARKING SIGN

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT
- TR — STREET TREE MAINTENANCE EASEMENT

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 JEFFREY C. ABBOTT — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=20'
DATE	03. 28. 2025

SHEET

SITE PLAN
AMENITY CENTER
C2.04



LEGEND

- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- PRIVATE OPEN SPACE

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (AMENITY)	1) POOL 2) CLUBHOUSE 3) PICKLEBALL FACILITY 4) FIREPIT
OTHER ACTIVE REC. AREAS	1) GARDENS 2) SEATING AREAS

OPEN SPACE SITE DATA

NET SITE AREA	33.27 ACRES (1,449,241 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 4.99 ACRES (15%) PROVIDED: 6.83 ACRES (20%)
TREE PRESERVATION AREA	REQUIRED: 3.33 ACRES (10%) PROVIDED: 5.35 ACRES (16%)
ACTIVE RECREATION AREA	REQUIRED: 1.66 ACRES (5%) PROVIDED: 2.09 ACRES (6%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA JOHN R. RITCHIE II 1977 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=100'
DATE	03. 28. 2025

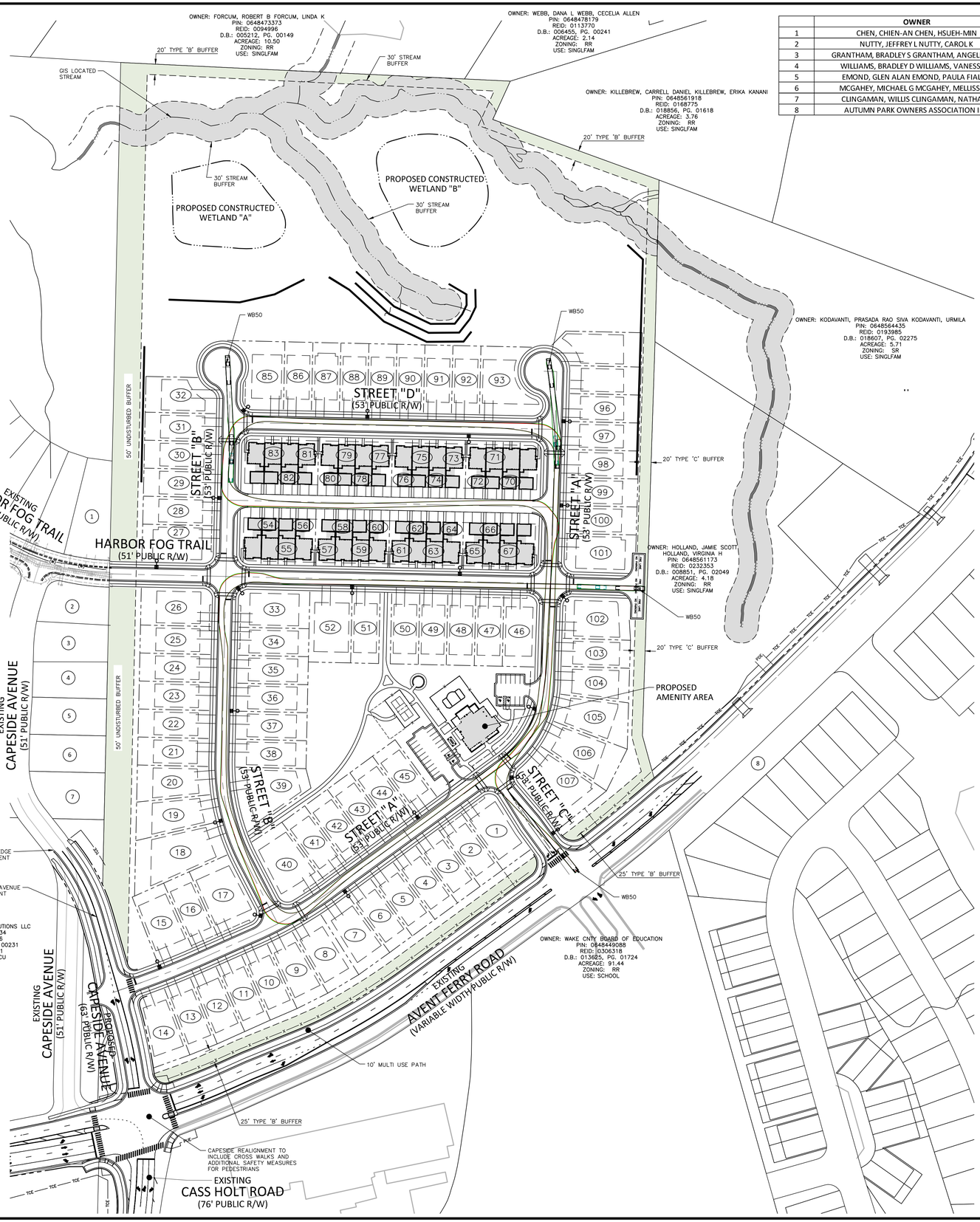
SHEET

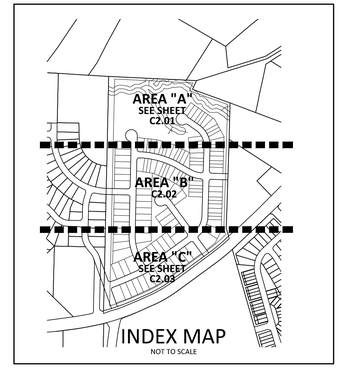
OPEN SPACE AND PRESERVATION PLAN

C2.10

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OS1.dwg, 10/10/2025 9:08:18 AM, Ashley Abbott

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT





SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-E1.00
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

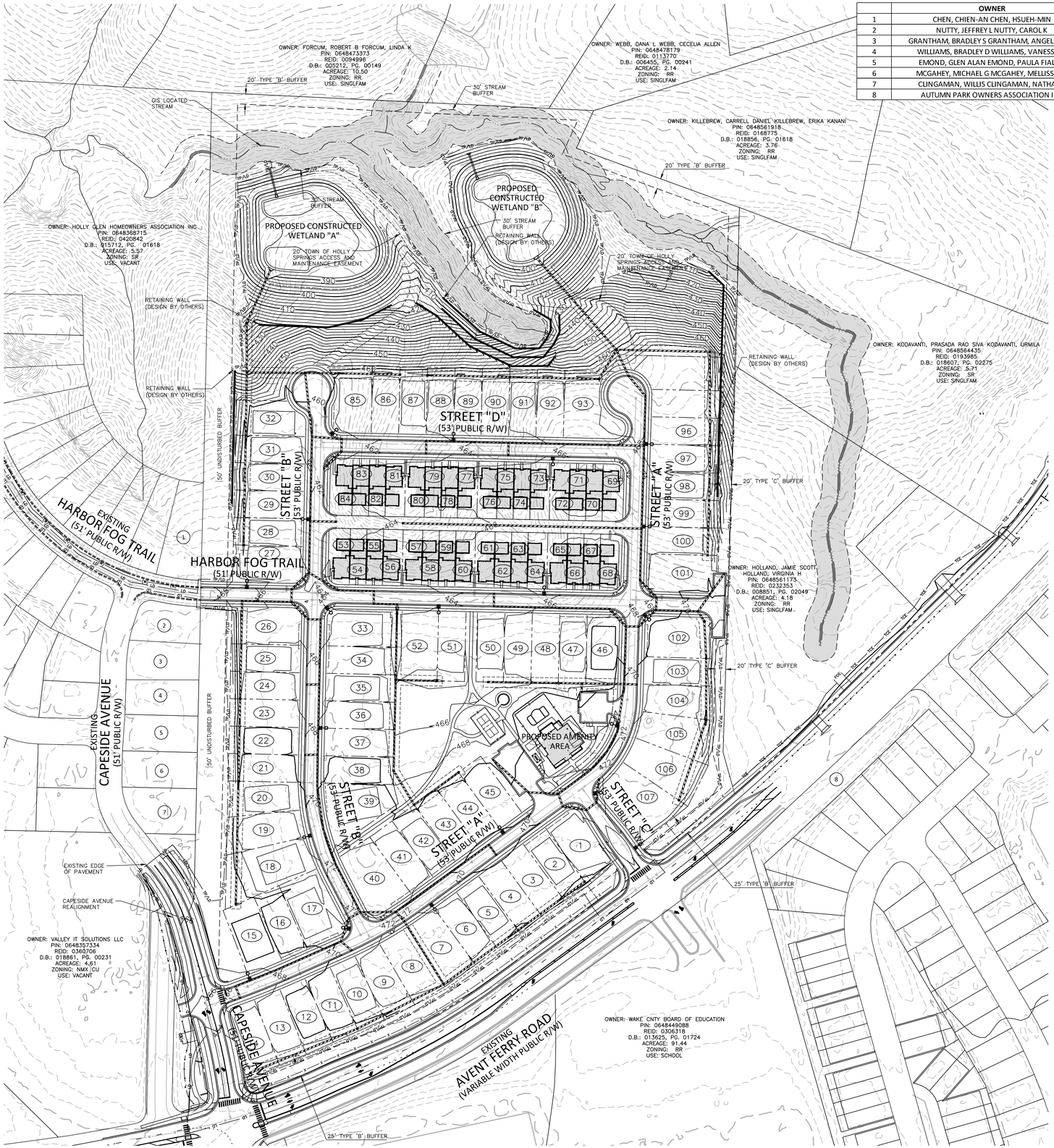
SHEET

WB50 TURNING TEMPLATE

C2.20

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001- WB50.dwg, 10/10/2025 9:08:24 AM, Ashley Abbott

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TD — TRENCH DRAIN
- RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TREE PROTECTION FENCE
- LD — LIMITS OF DISTURBANCE
- TP/LD — TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- SF/TP — COMBINATION SILT FENCE/ TREE PROTECTION FENCE
- TC — TREE CONSERVATION
- WOODED AREA
- 250 — PROPOSED MAJOR CONTOUR
- 251 — PROPOSED MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 251 — EXISTING MINOR CONTOUR
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 CHRISTOPHER C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OAG1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

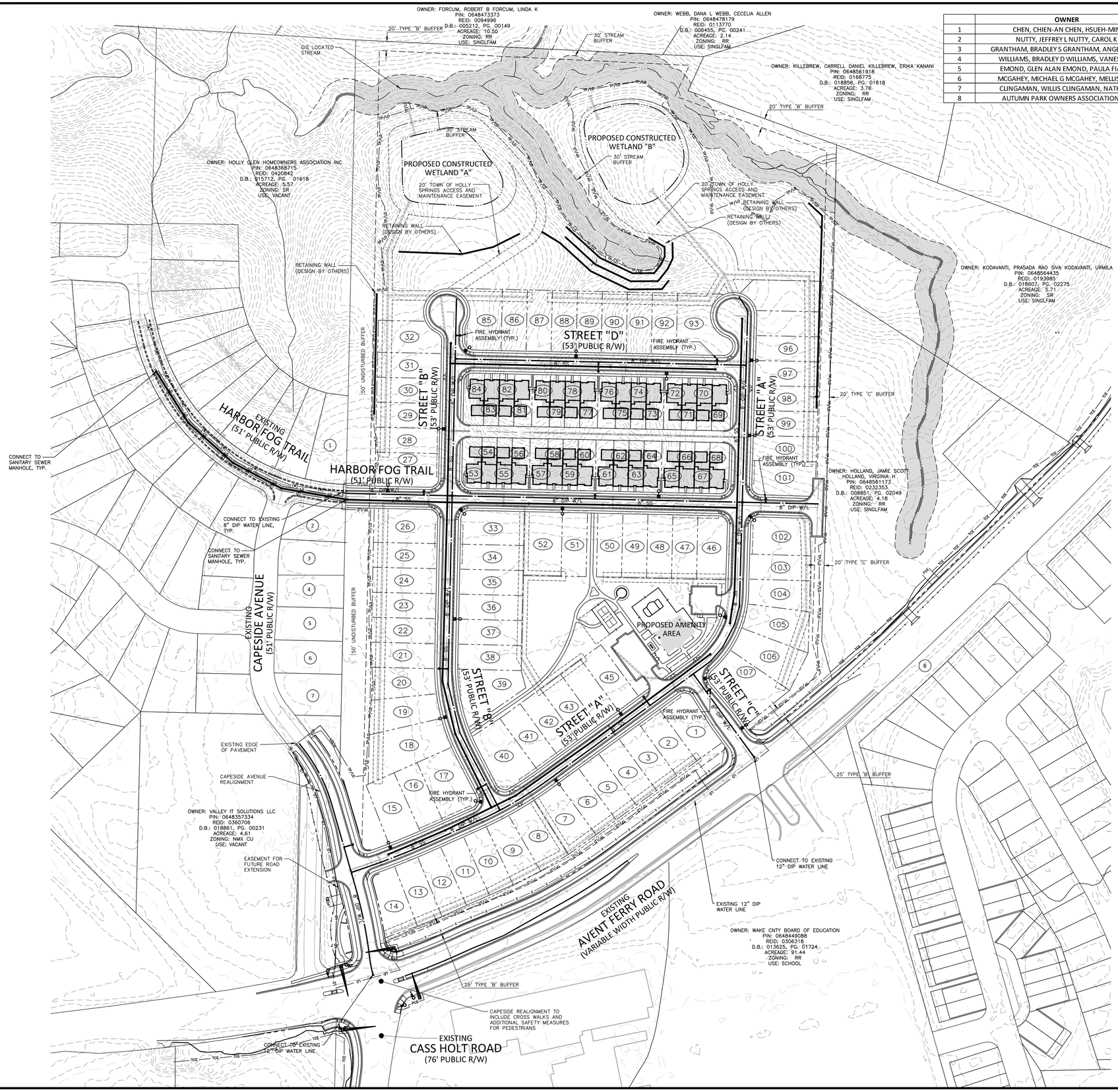
SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

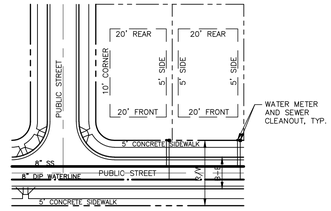
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\[EPC23001-OAG1.dwg, 10/10/2025 9:08:34 AM, Ashley Abbott

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

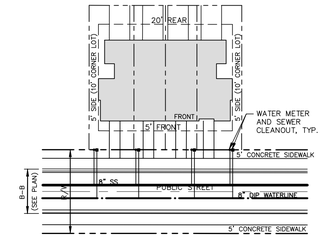


UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE



TYPICAL LOT DETAIL - SINGLE FAMILY HOME
NTS



TYPICAL LOT DETAIL - TOWNHOME
NTS

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 HAGLEY C. ABBOTT — NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

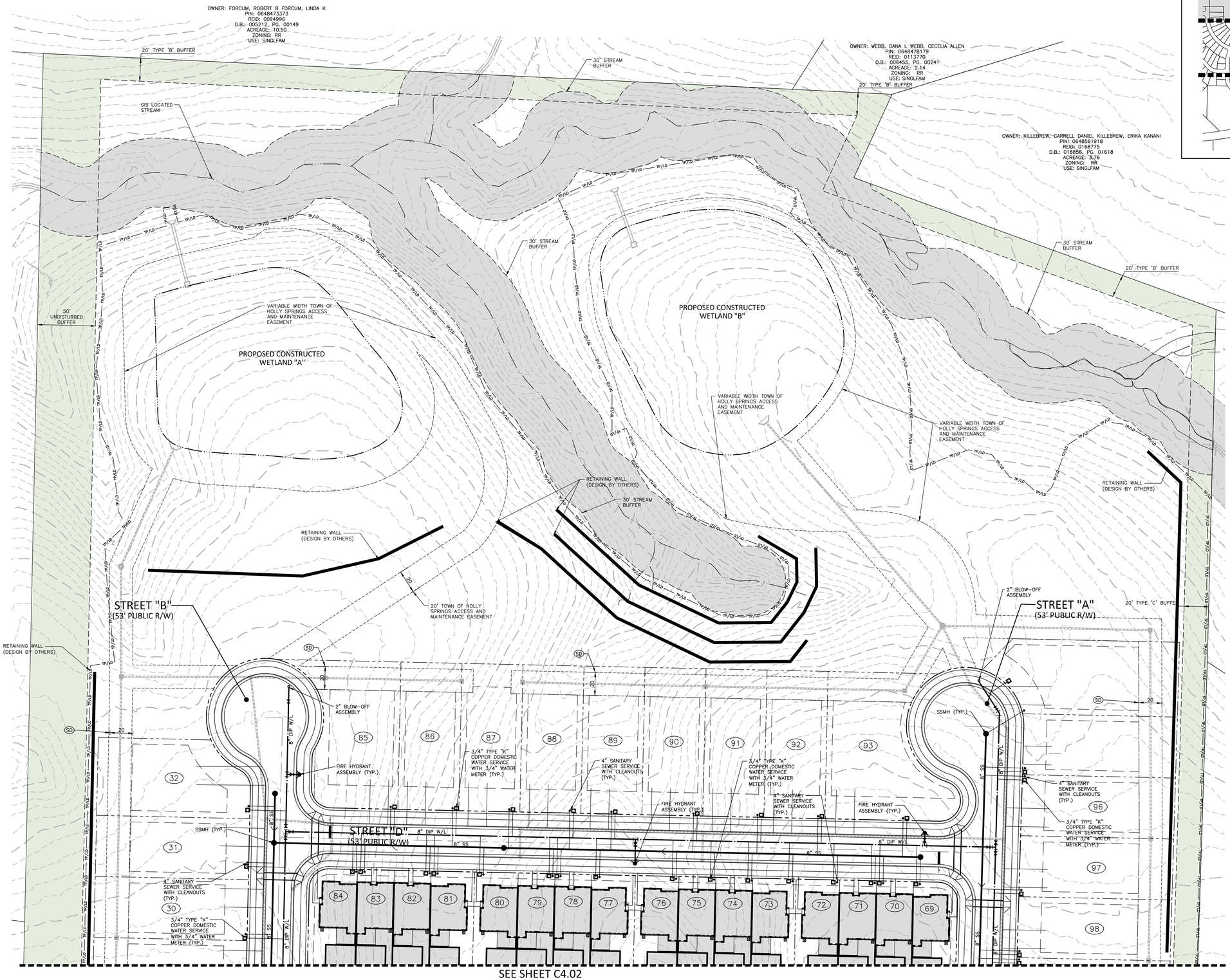
PROJECT NO.	EPC23001
FILENAME	EPC23001-OAU1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

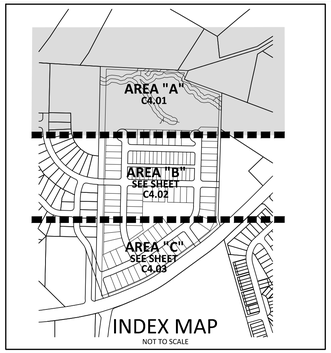
SHEET

OVERALL UTILITY PLAN

C4.00

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CD\Current Drawings\Development Plan\EPC23001-OAU1.dwg, 10/10/2025 9:08:43 AM, Ashley Abbott





UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 JEFFREY C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

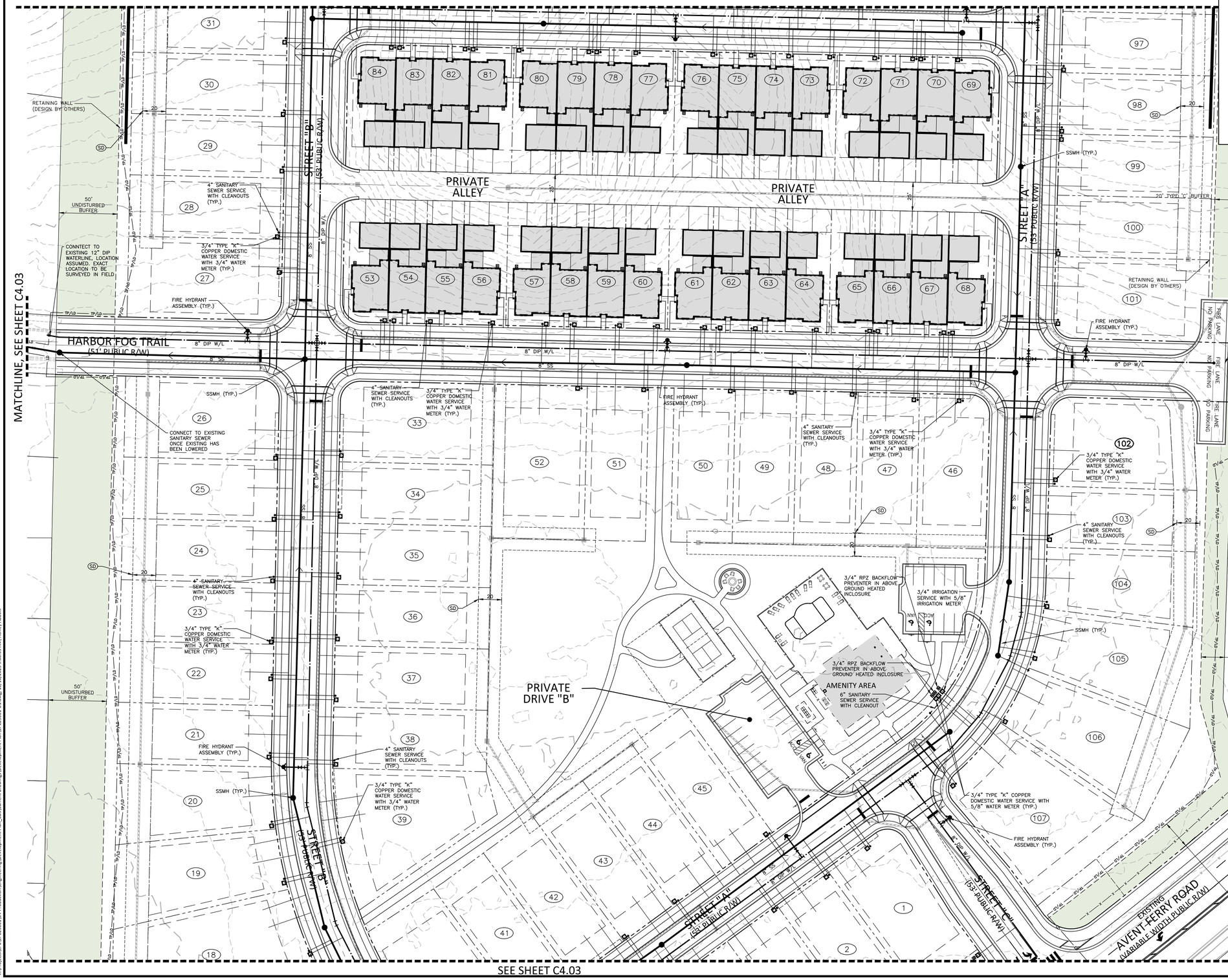
SHEET

UTILITY PLAN AREA "A"

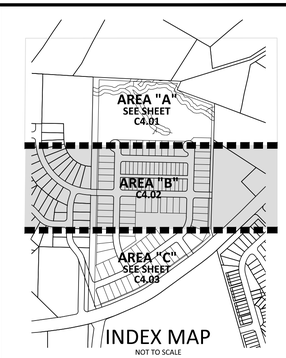
C4.01

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-U1.dwg, 10/10/2025 9:08:50 AM, Ashley Abbott

SEE SHEET C4.01



SEE SHEET C4.03



INDEX MAP
NOT TO SCALE

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FW — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-S1.dwg, 10/10/2025 9:08:53 AM, Ashley Abbott

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER ASHLEY C. ABBOTT
EXPIRATION 12/31/2026
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

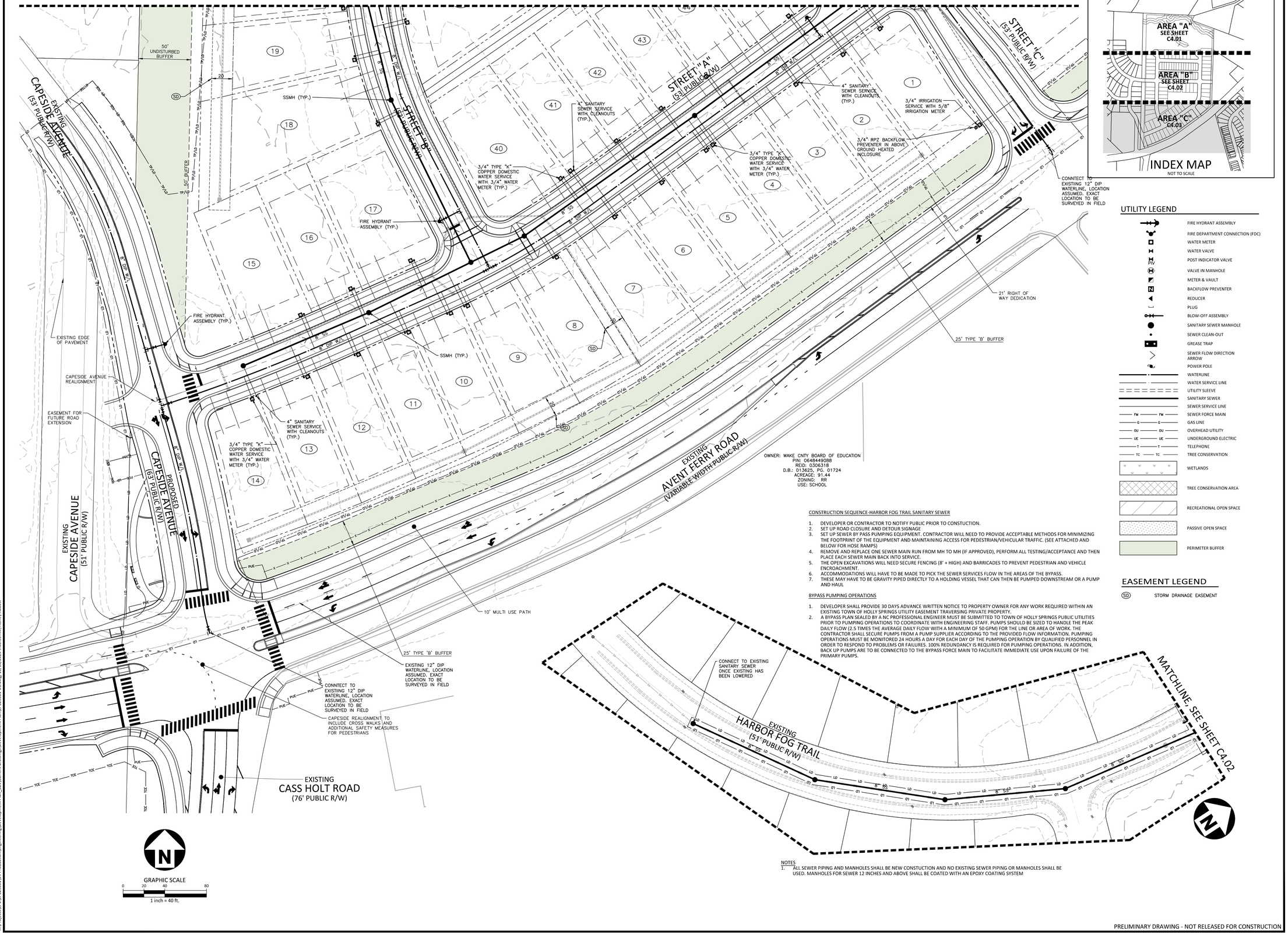
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

UTILITY PLAN AREA "B"

C4.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ISAIAH C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

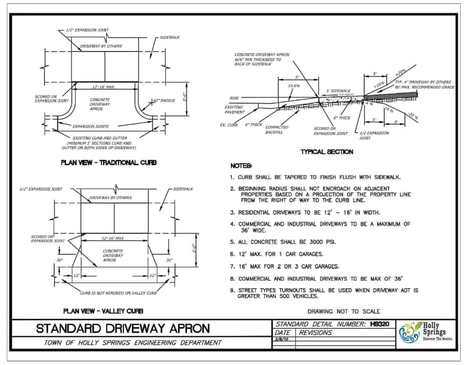
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

UTILITY PLAN
AREA "C"
C4.03

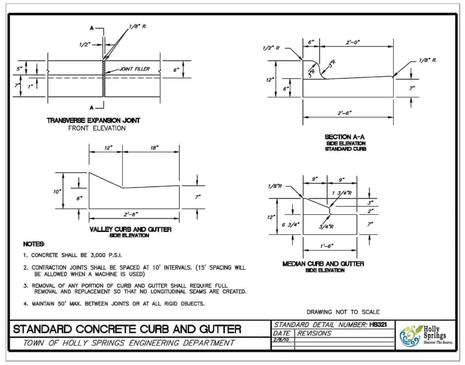
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-U1.dwg, 10/10/2025 9:08:56 AM, Ashley Abbott



NOTES:
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 18' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 18' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

DRAWING NOT TO SCALE

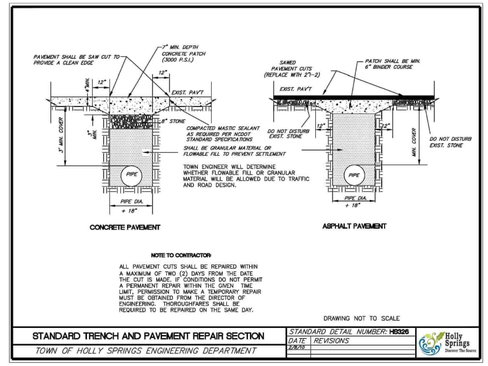
STANDARD DRIVEWAY APRON
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS320
DATE: 8/8/06 REVISIONS:



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

DRAWING NOT TO SCALE

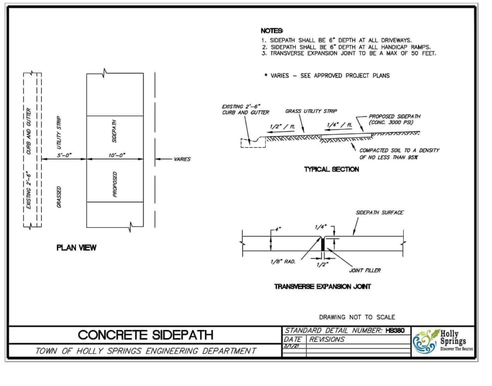
STANDARD CONCRETE CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS321
DATE: 8/8/06 REVISIONS:



NOTE TO CONTRACTOR:
ALL PAVEMENT CUTS SHALL BE REPAIRED WITHIN A MAXIMUM OF TWO (2) DAYS FROM THE DATE THE CUT IS MADE. IF CONDITIONS DO NOT PERMIT A PERMANENT REPAIR WITHIN THIS GIVEN TIME LIMIT, PERMISSION TO MAKE A TEMPORARY REPAIR MUST BE OBTAINED FROM THE TOWN OF HOLLY SPRINGS ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

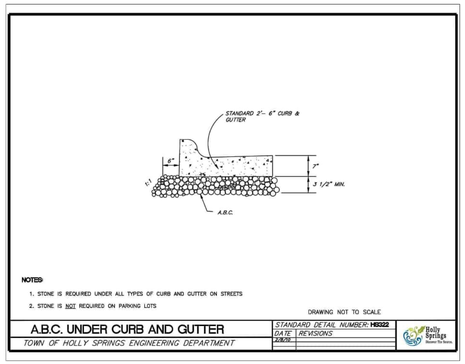
DRAWING NOT TO SCALE

STANDARD TRENCH AND PAVEMENT REPAIR SECTION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS326
DATE: 8/8/06 REVISIONS:



DRAWING NOT TO SCALE

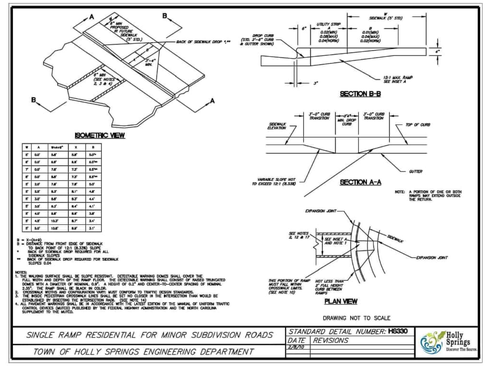
CUL-DE-SAC DIMENSIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS312
DATE: REVISIONS:



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

DRAWING NOT TO SCALE

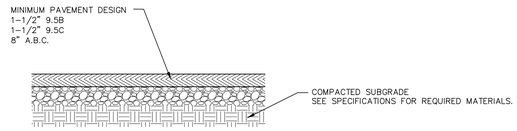
A.B.C. UNDER CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS322
DATE: 8/8/06 REVISIONS:



DRAWING NOT TO SCALE

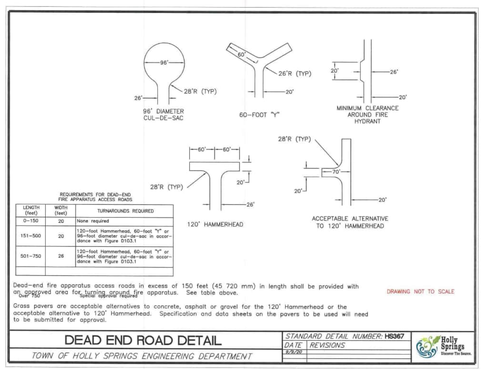
STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS330
DATE: 8/8/06 REVISIONS:

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT PARKING
PAVEMENT DETAIL
N.T.S.



REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

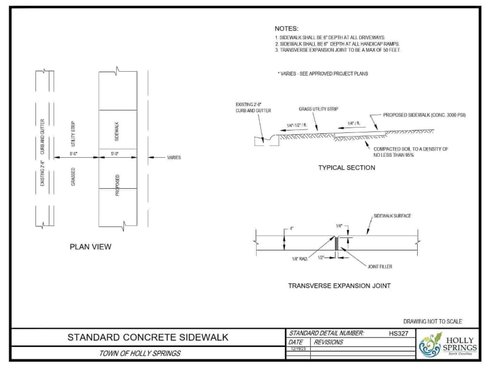
LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure 510.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure 510.1

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. See table above.

Grass pavers are acceptable alternatives to concrete, asphalt or gravel for the 120' Hammerhead or the acceptable alternative to 120' Hammerhead. Specification and data sheets on the pavers to be used will need to be submitted for approval.

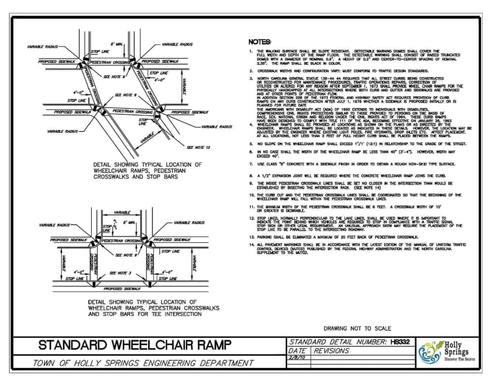
DRAWING NOT TO SCALE

DEAD END ROAD DETAIL
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS367
DATE: 8/8/06 REVISIONS:



DRAWING NOT TO SCALE

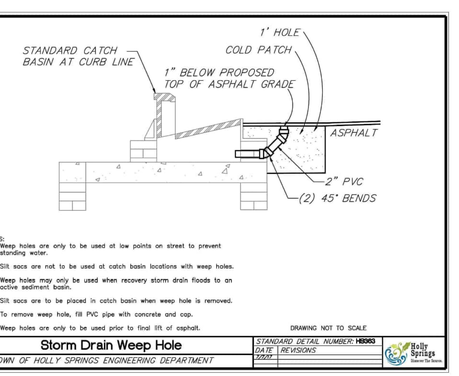
STANDARD CONCRETE SIDEWALK
TOWN OF HOLLY SPRINGS
STANDARD DETAIL NUMBER: HS327
DATE: REVISIONS:



NOTES
1. THE WALKING SURFACE SHALL BE SLIGHTLY RESISTANT. DETECTABLE WARNING SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF MINIMUM 0.9" A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF MINIMAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS ARE CONSTRUCTION LIMITS. MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUTE 136-44.14 HAS REQUIRED THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED ON BEHALF OF THE DEPARTMENT OF TRANSPORTATION OR ANY CITY OR TOWN WITHIN THE CLOSED OR ALTERED FOR MOTOR VEHICLE USE SHALL BE CONSTRUCTED SO AS TO ELIMINATE OBSTACLES TO PEDESTRIAN TRAVEL WITHIN SUCH STREETS. CURB RAMPS SHALL BE PROVIDED FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PREVIOUSLY OR PLANNED FOR INSTALLATION.
4. THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH IMPAIRMENTS INCLUDING, BUT NOT LIMITED TO, IMPAIRMENTS AFFECTING WALKING OR USING CRUTCHES TO ACCESS ON THE WORLD OF PUBLIC AND NATIONAL CURB RAMPS ARE REQUIRED UNDER THE TERMS OF THE ADA. THESE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.
5. NO SLOPE ON THIS WHEELCHAIR RAMP SHALL EXCEED 1"/1" (100%) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. ALL FLARE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 48" (1.4"). VEHICLES, WIDTH MAY VARY.
7. USE CLASS "A" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE MARKED PEDESTRIAN CROSSWALK LINES SHALL BE SET ON CLOSED IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY DRAWING THE INTERSECTION RADII. (SEE NOTE 14)
10. THE CURB TYPE AND CUT DEPRESSIONS (WHEELCHAIR RAMP) SHALL BE COORDINATED SO THAT THE BEGINNING OF THE CURB RADIUS IS THE BEGINNING OF THE WHEELCHAIR RAMP.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE A 90 DEGREE TO APPROACH EXISTS. WHERE THE APPROACH IS SKEWED, THE STOP LINE SHALL BE PARALLEL TO THE CROSSWALK. STOP SIGN OR OTHER CONTROL DEVICES AS REQUIRED. APPROACH SIGNS MAY BE PLACED ON THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PAVEMENT SHALL BE CLEARLY MARKED WITH A MINIMUM OF 24 INCH WIDTH OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

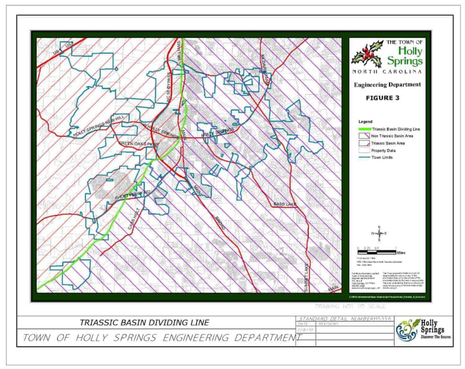
STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS331
DATE: 8/8/06 REVISIONS:



NOTES:
1. Weep holes are only to be used at low points on street to prevent standing water.
2. Silt sacs are not to be used at catch basin locations with weep holes.
3. Weep holes may only be used when recovery storm drain floods to an active sediment basin.
4. Silt sacs are to be placed in catch basin when weep hole is removed.
5. To remove weep hole, fill PVC pipe with concrete and cap.
6. Weep holes are only to be used prior to final lift of asphalt.

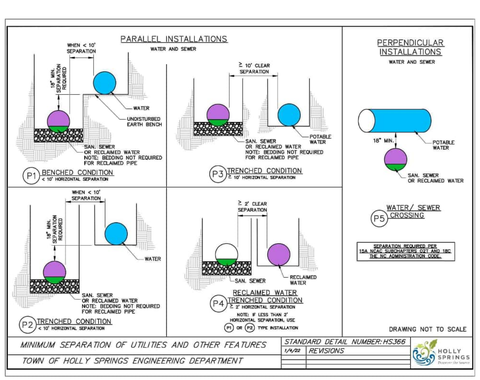
DRAWING NOT TO SCALE

Storm Drain Weep Hole
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS363
DATE: 5/6/14 REVISIONS:



DRAWING NOT TO SCALE

TRIASSIC BASIN DIVIDING LINE
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
EXPANSION AREA: INCORPORATED
DATE: REVISIONS:



DRAWING NOT TO SCALE

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS366
1/4/19 REVISIONS:

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER ASHLEY C. ABBOTT

REVISIONS

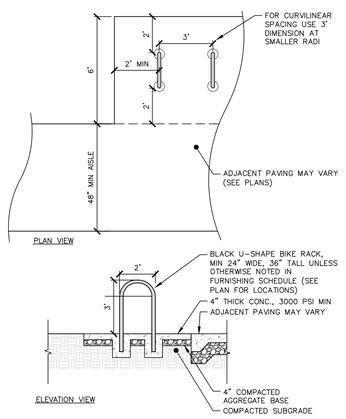
NO.	DATE	
1	05.09.2025	REVISION PER TOHS COMMENTS
2	06.30.2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET
SITE DETAILS
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PLAN VIEW

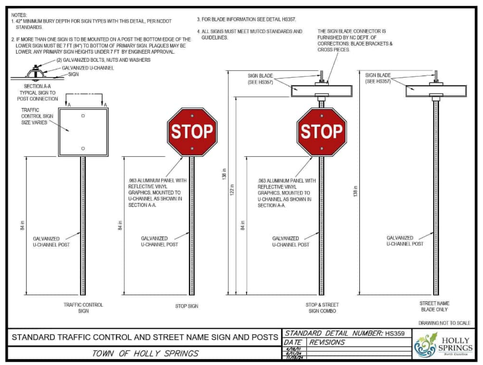
ELEVATION VIEW

NOTES:

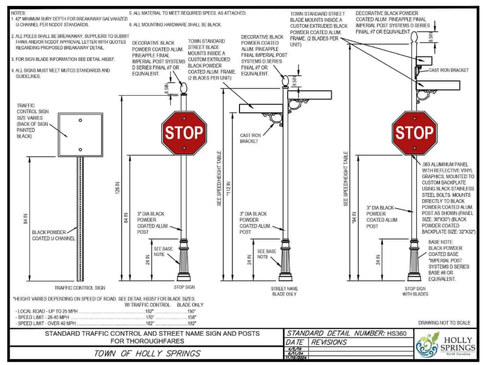
1. ANCHOR BIKE RACK TO CONCRETE. MOUNT PER MFR. RECOMMENDATIONS.
2. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PAVING TYPE AND BIKE RACK MOUNTING METHOD

BICYCLE PARKING LAYOUT
1/4"=1'-0"

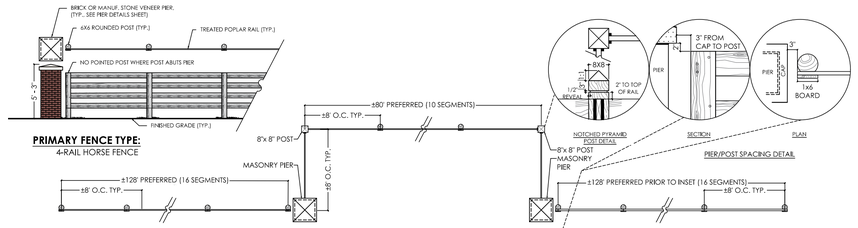
POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE	STANDARD DETAIL NUMBER: HS357
TOWN OF HOLLY SPRINGS	DATE / REVISIONS



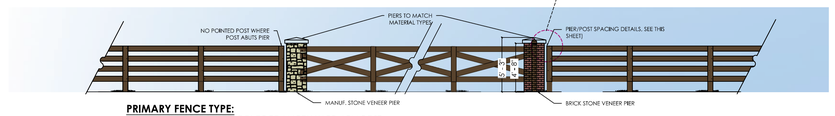
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS359
TOWN OF HOLLY SPRINGS	DATE / REVISIONS



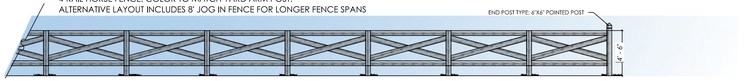
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES	STANDARD DETAIL NUMBER: HS360
TOWN OF HOLLY SPRINGS	DATE / REVISIONS



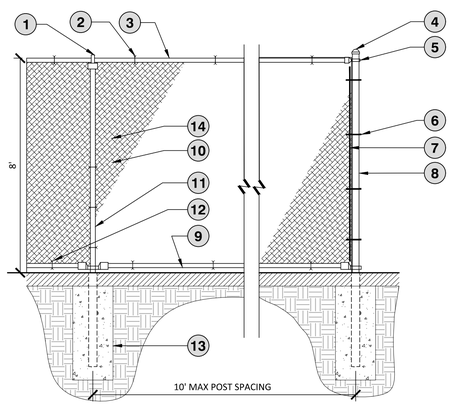
PRIMARY FENCE TYPE:
4-RAIL HORSE FENCE



PRIMARY FENCE TYPE:
4-RAIL HORSE FENCE. COLOR TO MATCH YARD ARM POST.
ALTERNATIVE LAYOUT INCLUDES 8' JOG IN FENCE FOR LONGER FENCE SPANS



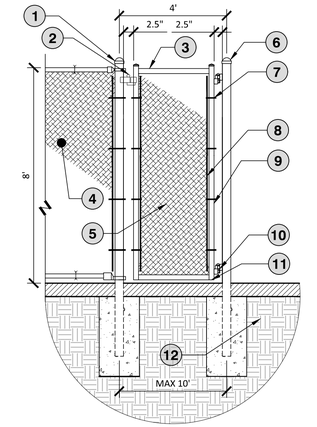
SECONDARY FENCE TYPE:
CROSS BUCK HORSE FENCE. COLOR TO MATCH YARD ARM POST.



1. LOOP CAP
2. 9 GAUGE VINYL COATED STEEL TIES
3. TOP RAIL 1-3/8" O.D.
4. POST CAP
5. BRACE BAND
6. POST BANDS 12" O.C.
7. STRETCHER/TENSION BAR
8. TERMINAL POST OR CORNER AT 2 1/2" O.D. AT ALL CORNERS, INTERSECTIONS, AND CHANGES OF DIRECTION
9. TENSION BAR WOVEN INTO FABRIC ABOVE BOTTOM RAIL (TYP.)
10. 2" X 2" X 9" GAUGE CORE FENCE FABRIC (TYP.)
11. 1-5/8" O.D. LINE POSTS
12. ATTACH FABRIC WITH HOG RINGS 12" O.C.
13. CONCRETE FOOTING
14. OPEN WEAVE WINDSCREEN FABRIC VINYL COATED POLYESTER, MIN. 70% OPACITY

NOTES:
1. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR POST SIZING.
2. ALL POST FOOTINGS SHALL BE PER FENCE MANUFACTURER'S SPECIFICATIONS.
3. ALL FABRIC TO BE ON OUTSIDE OF RAILS AND POSTS.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL.
5. CONTRACTOR TO SUBMIT FENCE POST LOCATION PLAN FOR APPROVAL.
6. ALL POSTS, RAILS AND FITTINGS SHALL BE BLACK POWDER COATED.
7. CONTRACTOR TO SUBMIT WINDSCREEN FABRIC SELECTION FOR APPROVAL.

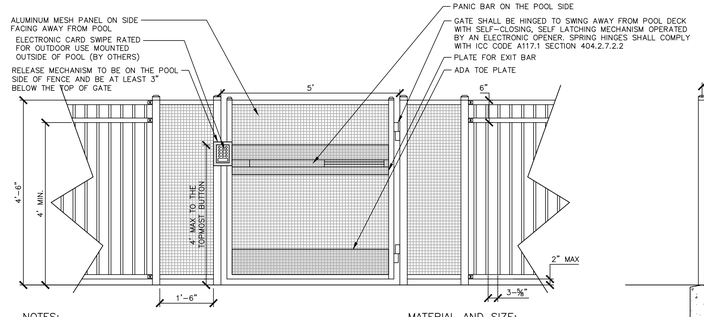
FENCE - PICKLEBALL
SCALE: 3/8" = 1'-0"



1. TERMINAL POST 2 1/2" O.D. AT ALL CORNERS, INTERSECTIONS, AND CHANGES OF DIRECTION
2. MALLEABLE IRON FORK TYPE LATCH, RE: SPECIFICATIONS
3. DO NOT EXTEND FABRIC KNUCKLES PAST THE TOP RAIL
4. ADJOINING FENCE, SEE FENCE DETAIL FOR CONSTRUCTION REQUIREMENTS
5. 2" X 2" X 9" GAUGE CORE FENCE FABRIC BLACK VINYL COATED (TYP.)
6. POST CAP
7. POST BANDS 12" O.C.
8. STRETCHER/TENSION BAR
9. WELDED GATE FRAME
10. HINGE, 2 PER GATE
11. 1" MAX. CLEARANCE OVER FINISHED GRADE
12. CONCRETE FOOTING

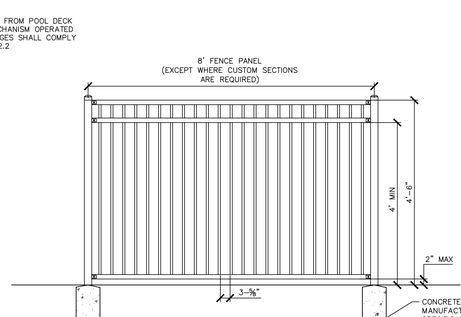
NOTES:
1. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR POST SIZING.
2. ALL POST FOOTINGS SHALL BE PER FENCE MANUFACTURER'S SPECIFICATIONS.
3. ALL FABRIC TO BE ON OUTSIDE OF RAILS AND POSTS.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL.
5. CONTRACTOR TO SUBMIT GATE POST LOCATION PLAN FOR APPROVAL.
6. GATE NOT DESIGNED FOR WIND SCREEN USE.
7. ALL POSTS, RAILS AND FITTINGS SHALL BE BLACK POWDER COATED.

GATE - PICKLEBALL
SCALE: 3/8" = 1'-0"



NOTES:
1. GATE HARDWARE WILL BE OPERABLE WITH ONE HAND AND WILL NOT REQUIRE >5LBS OF FORCE, PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
2. GATE ENTRY CONTROLS WILL BE LOCATED NOT LESS THAN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED GRADE.
3. CONTRACTOR TO SUBMIT MANUFACTURER INFORMATION AND CUT SHEETS FOR LATCH PRIOR TO ORDERING. COORDINATE THE SYSTEM WITH OTHER SITE ACCESS CONTROLS AS REQUIRED.
4. CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA.
5. POOL GATE AND POOL FENCE TO BE FLUSH.
6. SELF-CLOSING LATCH IS TO BE MOUNTED ON THE POOL SIDE OF THE GATE AT A MAXIMUM 48" ABOVE FINISHED GRADE.
7. POOL GATE SHALL MEET ADA & ALL CODES. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. ALUMINUM MESH PANEL SHALL BE USED ON GATE AND 18" MINIMUM ON EITHER SIDE OF GATE PER CODE. THE BARRIER SHALL HAVE NO OPENINGS GREATER THAN ½" WITHIN 18" OF THE RELEASE MECHANISM.
9. MESH PANEL PATTERN TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. GATE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MATERIAL AND SIZE:
1. GATE AND FENCE SHALL BE COMMERCIAL GRADE ALUMINUM (OR APPROVED EQUAL)
2. ALL FASTENERS AND HARDWARE SHALL BE S.S.
3. GATE DIMENSIONS (OR APPROVED EQUAL)
POSTS: 2 ½" X 2 ½"
RAILS: 1 ½" X 1 ½" – NO EXPOSED SCREW SYSTEM
PICKETS: ¾" X ¾" W/ 3 ⅜" SPACING
FINISH: BLACK FINISH, TO MATCH ARCHITECTURAL RAILINGS, SHOP APPLIED POWDER COAT



NOTES:
1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL) – CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE POOL CODES COMMERCIAL STRENGTH ALUMINUM
POSTS: 2 ½" X 2 ½"
RAILS: 1 ½" X 1 ½" – NO EXPOSED SCREW SYSTEM
PICKETS: ¾" X ¾" W/ 3 ⅜" SPACING
COLOR: BLACK FINISH, TO MATCH ARCHITECTURAL RAILINGS, SHOP APPLIED POWDER COAT
4. FENCE MANUFACTURER TO BE APPROVED BY OWNER'S REP PRIOR TO INSTALLATION

POOL GATE AND FENCE
SCALE: 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

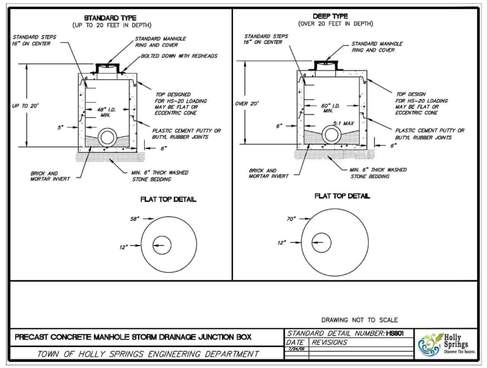
NO.	DATE	
1	~~06. 09. 2025~~	~~REVISION PER TOHS COMMENTS~~
2	~~06. 20. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

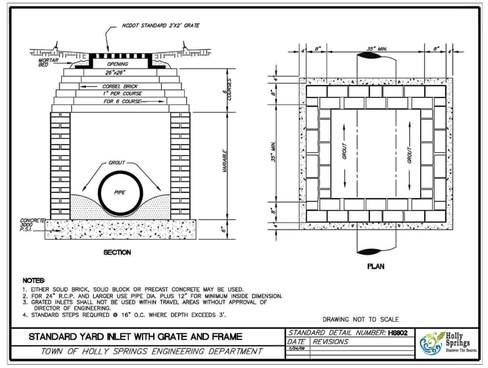
PLAN INFORMATION

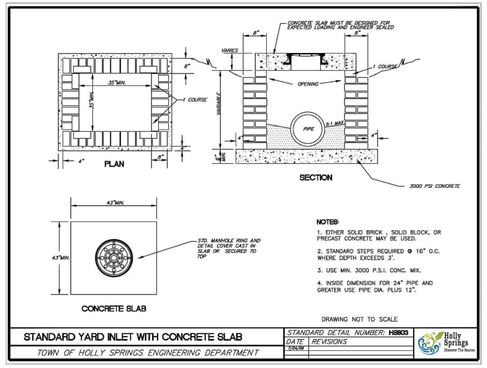
PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025
SHEET	

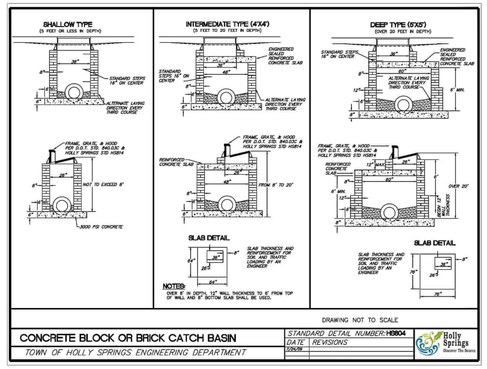
SITE DETAILS

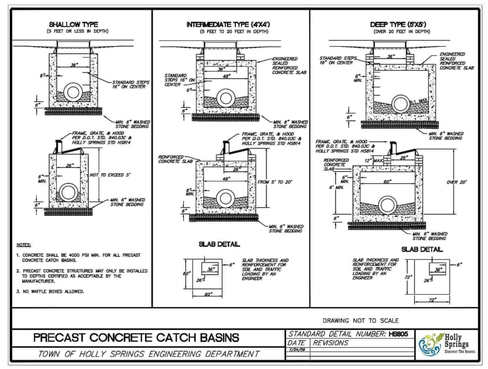
C8.01

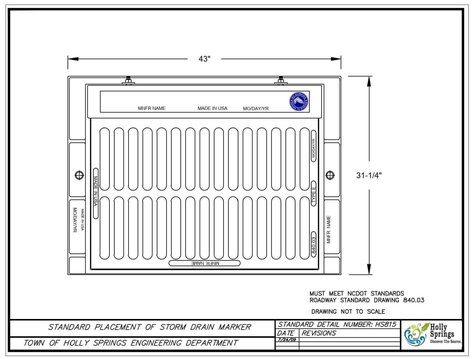


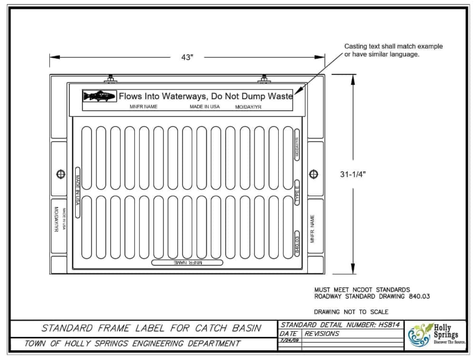


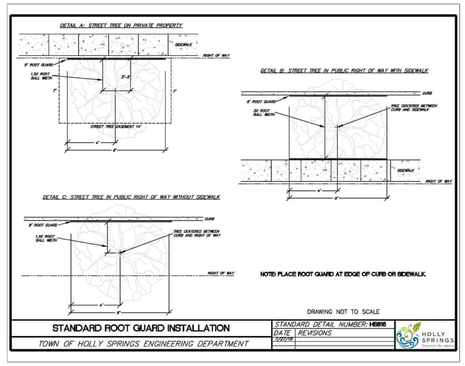


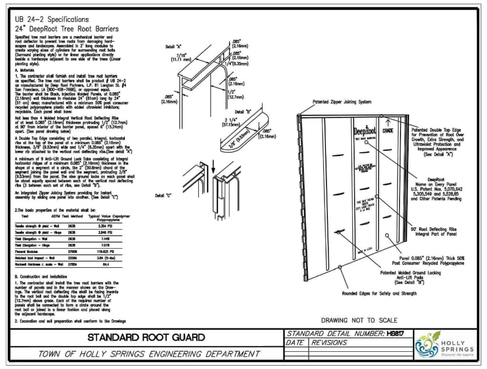












PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER ASHLEY C. ABBOTT

REVISIONS

NO.	DATE	
1	~~08. 09. 2025~~	**REVISION PER TOHS COMMENTS**
2	~~09. 10. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

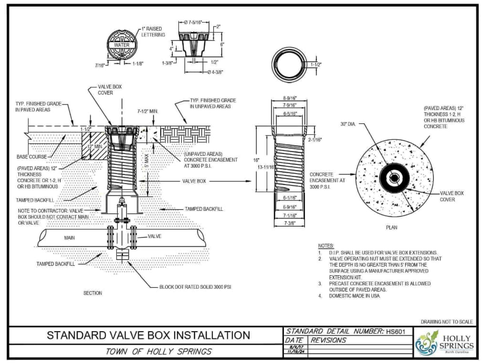
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

STORM DRAINAGE DETAILS

C8.02



STANDARD VALVE BOX INSTALLATION

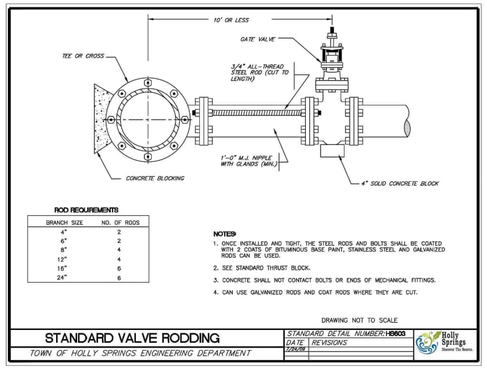
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS601

DATE | REVISIONS

10/06/08 | INITIAL

DRAWING NOT TO SCALE



ROD REQUIREMENTS

BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

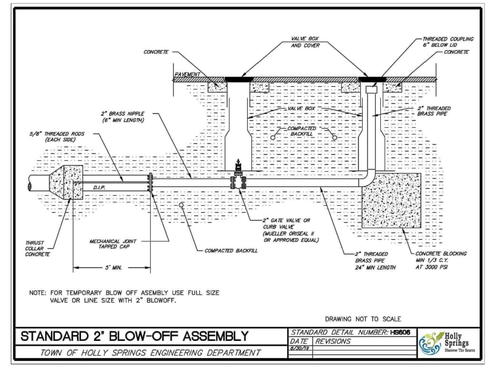
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS603

DATE | REVISIONS

10/06/08 |



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

DRAWING NOT TO SCALE

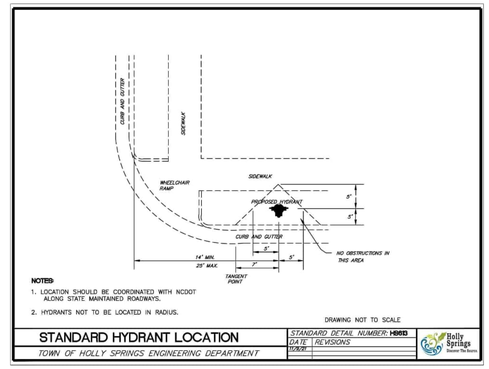
STANDARD 2' BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS606

DATE | REVISIONS

10/06/08 |



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

DRAWING NOT TO SCALE

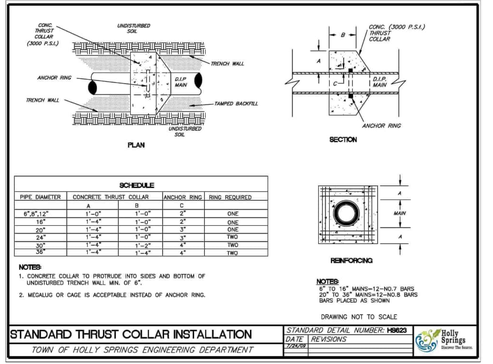
STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS610

DATE | REVISIONS

10/06/08 |



STANDARD 3/4" WATER SERVICE

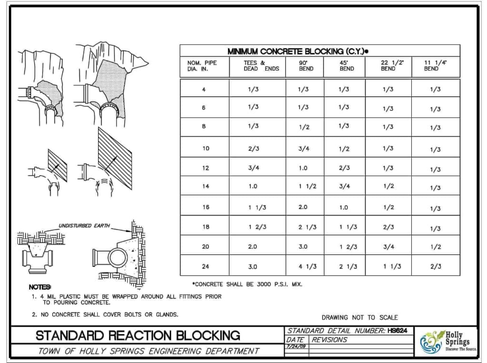
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS615

DATE | REVISIONS

10/06/08 |

DRAWING NOT TO SCALE



APPROVED MULTIPLE CONNECTIONS

SIZE SERVICE (INCHES)	SIZE INLET (INCHES)	NUMBER OF BRANCHES
3/4	3/4	2
3/4	1	3
3/4	1	4
3/4	1 1/2	5-10

NOTES:
1. THERE SHALL BE NO MULTIPLE CONNECTIONS FOR SERVICES OTHER THAN 3/4" (INCHES).
2. CURB STOPS SHALL BE AS MANUFACTURED BY FORD OR HAYES.
3. METER BOXES SHALL BE AS DESCRIBED IN THE STANDARD SPECIFICATIONS UNDER WATER DISTRIBUTION; HOWEVER, THE INLET SHALL BE IRON PIPE THREADED INLETS.
4. CURB STOP SHALL BE IN CENTER OF MULTIPLE CONNECTIONS.

*BRASS TEE: INLET SIZE x 3/4 INCH

DRAWING NOT TO SCALE

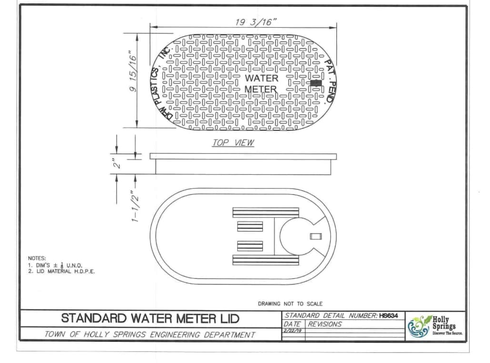
STANDARD MULTIPLE BRANCH SERVICES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS607

DATE | REVISIONS

10/06/08 |



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

DRAWING NOT TO SCALE

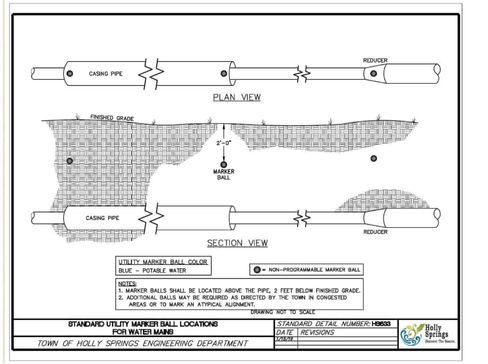
RPZ INSTALLATION FOR RESIDENTIAL IRRIGATION METERS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS620

DATE | REVISIONS

10/06/08 |



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

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622

DATE | REVISIONS

10/06/08 |

SCHEDULE

PIPE DIAMETER	CONCRETE THRUST COLLAR A	B	C	ANCHOR RING	RING REQUIRED
6",8",12"	1'-0"	1'-0"	2"		ONE
16"	1'-4"	1'-0"	2"		ONE
20"	1'-4"	1'-0"	3"		ONE
24"	1'-4"	1'-0"	3"		TWO
30"	1'-4"	1'-2"	4"		TWO
36"	1'-4"	1'-4"	4"		TWO

NOTES
1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

REINFORCING

NOTES
6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE | REVISIONS

10/06/08 |

NOTES
1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR CLANDS.

MINIMUM CONCRETE BLOCKING (C.Y.)*

NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE | REVISIONS

10/06/08 |

NOTES:
1. DIM'S ± ½ U.N.O.
2. LID MATERIAL: H.D.P.E.

DRAWING NOT TO SCALE

STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS634

DATE | REVISIONS

10/06/08 |

UTILITY MARKER BALL COLOR
BLUE – POTABLE WATER

– NON-PROGRAMMABLE MARKER BALL

NOTES
1. MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
2. ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS633

DATE | REVISIONS

10/06/08 |

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER CASEY C. ABBOTT

REVISIONS

NO.	DATE	
1	05. 08. 2025	REVISION PER TOHS COMMENTS
2	~~06. 20. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

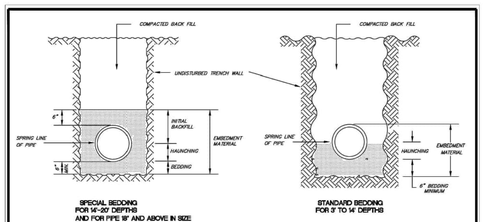
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

WATER DETAILS

C8.03



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 2' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

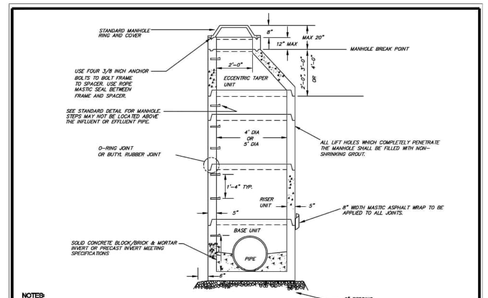
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

STANDARD DETAIL NUMBER: **HS703**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

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

DRAWING NOT TO SCALE

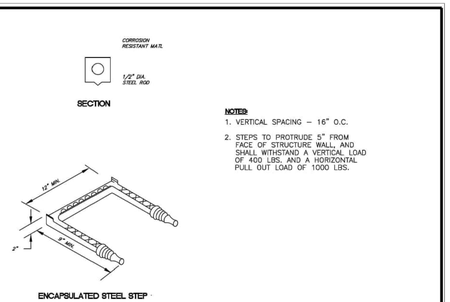
STANDARD PRECAST CONCRETE MANHOLE

STANDARD DETAIL NUMBER: **HS706**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



ENCAPSULATED STEEL STEP

NOTES:

1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

DRAWING NOT TO SCALE

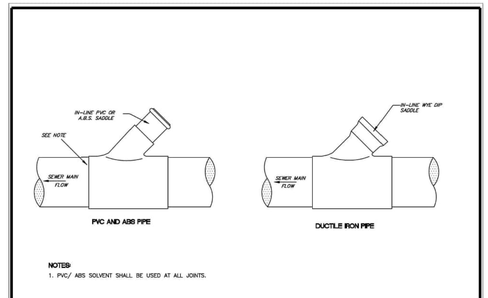
MANHOLE STEPS

STANDARD DETAIL NUMBER: **HS709**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

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

DRAWING NOT TO SCALE

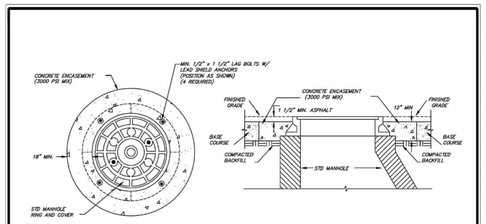
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

STANDARD DETAIL NUMBER: **HS710**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

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

DRAWING NOT TO SCALE

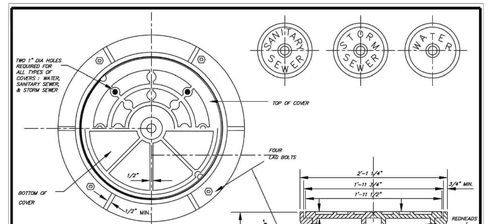
STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

STANDARD DETAIL NUMBER: **HS670**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

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

DRAWING NOT TO SCALE

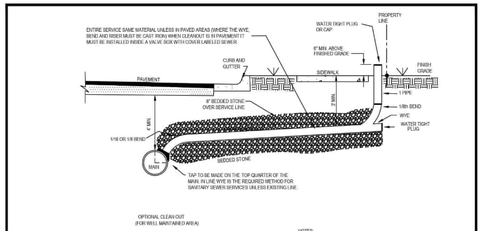
STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

STANDARD DETAIL NUMBER: **HS711**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

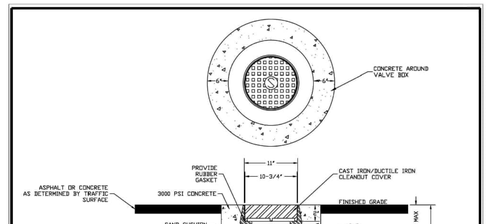
STANDARD SANITARY SEWER TAP AND SERVICE

STANDARD DETAIL NUMBER: **HS715**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA

STANDARD DETAIL NUMBER: **HS723**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 MATTHEW S. MEYER KASEY C. ABBOTT

PRELIMINARY PLANS NOT FOR CONSTRUCTION OR RECORDATION

REVISIONS

NO.	DATE	
1	~~05. 09. 2025~~	**REVISION PER TOHS COMMENTS**
2	~~06. 30. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

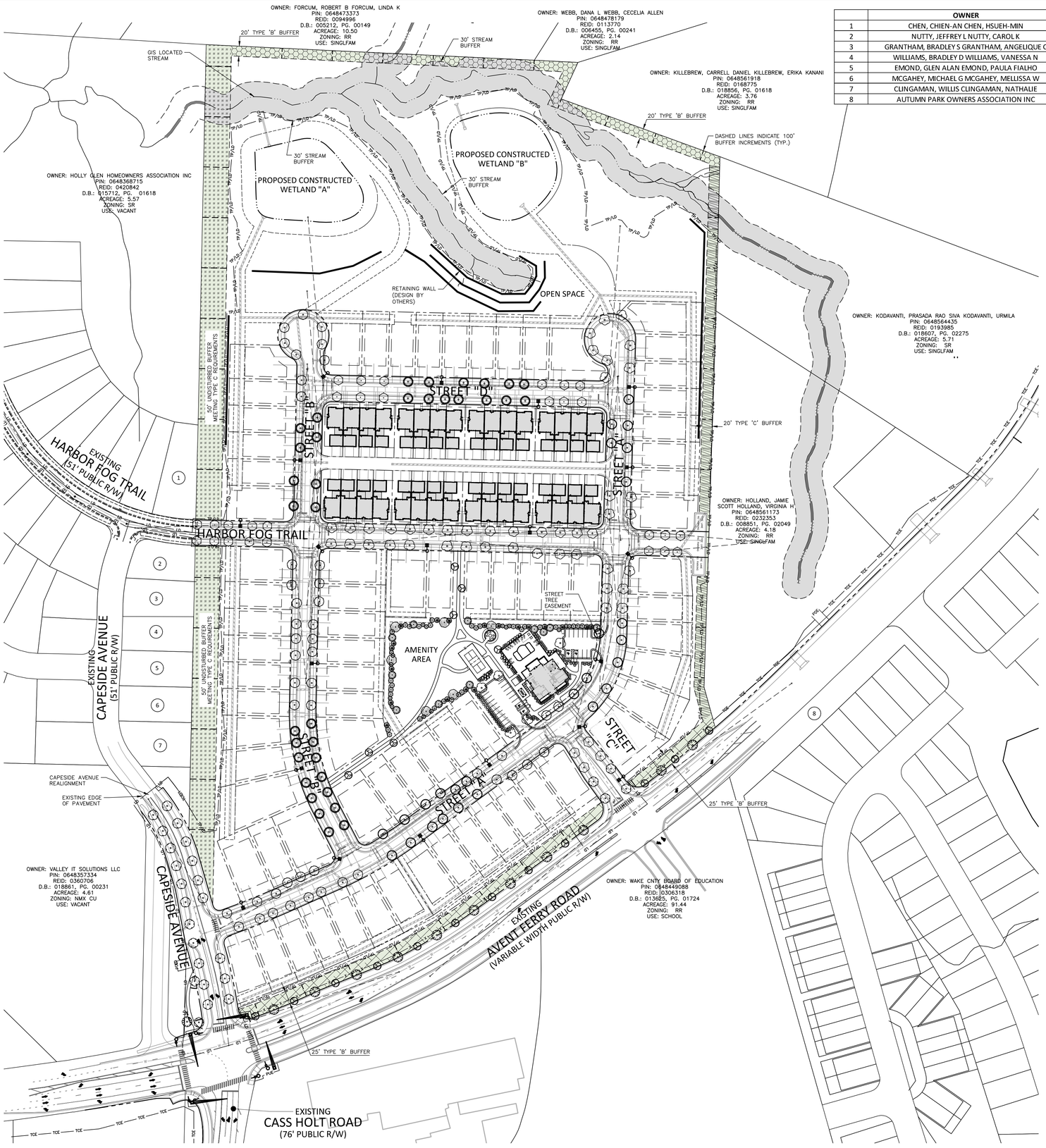
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

SANITARY SEWER DETAILS

C8.04



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACBU	ACER BUERGERIANUM TRIDENT MAPLE
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	CHVI	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	CLSH	CELTIS LAEVIGATA SUGAR HACKBERRY
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2' FOSTER NO. 2 HOLLY
	ILNE	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
	ILOS	ILEX OPACA 'SATYR HILL' SATYR HILL AMERICAN HOLLY
	ILVO	ILEX VOMITORIA YAUPON HOLLY
	JUVI	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	NYSY	NYSSA SYLVATICA BLACKGUM
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
	QUPH	QUERCUS PHELLOS WILLOW OAK
	QUTE	QUERCUS TEXANA NUTTALL OAK
SHRUBS		
	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' DUKE GARDENS PLUM YEW
	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' UPRIGHT PLUM YEW
	DIEH	DISTYLIUM X 'PIIDIST-I' EMERALD HEIGHTS® DISTYLIUM
	RHMO	RHODODENDRON X 'MOOTUM' AUTUMN MOONLIGHT® ENCORE® AZALEA
EVERGREEN SHRUBS		
	DIBL	DISTYLIUM X 'PIIDIST-II' BLUE CASCADE® DISTYLIUM
	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	JUGR	JUNIPERUS X 'GREY OWL' GREY OWL JUNIPER
	VIMO	VIBURNUM X 'SPG-3-024' MOONLIT LACE® VIBURNUM
	VTLR	VIBURNUM TINUS 'LISA ROSA' SHADES OF PINK VIBURNUM

SITE LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECTURE JOHN A. RITCHIE II 1977
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=100'
DATE	03. 28. 2025

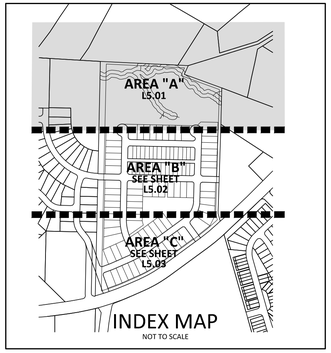
SHEET

OVERALL LANDSCAPE PLAN
L5.00

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 9:09:16 AM, Ashley Abbott

PLANT SCHEDULE AREA A

SYMBOL	CODE	BOTANICAL NAME
TREES		
	CACA	CARPINUS CAROLINIANA
	CLSH	CELTIS LAEVIGATA
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	NYSY	NYSSA SYLVATICA
	QUPH	QUERCUS PHELLOS



OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

20' TYPE 'B' BUFFER

GIS LOCATED STREAM

30' STREAM BUFFER

DASHED LINES INDICATE 100' BUFFER INCREMENTS (TYP.)

20' TYPE 'C' BUFFER

PROPOSED CONSTRUCTED WETLAND "A"

PROPOSED CONSTRUCTED WETLAND "B"

20' TOWN OF HOLLY SPRINGS ACCESS AND MAINTENANCE EASEMENT

VARIABLE WIDTH TOWN OF HOLLY SPRINGS ACCESS AND MAINTENANCE EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

50' UNDISTURBED BUFFER MEETING TYPE C REQUIREMENTS

STREET "A" (53' PUBLIC R/W)

STREET "B" (53' PUBLIC R/W)

STREET "D" (53' PUBLIC R/W)

SIGHT DISTANCE TRIANGLE (TYP.)

(6) CLSH

(13) GLTH

(9) QUPH

(8) GLTH

(8) CACA

(1) NYSY

SEE SHEET L5.02

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

EASEMENT LEGEND

SD STORM DRAINAGE EASEMENT

GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19773 JOHN A. RITCHIE, III — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN AREA "A"

L5.01

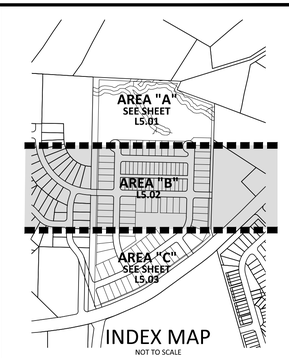
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 9:09:19 AM, Ashley Abbott

GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD — STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE

SEE SHEET L5.01

SEE SHEET L5.03

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "B"

SYMBOL	CODE	BOTANICAL NAME
TREES		
+	ACBU	ACER BUERGERIANUM
○	CACA	CARPINUS CAROLINIANA
⊕	CHVI	CHIONANTHUS VIRGINICUS
•	CLSH	CELTIS LAEVIGATA
+	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
⊕	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2'
⊕	ILNE	ILEX X 'NELLIE R. STEVENS'
⊕	ILOS	ILEX OPACA 'SATYR HILL'
⊕	ILVO	ILEX VOMITORIA
⊕	JUVI	JUNIPERUS VIRGINIANA
⊕	MAVI	MAGNOLIA VIRGINIANA
○	NYSY	NYSSA SYLVATICA
○	QUPH	QUERCUS PHELLOS
○	QUTE	QUERCUS TEXANA
EVERGREEN SHRUBS		
⊙	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'
⊙	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'
⊙	DIBL	DISTYLIUM X 'PIIDIST-II'
⊙	DIEH	DISTYLIUM X 'PIIDIST-I'
⊙	ILVN	ILEX VOMITORIA 'NANA'
⊙	JUGR	JUNIPERUS X 'GREY OWL'
⊙	RHMO	RHODODENDRON X 'MOOTUM'
⊙	RHRD	RHODODENDRON X 'ROBLED'
⊙	VIMO	VIBURNUM X 'SPG-3-024'
▲	VTLR	VIBURNUM TINUS 'LISA ROSA'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECT 1977 JOHN A. RITCHIE II — PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN AREA "B"

L5.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

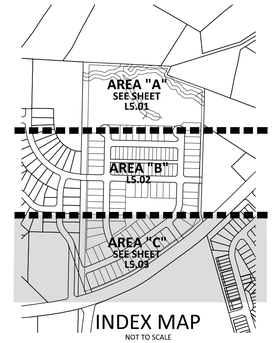
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\[EPC23001-OLS1.dwg, 10/10/2025 9:09:23 AM, Ashley Abbott

GENERAL NOTES:

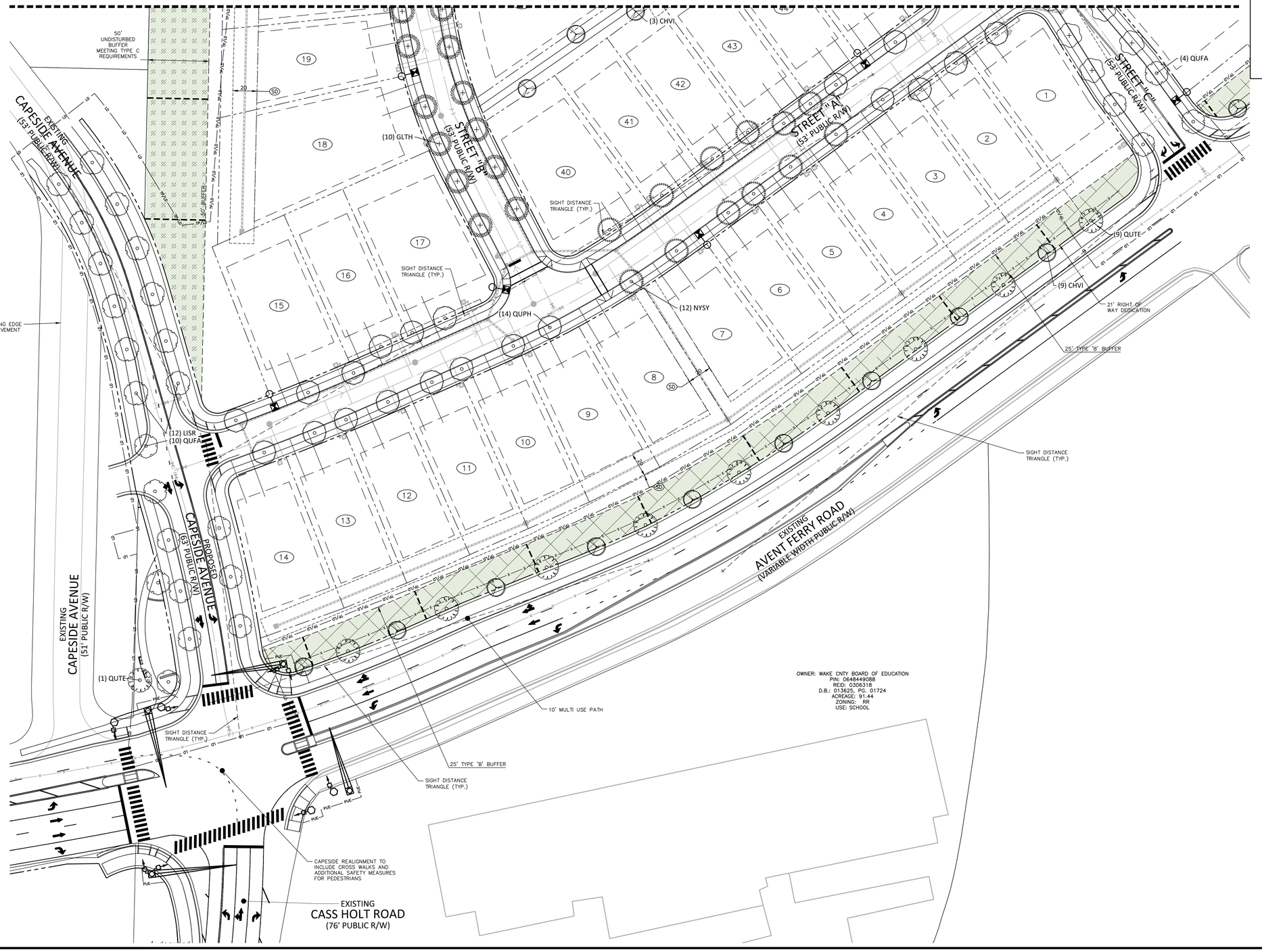
1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD — STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "C"

SYMBOL	CODE	BOTANICAL NAME
TREES		
	ACBU	ACER BUERGERIANUM
	CHVI	CHIONANTHUS VIRGINICUS
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
	NYSY	NYSSA SYLVATICA
	QUFA	QUERCUS FALCATA
	QUPH	QUERCUS PHELLOS
	QUTE	QUERCUS TEXANA

N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19773 JOHN A. RITCHIE, II
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN AREA "C"

L5.03

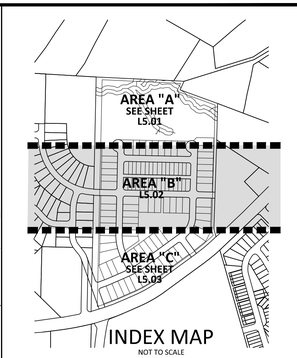
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 9:09:25 AM, Ashley Abbott

GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "B"

SYMBOL	CODE	BOTANICAL NAME
TREES		
+	ACBU	ACER BUERGERIANUM
○	CACA	CARPINUS CAROLINIANA
⊕	CHVI	CHIONANTHUS VIRGINICUS
⊙	CLSH	CELTIS LAEVIGATA
+	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
⊕	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2'
⊕	ILNE	ILEX X 'NELLIE R. STEVENS'
⊕	ILOS	ILEX OPACA 'SATYR HILL'
⊕	ILVO	ILEX VOMITORIA
⊕	JUVI	JUNIPERUS VIRGINIANA
⊕	MAVI	MAGNOLIA VIRGINIANA
○	NYSY	NYSSA SYLVATICA
○	QUPH	QUERCUS PHELLOS
○	QUTE	QUERCUS TEXANA
EVERGREEN SHRUBS		
⊙	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'
⊙	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'
⊙	DIBL	DISTYLIUM X 'PIIDIST-II'
⊙	DIEH	DISTYLIUM X 'PIIDIST-I'
⊙	ILVN	ILEX VOMITORIA 'NANA'
⊙	JUGR	JUNIPERUS X 'GREY OWL'
⊙	RHMO	RHODODENDRON X 'MOOTUM'
⊙	RHRD	RHODODENDRON X 'ROBLED'
⊕	VIMO	VIBURNUM X 'SPG-3-024'
▲	VTLR	VIBURNUM TINUS 'LISA ROSA'

(3) CHVI

(4) CACA

(3) CHVI

(8) QUPH

(4) QUFA

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT JOHN A. RITCHIE II 1977 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN
AMENITY CENTER
L5.04

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. STREET TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED; WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
8. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
10. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
15. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 25 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
17. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
18. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
20. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
21. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
25. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
26. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

20' TYPE 'B' BUFFER — 1,153 LF
ADJACENT TO PINS 0648-47-3373, 0648-47-8179, & 0648-56-1918

TREES
REQUIRED: 35 (3/100 LF)
PROVIDED 35

SHRUBS
REQUIRED: 116 (10/100 LF)
PROVIDED: 116

EVERGREEN
REQUIRED: 14 TREES; 47 SHRUBS (40% MINIMUM)
PROVIDED: 14 TREES; 47 SHRUBS

20' TYPE 'C' BUFFER — 1,018 LF
ADJACENT TO PINS 0648-56-4435 & 0648-56-1173

TREES
REQUIRED: 51 (5/100 LF)
PROVIDED 51

SHRUBS
REQUIRED: 204 (20/100 LF)
PROVIDED: 204
EVERGREEN
REQUIRED: 41 TREES; 164 SHRUBS (80% MINIMUM)
PROVIDED: 41 TREES; 164 SHRUBS

25' TYPE 'B' BUFFER — 1,062 LF
SOUTH (THOROUGHFARE)

TREES
REQUIRED: 32 (3/100 LF)
PROVIDED 32

SHRUBS
REQUIRED: 107 (10/100 LF)
PROVIDED: 107

EVERGREEN
REQUIRED: 12 TREES; 43 SHRUBS (40% MINIMUM)
PROVIDED: 12 TREES; 43 SHRUBS

50' TYPE 'C' BUFFER — 1,580 LF
WEST BUFFER

PROVIDED BY EXISTING VEGETATION. IF ANY EXISTING VEGETATION IN THIS BUFFER DIES OR IS REMOVED, IT SHALL BE PLANTED TO MEET TYPE C BUFFER REQUIREMENTS

INTERIOR VEHICLE PARKING AREA

TREES
REQUIRED: 1 TREE PER LANDSCAPE ISLAND
SHRUBS
REQUIRED: 4 SHRUBS PER LANDSCAPE ISLAND

RESIDENTIAL FOUNDATION LANDSCAPING

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE. THE MINIMUM WIDTH OF AREA USED FOR FOUNDATION LANDSCAPING SHALL BE 5' IN WIDTH. CANOPY TREE OR UNDERSTORY TREE NOT REQUIRED FOR ATTACHED DWELLINGS, INCLUDING TOWNHOUSE OR QUADRUPLEX.

TOWNHOME REQUIRED:	1/ 5' LARGE SHRUB OR 1.5/ 5' MEDIUM SHRUB OR OR 3/ 5' SMALL SHRUB
DETACHED DWELLING REQUIRED:	1 TREE / 5,000 SF 1.5/ 5' MEDIUM SHRUB
AMENITY CENTER REQUIRED:	1/75' CANOPY TREE/FT OR 2/75'UNDERSTORY TREE/FT AND; 1/ 5' LARGE SHRUB OR 1.5/ 5' MEDIUM SHRUB OR OR 3/ 5' SMALL SHRUB

STREET TREES

PROJECT UTILIZES LESS THAN A 20' SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 30' OC, A MAXIMUM 45' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER. DECIDUOUS STREET TREES ON THOROUGHFARES SHALL BE SPACED A MINIMUM 40' OC, A MAXIMUM 50' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER.

STREET 'A':	2,600 LF
REQUIRED:	87 MAX.; 58 MIN
PROVIDED:	66 (3 SPECIES PROPOSED)
DIVERSITY:	26 OF ONE SPECIES PROPOSED OR 39%
STREET 'B':	1,670 LF
REQUIRED:	56 MAX.; 38 MIN
PROVIDED:	47 (2 SPECIES PROPOSED)
DIVERSITY:	25 OF ONE SPECIES PROPOSED OR 52%
STREET 'C' :	295 LF
REQUIRED:	10 MAX.; 7 MIN
PROVIDED:	8 (2 SPECIES PROPOSED)
DIVERSITY:	4 OF ONE SPECIES PROPOSED OR 50%
STREET 'D':	1,050 LF
REQUIRED:	35 MAX.; 24 MIN
PROVIDED:	27 (2 SPECIES PROPOSED)
DIVERSITY:	14 OF ONE SPECIES PROPOSED OR 50%
HARBOR FOG TRAIL:	1,690 LF
REQUIRED:	57 MAX.; 38 MIN
PROVIDED:	42 (3 SPECIES PROPOSED)
DIVERSITY:	16 OF ONE SPECIES PROPOSED OR 37%
CAPESIDE AVENUE:	880 LF
REQUIRED:	29 MAX.; 20 MIN
PROVIDED:	22 (2 SPECIES PROPOSED)
DIVERSITY:	12 OF ONE SPECIES PROPOSED OR 55%
AVENT FERRY ROAD:	1040 LF
REQUIRED:	26 MAX.; 21 MIN
PROVIDED:	24 (2 SPECIES PROPOSED)*
DIVERSITY:	12 OF ONE SPECIES PROPOSED OR 50%*

EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.*

*UNLESS SPECIFIED BY THE TOWN OF HOLLY SPRINGS' COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.

ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

SPECIES DIVERSITY

DECIDUOUS SHADE TREES PROPOSED:	255
MAXIMUM ALLOWABLE:	63 OF ONE SPECIES (25%)
PROPOSED:	48 OF ONE SPECIES
EVERGREEN TREES PROPOSED:	81
MAXIMUM ALLOWABLE:	20 OF ONE SPECIES (25%)
PROPOSED:	20 OF ONE SPECIES
SHRUBS PROPOSED:	176
MAXIMUM ALLOWABLE:	44 OF ONE SPECIES (25%)
PROPOSED:	42 OF ONE SPECIES

HOLLY SPRINGS LANDSCAPE NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR:
   1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
TREES							
	ACBU	15	ACER BUERGERIANUM	TRIDENT MAPLE	3" MIN	10` MIN	
	CACA	38	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" MIN	10` MIN	
	CHVI	19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" MIN	8` MIN	SINGLE STEM
	CLSH	28	CELTIS LAEVIGATA	SUGAR HACKBERRY	3" MIN	10` MIN	
	GLTH	35	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" MIN	12` MIN	
	ILAF	11	ILEX X ATTENUATA 'FOSTER NO. 2'	FOSTER NO. 2 HOLLY	-	8` MIN	
	ILNE	19	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	-	8` MIN	
	ILOS	10	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	-	8` MIN	
	ILVO	15	ILEX VOMITORIA	YAUPON HOLLY	-	8` MIN	
	JUVI	19	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	-	8` MIN	
	LISR	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	3" MIN	12` MIN	
	MAVI	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" MIN	10` MIN	
	NYSY	26	NYSSA SYLVATICA	BLACKGUM	3" MIN	10` MIN	
	QUFA	14	QUERCUS FALCATA	SOUTHERN RED OAK	3" MIN	12` MIN	
	QUPH	48	QUERCUS PHELLOS	WILLOW OAK	3" MIN	12` MIN	
	QUTE	12	QUERCUS TEXANA	NUTTALL OAK	3" MIN	12` MIN	F/K/A QUERCUS NUTTALLII

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
EVERGREEN SHRUBS								
	CEHD	2	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	#3	15" MIN	12" MIN	
	CEHF	3	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT PLUM YEW	#7	36" MIN	18" MIN	
	DIBL	12	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	#5	18" MIN	18" MIN	
	DIEH	27	DISTYLIUM X 'PIIDIST-I'	EMERALD HEIGHTS® DISTYLIUM	-	18" MIN		
	ILVN	18	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	#3	24" MIN	15" MIN	
	JUGR	29	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	#5	18" MIN	30" MIN	
	RHMO	42	RHODODENDRON X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	#5	24" MIN	18" MIN	
	RHRD	27	RHODODENDRON X 'ROBLED'	AUTUMN CHIFFON® ENCORE® AZALEA	#3	18" MIN	12" MIN	
	VIMO	27	VIBURNUM X 'SPG-3-024'	MOONLIT LACE® VIBURNUM	#5	18" MIN	18" MIN	
	VTLR	15	VIBURNUM TINUS 'LISA ROSA'	SHADES OF PINK VIBURNUM	#3	18" MIN	18" MIN	

TABLE 5.6.1-A - REQUIRED PLANT SIZE

Landscape Material	Minimum Size
Overstory Deciduous Trees	2 1/2 inch diameter
Ornamental Deciduous Trees	1 1/2 in diameter
Overstory Evergreen Trees	6 feet
Small Evergreen Trees	4 feet
Large Shrubs	36 inches or #5 container
Medium Shrubs	24 inches or #3 container
Small Shrubs, Native Grasses, or Perennial Flowers	18 inches or #3 container

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON® COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT JOHN A. RITCHIE II 1977
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

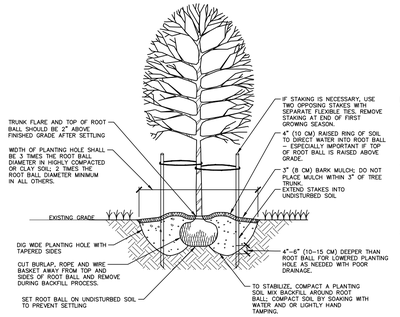
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	AS INDICATED
DATE	03. 28. 2025

SHEET

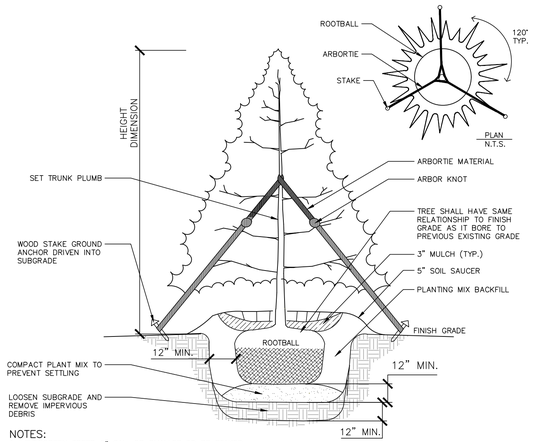
LANDSCAPE CALCULATIONS
L5.10

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 11:09:36 AM, Kyle Wurtz



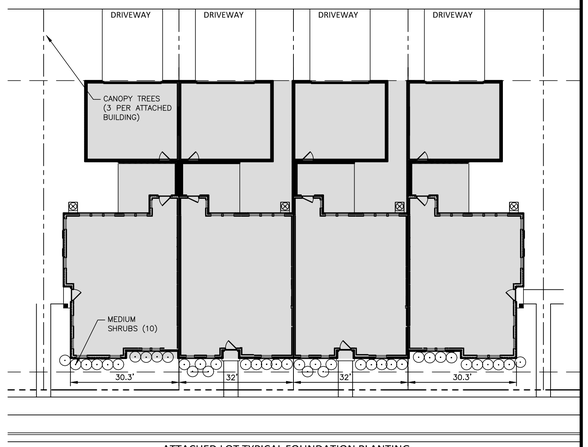
NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERATIONS MAY BE REQUIRED.
3. A TREE EXPERT SHALL BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

01 TREE INSTALLATION
SCALE: 3/8"=1'-0"

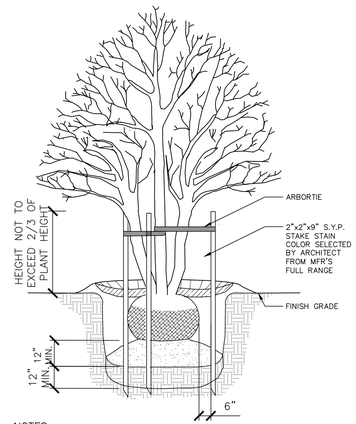


NOTES:
1. EVERGREEN TREES 2" CAL. OR SMALLER TO BE STAKED.
2. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
3. STAKING TO BE REMOVED AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

02 EVERGREEN TREE INSTALLATION
SCALE: 3/8"=1'-0"

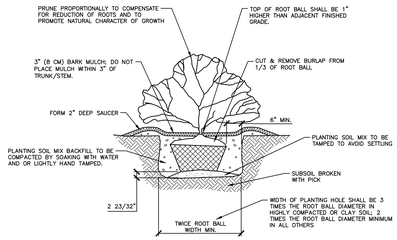


ATTACHED LOT TYPICAL FOUNDATION PLANTING

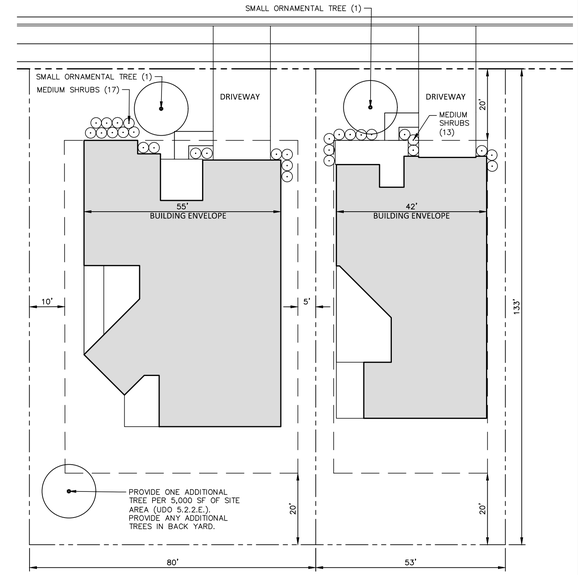


NOTES:
1. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
2. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
3. REMOVE TREE STAKING AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.

03 MULTI-TRUNK TREE INSTALLATION
SCALE: 3/8"=1'-0"



04 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"



DETACHED LOT TYPICAL FOUNDATION PLANTING

BUILDING (LOT) LANDSCAPING & STANDARD DETAIL:
SCALE: 1" = 20'

THE LOCATION OF LOT LANDSCAPING SHOWN MAY BE ADJUSTED WITHIN THE LOT PROVIDED IT DOES NOT CONFLICT WITH THE RIGHT-OF-WAY OR ANY UTILITY EASEMENTS. EXACT LOCATION TO BE DETERMINED BY DEVELOPER/BUILDER.

TREES REQUIRED:

1 TREE / 5,000 SF OF LOT AREA TO BE LOCATED IN THE FRONT, SIDE, OR REAR YARD OF THE INDIVIDUAL SINGLE-FAMILY LOT.

SHRUBS REQUIRED:

1.5 MEDIUM SHRUBS / 5 LF OF FACADE FACING THE STREET

MINIMUM PLANT SIZES:
LARGE SHRUBS: 36" HT OR #5 CONTAINER
MEDIUM SHRUBS: 24" OR #3 CONTAINER
SMALL SHRUBS: 18" OR #3 CONTAINER
CANOPY TREES: 2.5" CAL/12' HT
ORNAMENTAL TREES: 1.5" CAL/8' HT

NOTES:
1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE BUILDING.
3. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
4. NO MORE THAN (3) ADJACENT BUILDINGS SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET.

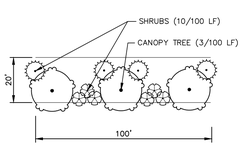
MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)

CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER
VIBURNUM TINUS - VIBURNUM

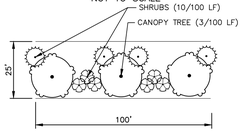
ORNAMENTAL TREE SPECIES
(INSTALLED AT 1.5" CAL, 12' HT. MIN.)

ACER PALMATUM 'VARIEGATA' - JAPANESE MAPLE
CORNUS FLORIDA- FLOWERING DOGWOOD
HAMAMELIS VIRGINIANA - WITCH HAZEL
MAGNOLIA STELLATA - STAR MAGNOLIA
RHUS COPALINA - WINGED SUMAC

TYPE 'B' BUFFER DETAILS



20' TYPE 'B' BUFFER
NOT TO SCALE



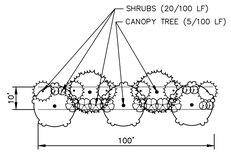
25' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI–OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 20'–25' (SEE PLANS)

TYPE 'C' BUFFER DETAIL



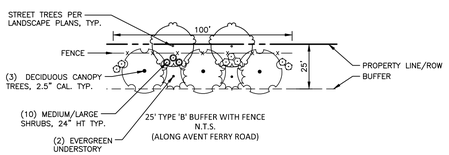
20' TYPE 'C' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ABUT LOTS LOCATED IN LESSER INTENSE DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR–ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 20–50' (SEE PLANS)

NOTE:
EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS; SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.



ACCEPTABLE BUFFER DETAIL:

DECIDUOUS CANOPY TREE SPECIES
(INSTALLED AT 2.5" CAL, 10' HT. MIN.)

CELTIS LAEVIGATA - SUGAR HACKBERRY
QUERCUS SHUMARDII - SHUMARD OAK
STYRACIFLUA LIQUIDAMBAR - SWEETGUM
QUERCUS FALCATA - SOUTHERN RED OAK

EVERGREEN UNDERSTORY TREE SPECIES
(INSTALLED AT 6' HT. MIN.)

ILEX X ATTENUATA 'FOSTER NO. 2' - FOSTER NO. 2 HOLLY
JUNIPERUS VIRGINIANA 'BRODIE' - BRODIE COLUMNAR CEDAR
ILEX X 'NELLIE R STEVENS' - NELLIE STEVENS HOLLY
ILEX OPACA 'SATYR HILL' - SATYR HILL AMERICAN HOLLY

MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)

CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER

LARGE SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)

VIBURNUM DENTATUM - ARROWWOOD VIBURNUM
OSMANTHUS X FORTUNEI - FORTUNE OSMANTHUS
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' - ARNOLD PROMISE WITCH HAZEL

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECT JOHN A. RITCHIE, III 1977 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

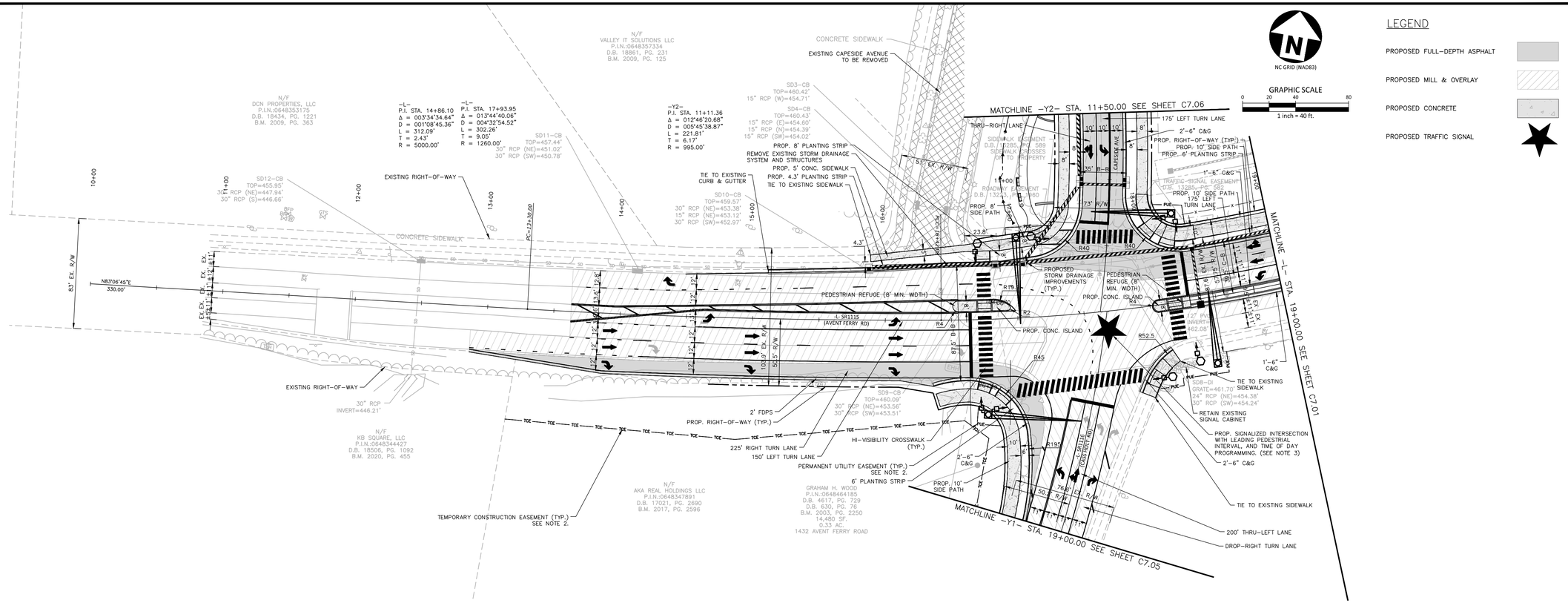
PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	AS INDICATED
DATE	03. 28. 2025

SHEET

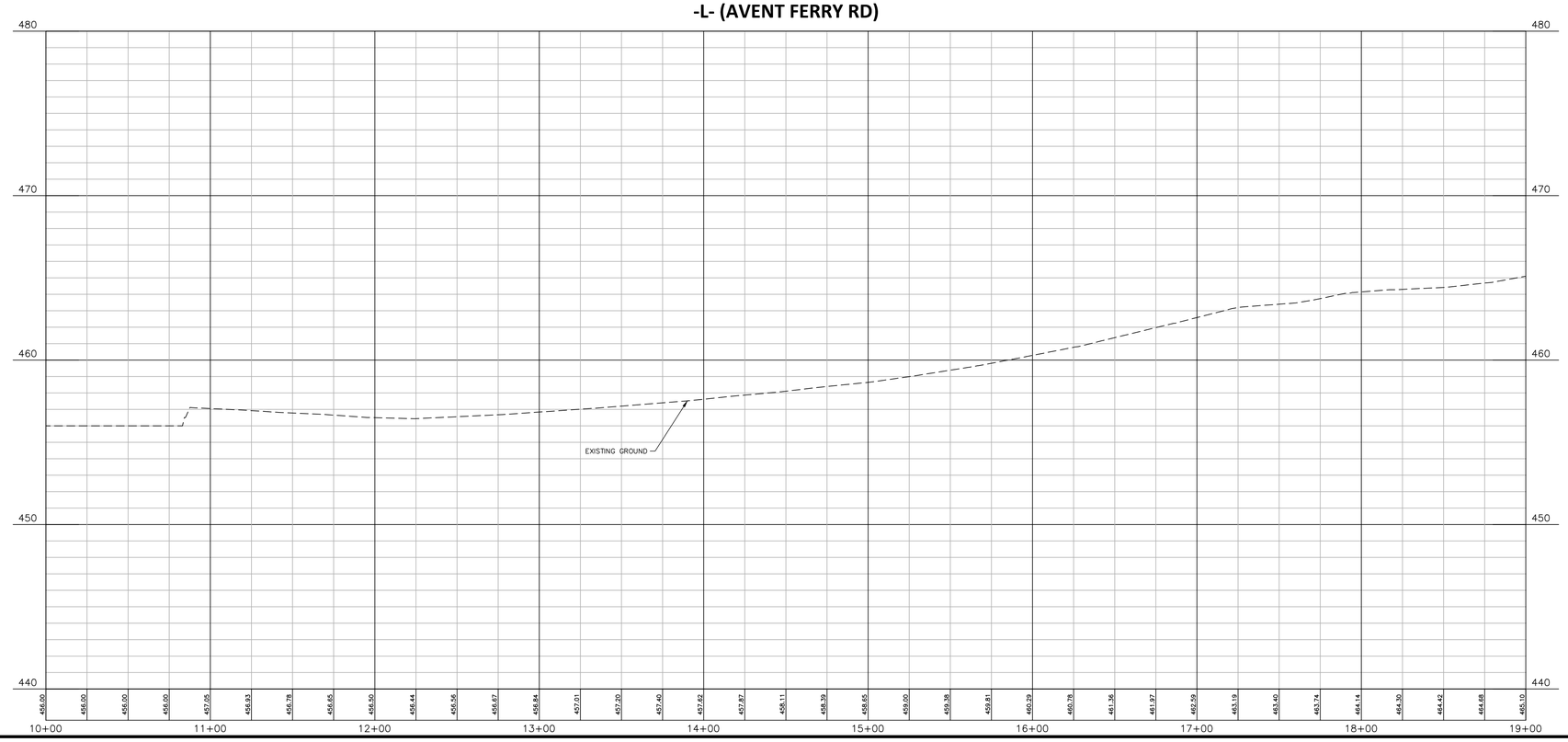
LANDSCAPE DETAILS

L5.11

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 9:09:36 AM, Ashley Abbott



-L- (AVENT FERRY RD)



NOTES:

1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. PROPOSED SIGNALIZATION TO INCLUDE ACCESSIBLE PEDESTRIAN SIGNAL (APS), LEADING PEDESTRIAN INTERVAL (LPI), AND TIME OF DAY (TOD) PROGRAMMING TO ENHANCE PEDESTRIAN SAFETY AT THE INTERSECTION. THESE ELEMENTS ARE TO BE SHOWN IF FURTHER DETAIL ON FUTURE SIGNAL PLAN SUBMITTALS. ALL TRAFFIC SIGNAL PLANS ARE PENDING NCDOT APPROVAL.
4. TRUCK MOUNTABLE ISLANDS WERE CONSIDERED IN THE SW AND SE QUADRANTS OF THE INTERSECTION BUT HAVE BEEN REMOVED PER TOWN DEVELOPMENT PLAN COMMENTS AND PER TOWN COORDINATION WITH NCDOT. (TOWN COMMENTS DATED 8/19/2025)
5. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055467 ZACHARY DOUGLAS EAGLE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

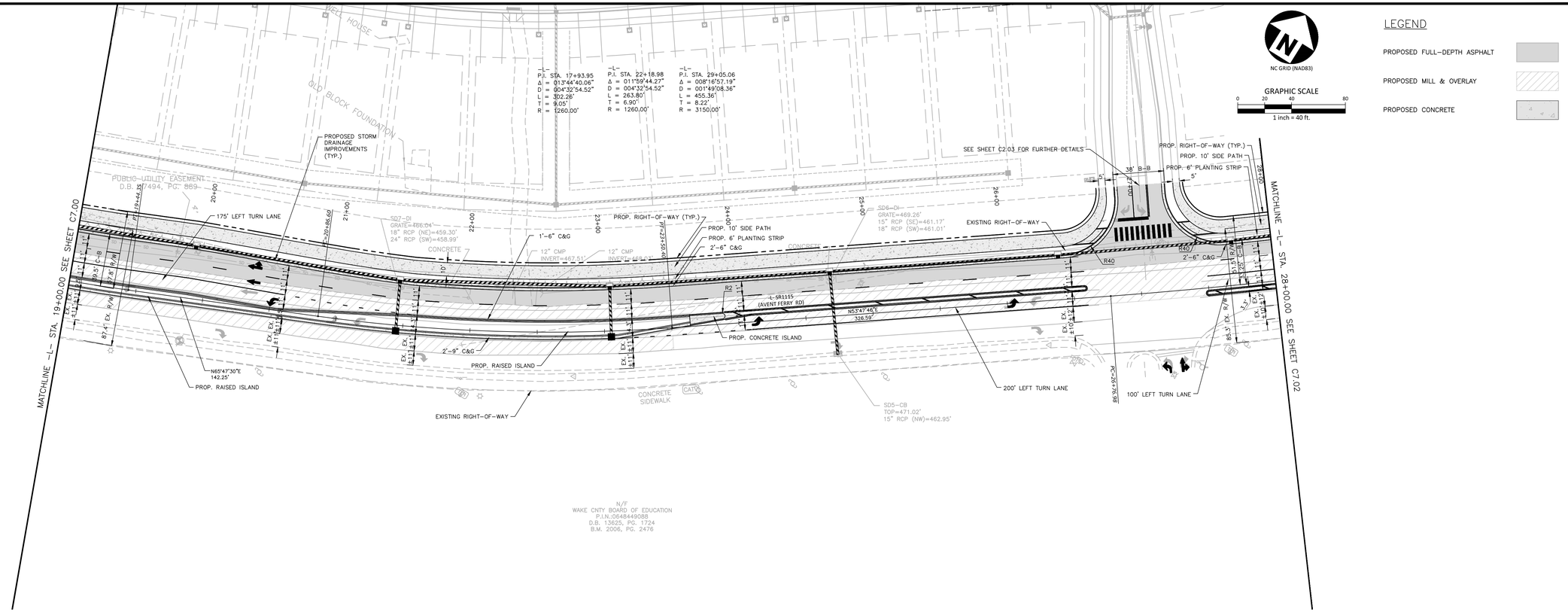
PLAN INFORMATION

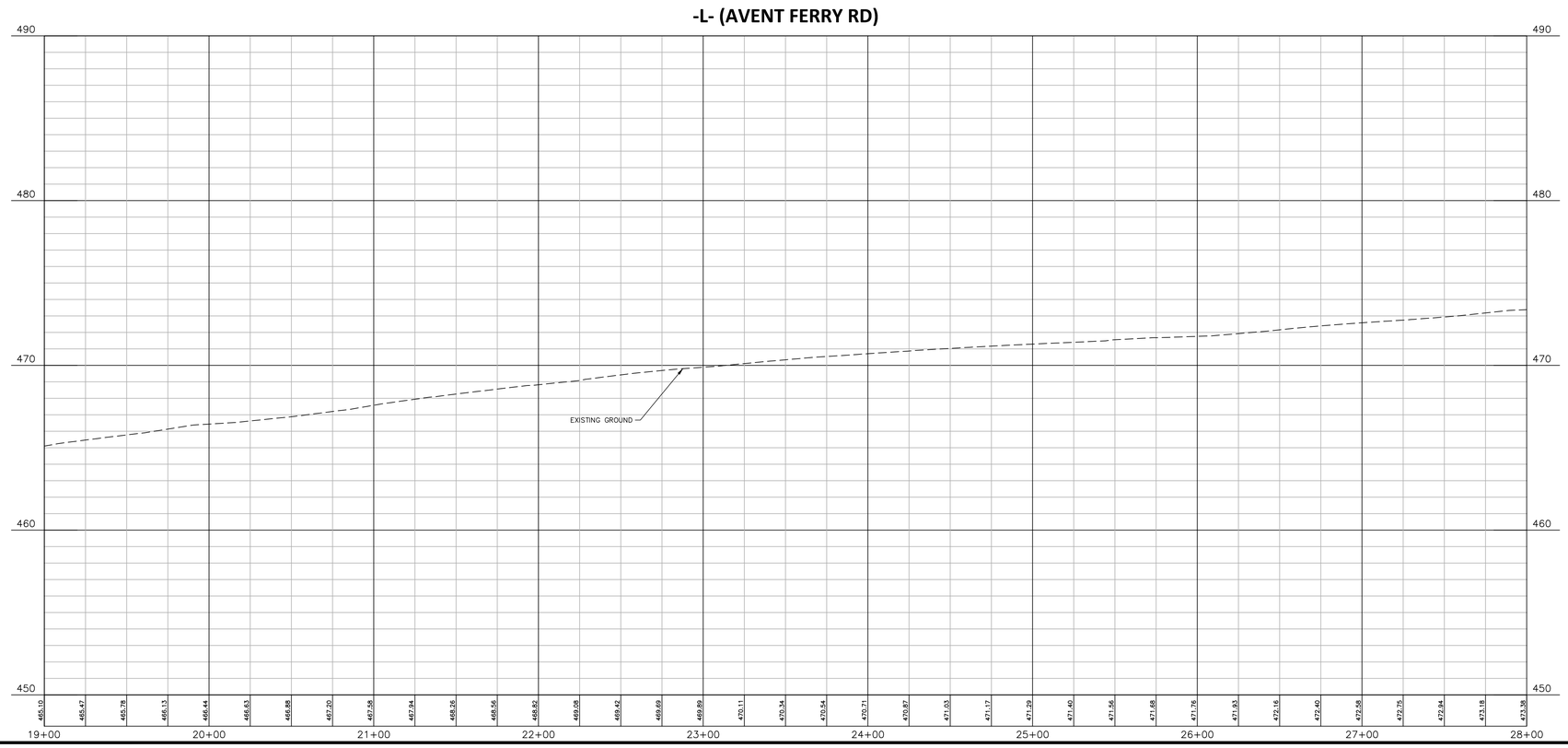
PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

C7.00





NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055467 ZACHARY DOUGLAS EAGLE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

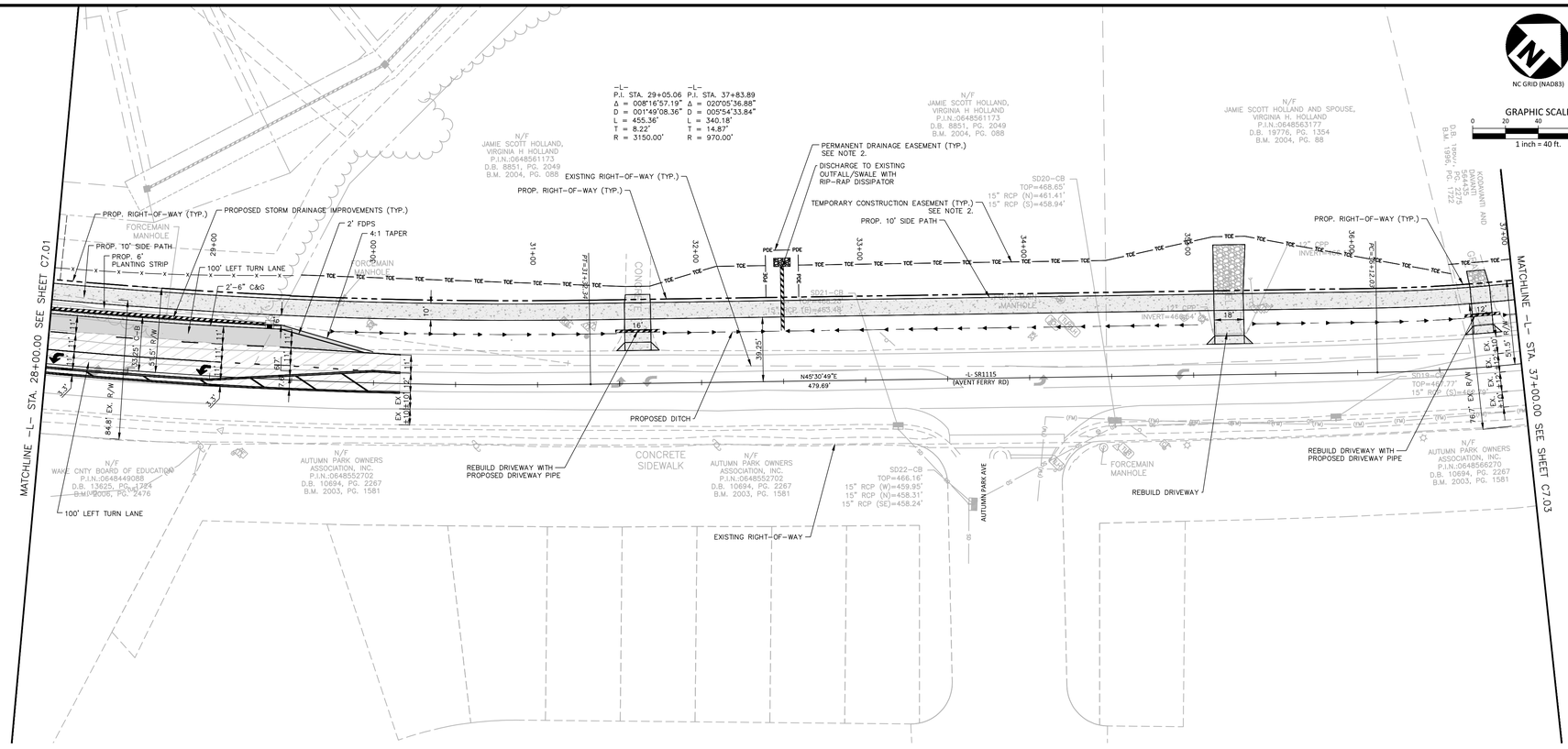
PLAN INFORMATION

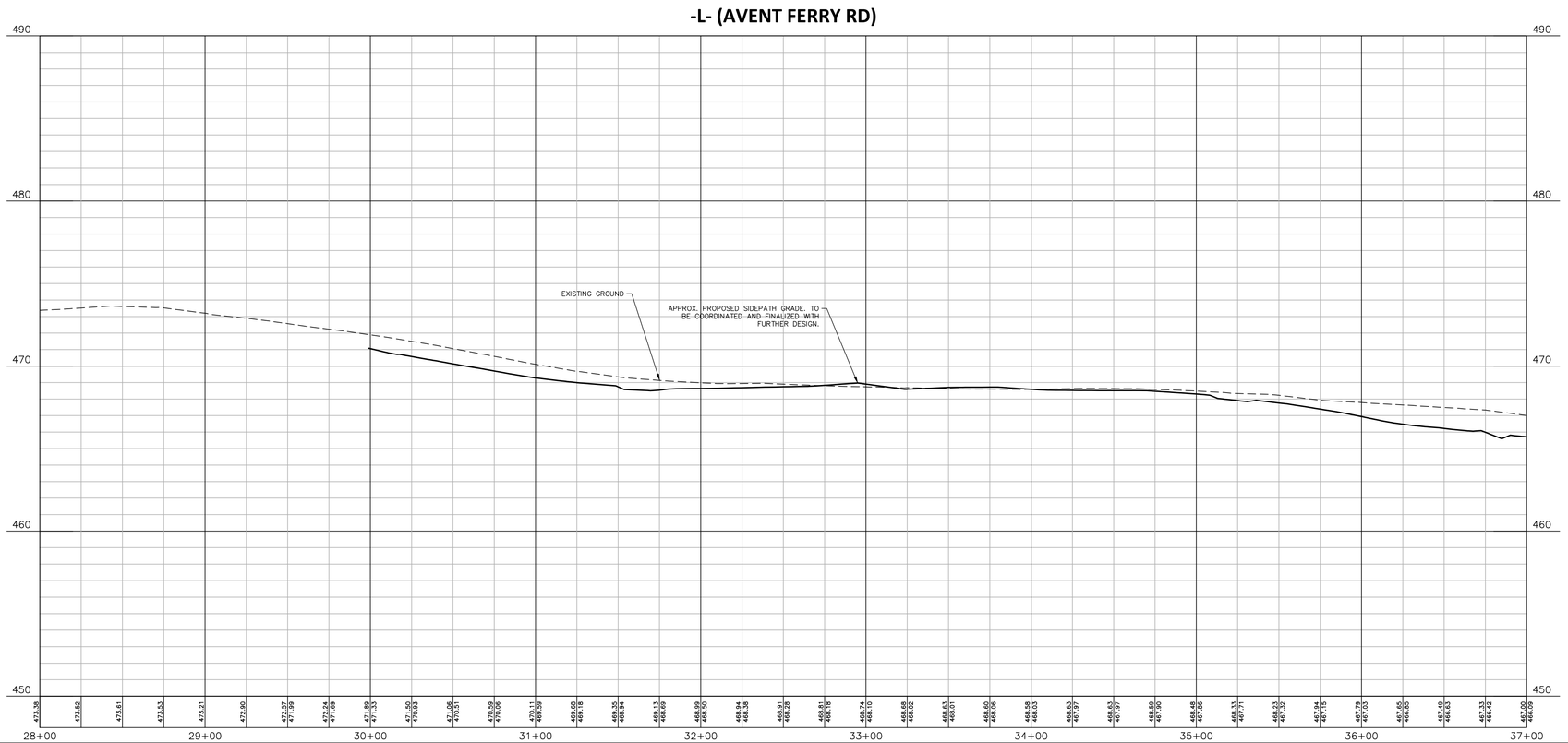
PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

C7.01





NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055467 ENGINEER ZACHARY DOUGLAS ENGLISH
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

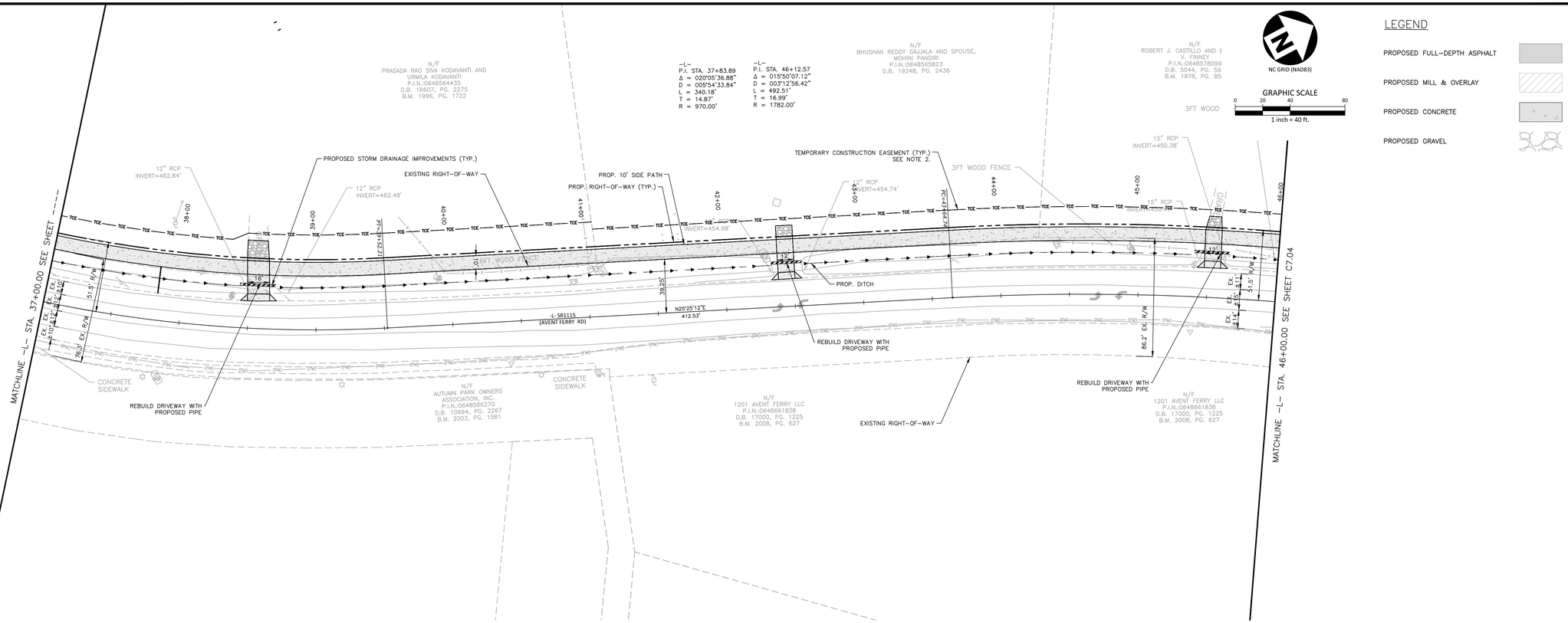
PLAN INFORMATION

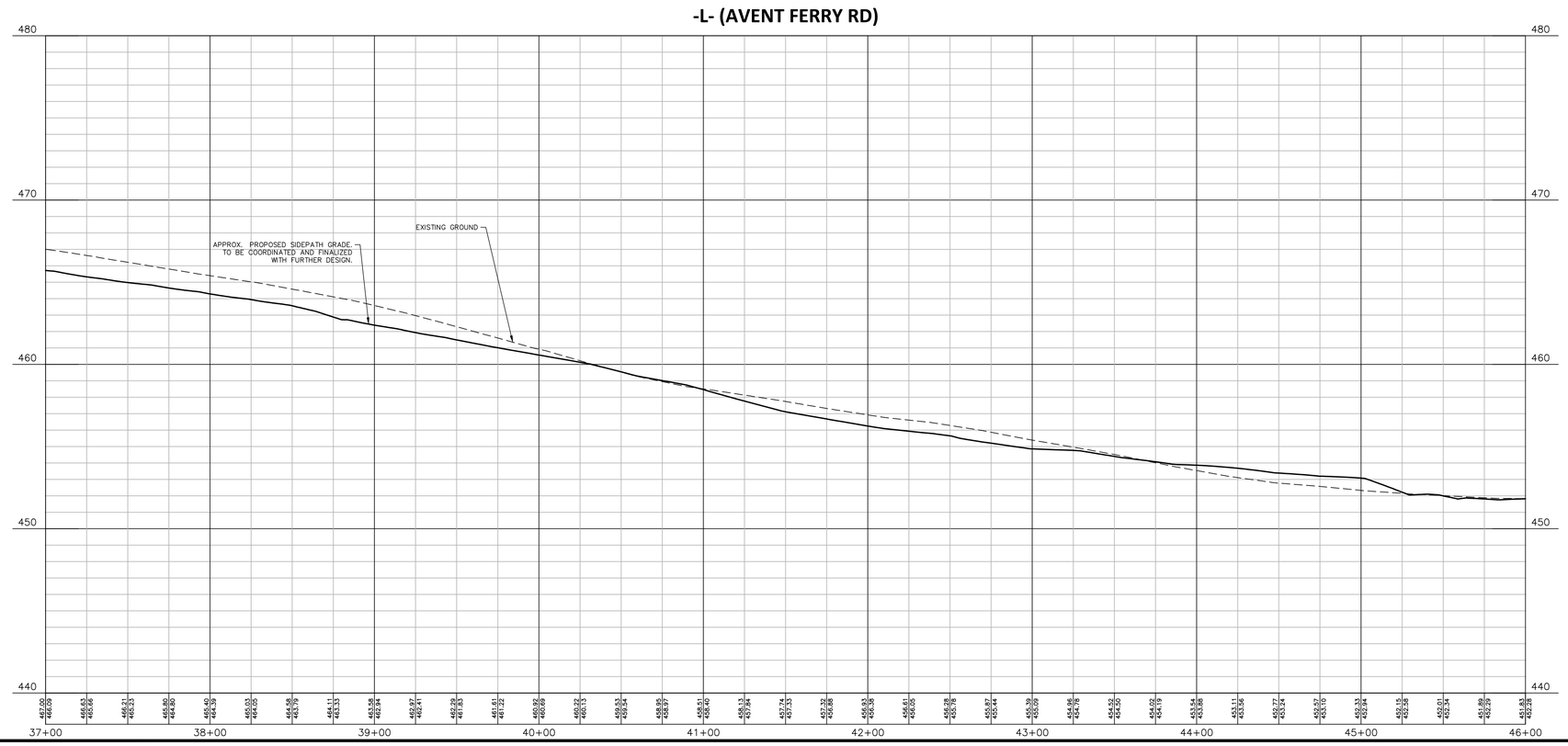
PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

C7.02





NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055467 ZACHARY DOUGLAS EAGLE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

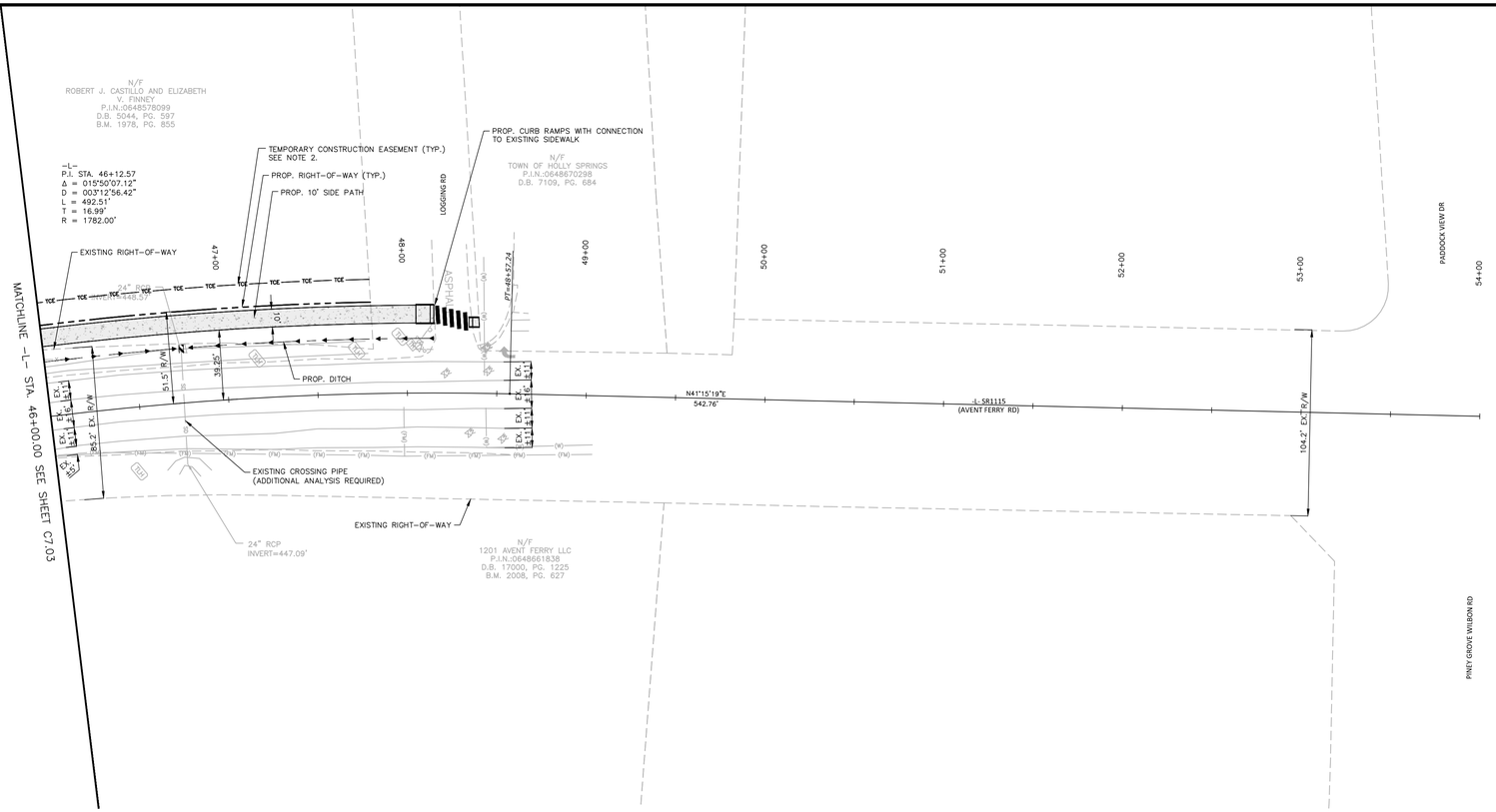
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

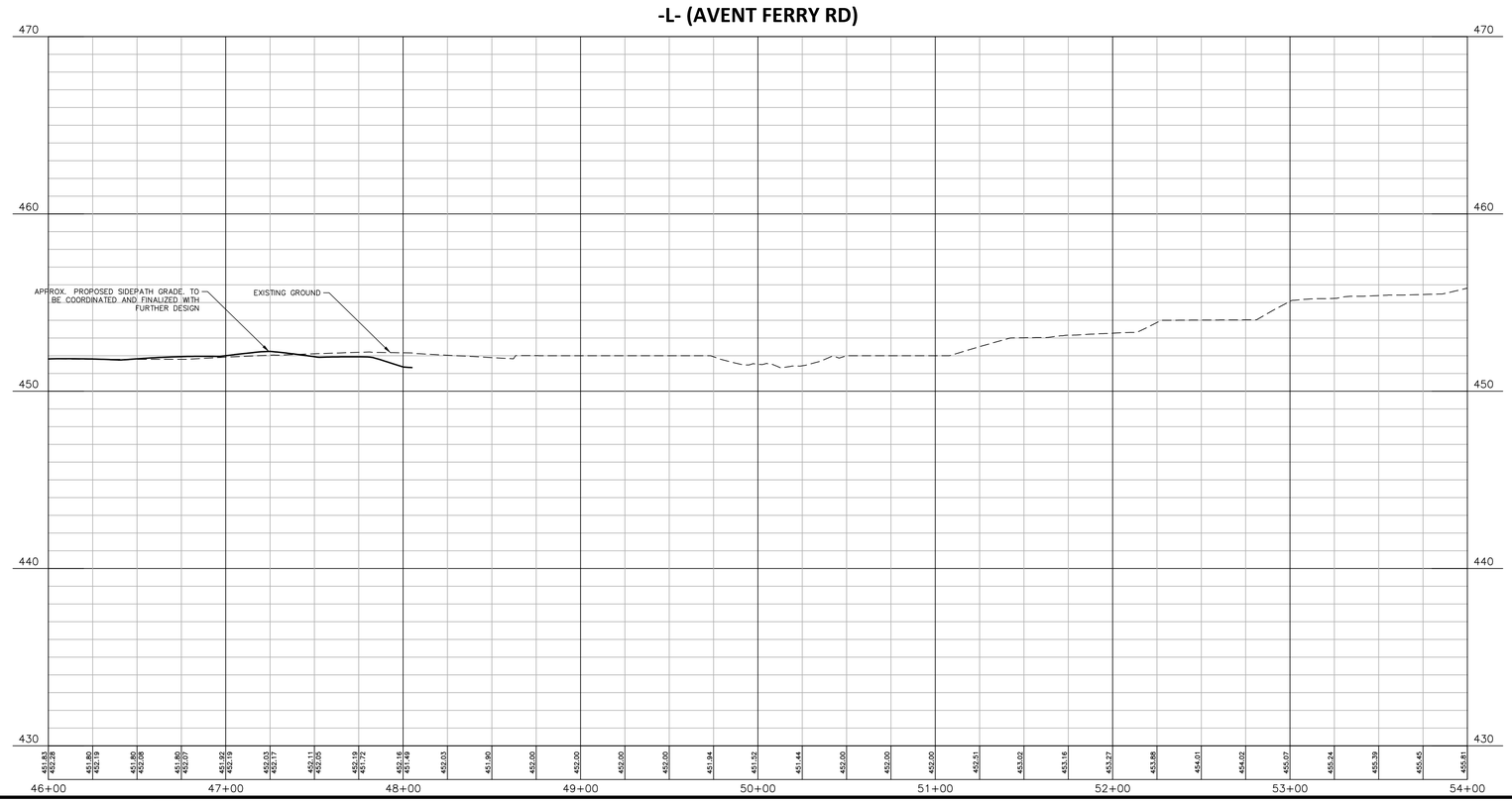
PLAN & PROFILE - AVENT FERRY RD

C7.03



LEGEND

- PROPOSED FULL-DEPTH ASPHALT
- PROPOSED MILL & OVERLAY
- PROPOSED CONCRETE



NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055467 ZACHARY DOUGLAS EAGLE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

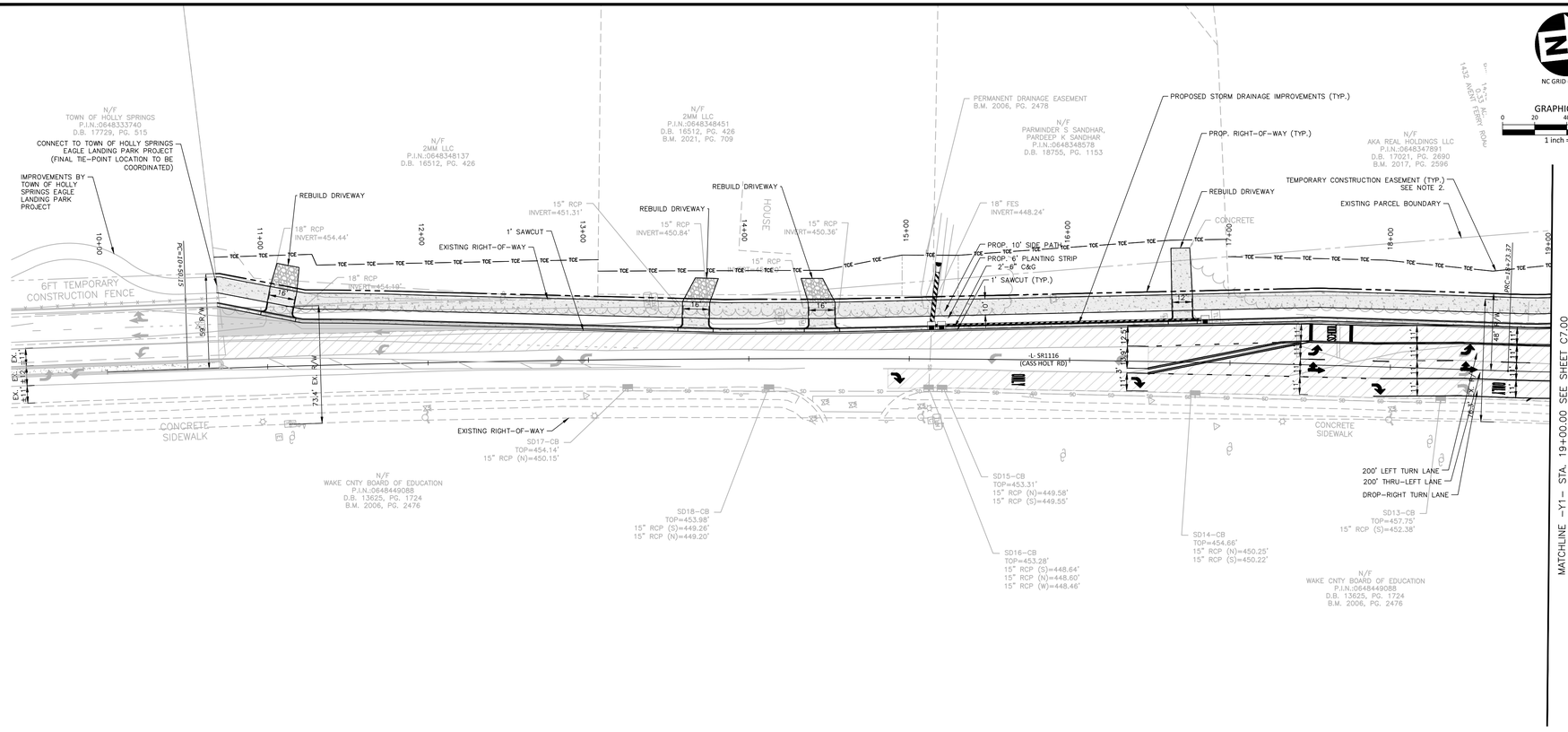
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

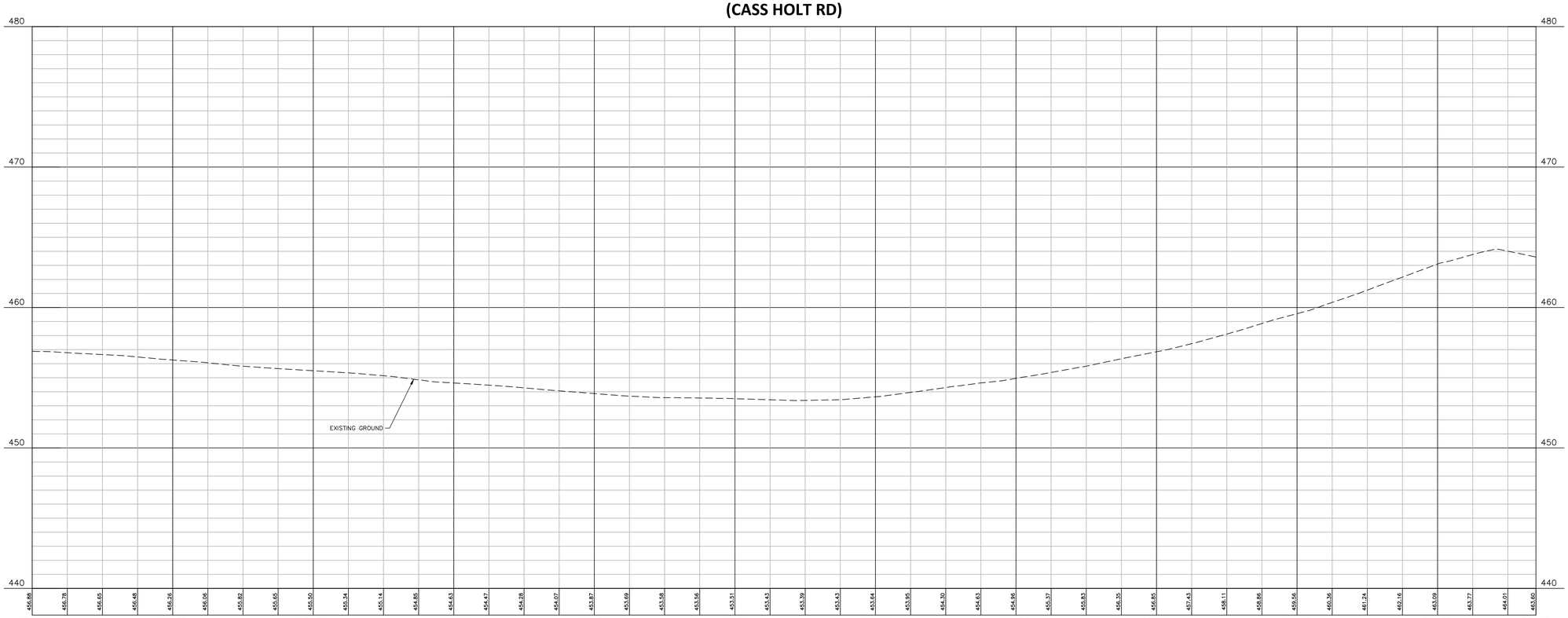
C7.04



NOTES:

1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

(CASS HOLT RD)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

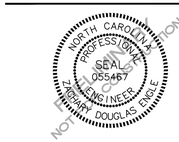
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA



REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

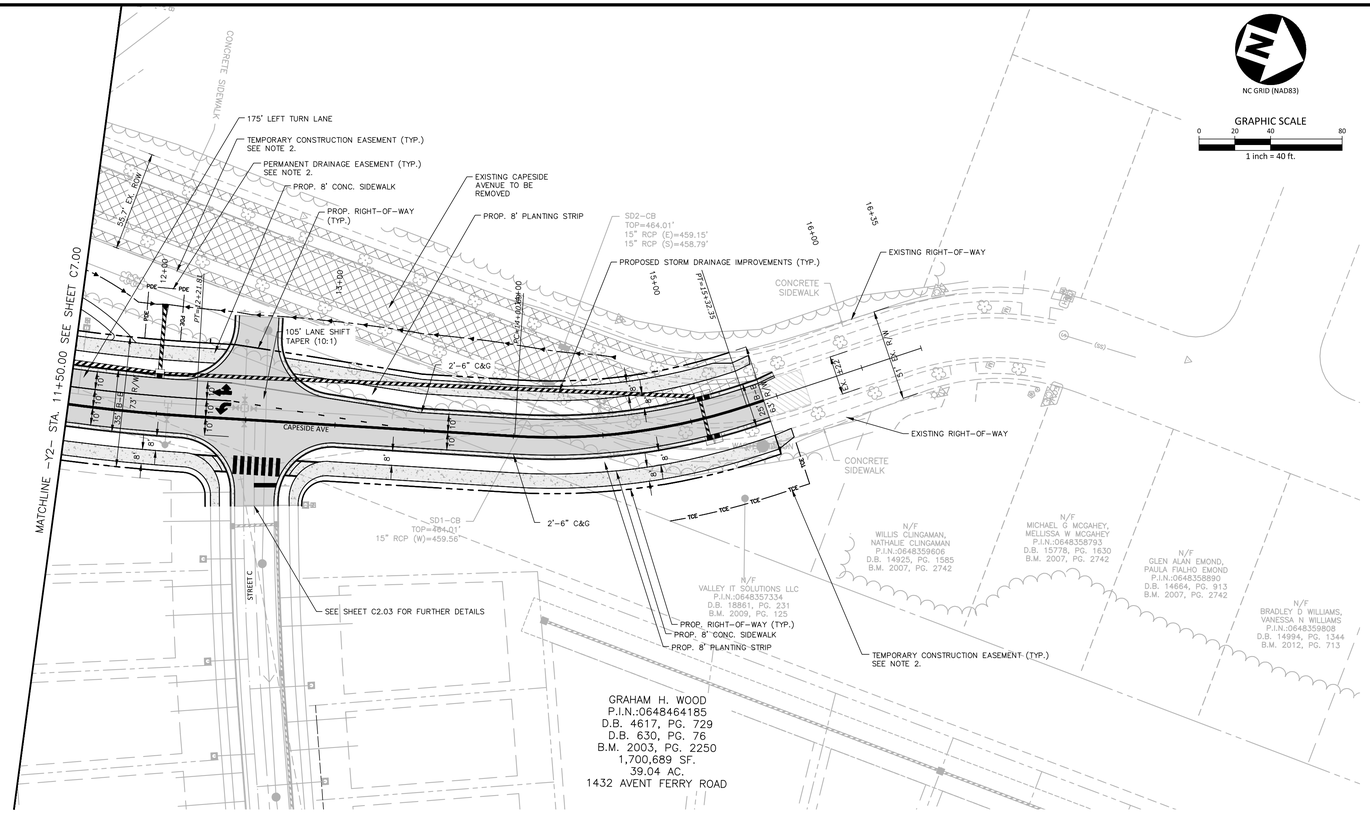
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

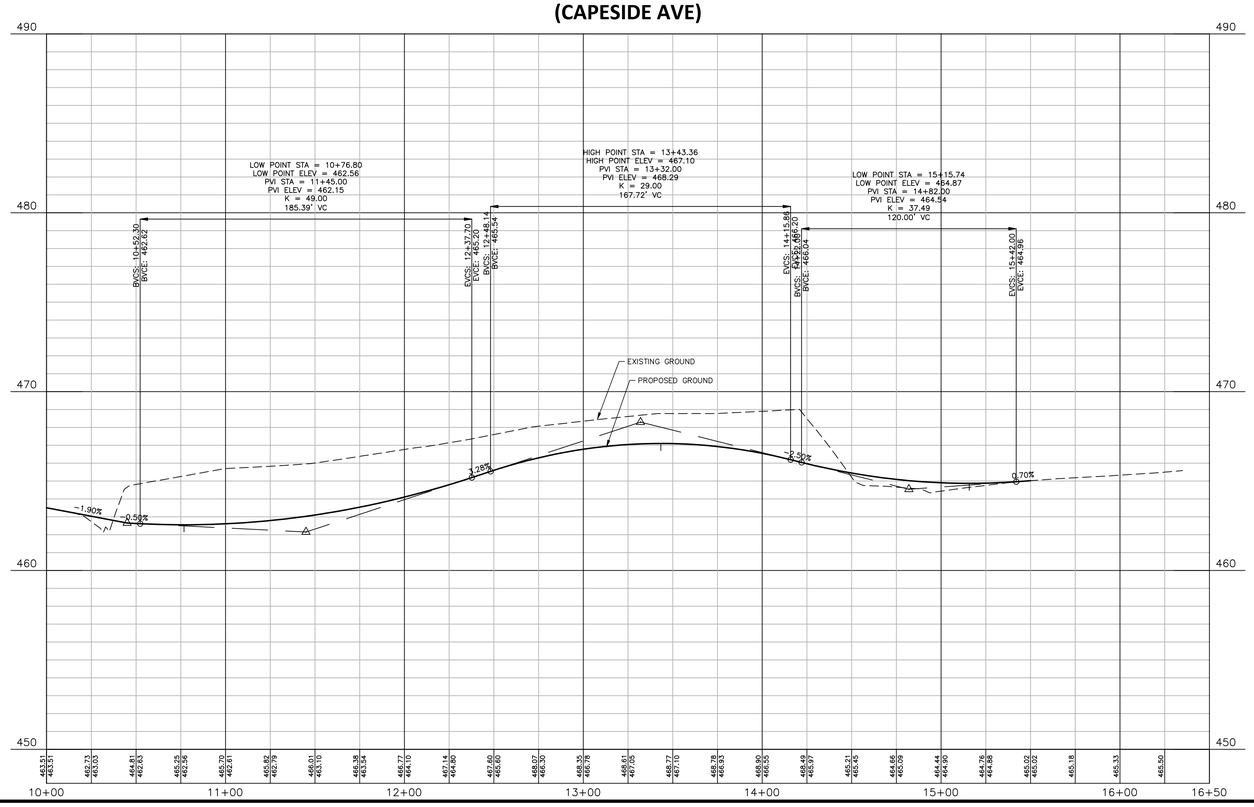
SHEET

PLAN & PROFILE - CASS HOLT RD

C7.05



(CAPESIDE AVE)



NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055467 ZACHARY DOUGLAS EICKLE
NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - CAPESIDE AVE

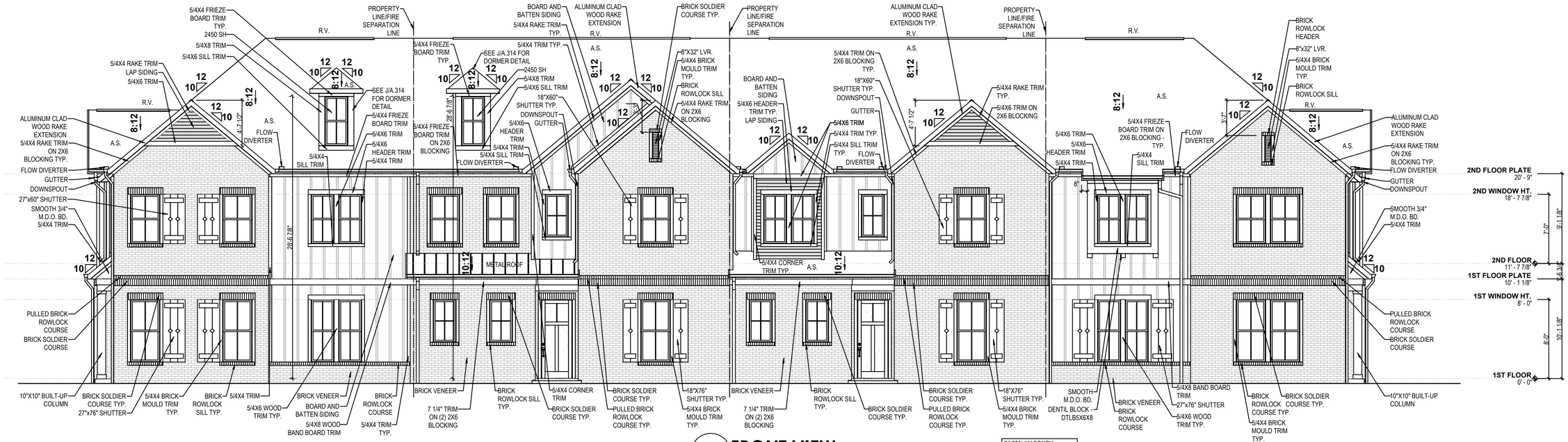
C7.06

EPCON COMMUNITIES

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT

6/13/2025

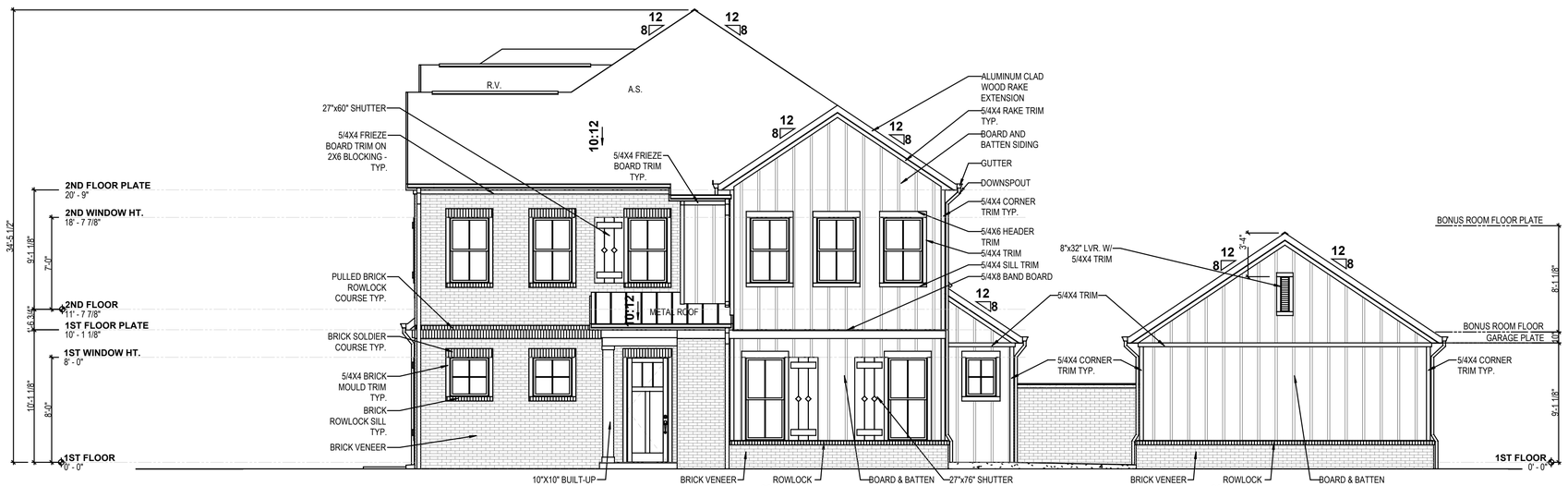
© 2024 IP86, LLC



BR-1 LOT 1 | **BR-2 LOT 2** | **BR-2 LOT 3** | **BR-1 LOT 4**

1 FRONT VIEW
3/16" = 1'-0"

74.79% MASONRY AT FRONT ELEVATION



60.17% MASONRY AT EACH END ELEVATION

2 RIGHT VIEW
3/16" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS & DOORS TO HAVE 5/4X4 WOOD TRIM FOR HEADERS, JAMBS, AND SILLS WITHOUT OVERHANGS, UNLESS NOTED OTHERWISE.
- DASHED CONTENT INDICATES OPTIONAL ELEMENTS.
- SHUTTERS TO BE BOARD & BATTEN STYLE WITH DIAMOND CUTOUTS. SIZE AND NUMBER OF BOARDS AS SHOWN.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.S.	ASPHALT SHINGLE
DIA.	DIAMETER
G.C.	GENERAL CONTRACTOR
OPT.	OPTIONAL
R.V.	RIDGE VENT
RND.	ROUND
TYP.	TYPICAL
w/	WITH

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

COMMUNITY

PROJECT ADDRESS GOES HERE

PROPRIETARY RIGHTS NOTICE

ATTENTION ARCHITECTS - THESE PLANS AND DESIGNS ARE PROPERTY OF IP86, LLC AND CARRY COPYRIGHT PROTECTIC ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS COPYRIGHT STATEMENT MUST BE CLEARLY DISPLAYED ON ALL SHEETS I CONSTRUCTION DOCUMENTS, DESIGNS, OR PRELIMINARY DRAWINGS. FAILURE TO DISPLAY THESE NOTICES AND WARNINGS FULLY AND VISIBLY, RESULT IN LEGAL ACTION AGAINST YOU AND/OR ANY FIRM EPCON COMMUNITIES FRANCHISING, LLC FRANCHISEE.

ANY OTHER COPYRIGHT STATEMENTS FROM YOU OR OTHER ON IP86, LLC or EPCON COMMUNITIES FRANCHISING, LLC PLA ARE UNAUTHORIZED AND MUST NOT APPEAR.

ALL ARCHITECTS NEED TO ALSO SIGN A WORK FOR HIRE AGREEMENT BEFORE ANY WORK IS PERFORMED THAT ANY WOI CONSUCTED IN RELATION TO IP86, LLC or EPCON COMMUNIT FRANCHISING, LLC PLANS IS THE PROPERTY OF IP86, LLC

PLEASE ADHERE TO THESE REQUIREMENTS AND REPORT AN CONTRARY DIRECTION TO EPCON'S CORPORATE OFFICE AT (614) 761-1570

EPCON COMMUNITIES FRANCHISING LLC

© 2022 IP86

Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
ELEVATIONS

Architectural Style
ENGLISH ECLECTIC

Unit Type
BT-1221

Garage Handing

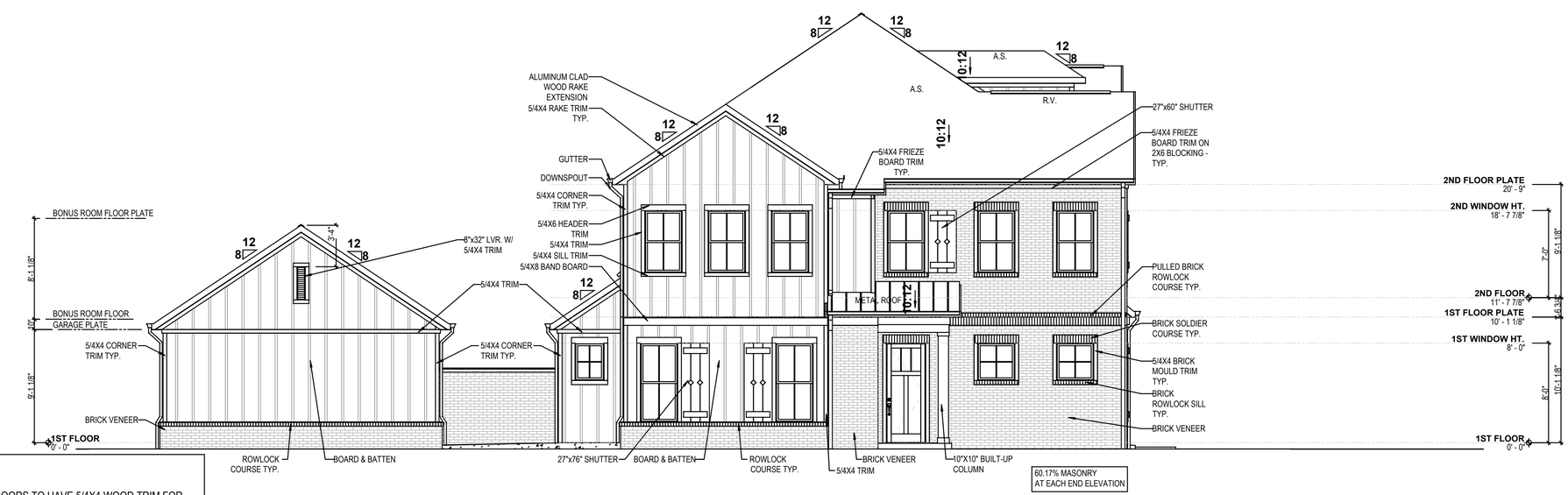
Sheet Number
A.201

LOT NUMBER



BR-1 LOT 4 **BR-2 LOT 3** **BR-2 LOT 2** **BR-1 LOT 1**

1 REAR VIEW
3/16" = 1'-0"



2 LEFT VIEW
3/16" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS & DOORS TO HAVE 5/4X4 WOOD TRIM FOR HEADERS, JAMBS, AND SILLS WITHOUT OVERHANGS, UNLESS NOTED OTHERWISE.
- DASHED CONTENT INDICATES OPTIONAL ELEMENTS.
- SHUTTERS TO BE BOARD & BATTEN STYLE WITH DIAMOND CUTOUTS. SIZE AND NUMBER OF BOARDS AS SHOWN.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.S.	ASPHALT SHINGLE
DIA.	DIAMETER
G.C.	GENERAL CONTRACTOR
OPT.	OPTIONAL
R.V.	RIDGE VENT
RND.	ROUND
TYP.	TYPICAL
w/	WITH

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

COMMUNITY

PROJECT ADDRESS GOES HERE

PROPRIETARY RIGHTS NOTICE

ATTENTION ARCHITECTS - THESE PLANS AND DESIGNS ARE THE PROPERTY OF IP86, LLC AND CARRY COPYRIGHT PROTECTION. THE FOLLOWING COPYRIGHT STATEMENT AND THIS NOTICE STATEMENT MUST BE CLEARLY DISPLAYED ON ALL SHEETS OF CONSTRUCTION DOCUMENTS, DESIGNS, OR PRELIMINARY DRAWINGS. FAILURE TO DISPLAY THESE NOTICES AND STATEMENTS ON ANY SHEET MAY RESULT IN LEGAL ACTION AGAINST YOU, EPCON OR ANY EPCON COMMUNITIES FRANCHISING, LLC FRANCHISEE.

ANY OTHER COPYRIGHT STATEMENTS FROM YOU OR OTHERS ON IP86, LLC or EPCON COMMUNITIES FRANCHISING, LLC PLANS ARE UNAUTHORIZED AND MUST NOT APPEAR.

ALL ARCHITECTS NEED TO ALSO SIGN A WORK FOR HIRE AGREEMENT WITH EPCON COMMUNITIES FRANCHISING, LLC FOR ANY WORK CONDUCTED IN RELATION TO IP86, LLC or EPCON COMMUNITIES FRANCHISING, LLC PLANS IS THE PROPERTY OF IP86, LLC

PLEASE ADHERE TO THESE REQUIREMENTS AND REPORT ANY CONTRARY DIRECTION TO EPCON'S CORPORATE OFFICE AT (614) 781-1010.

EPCON COMMUNITIES FRANCHISING, LLC

© 2022 IP86

Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
ELEVATIONS

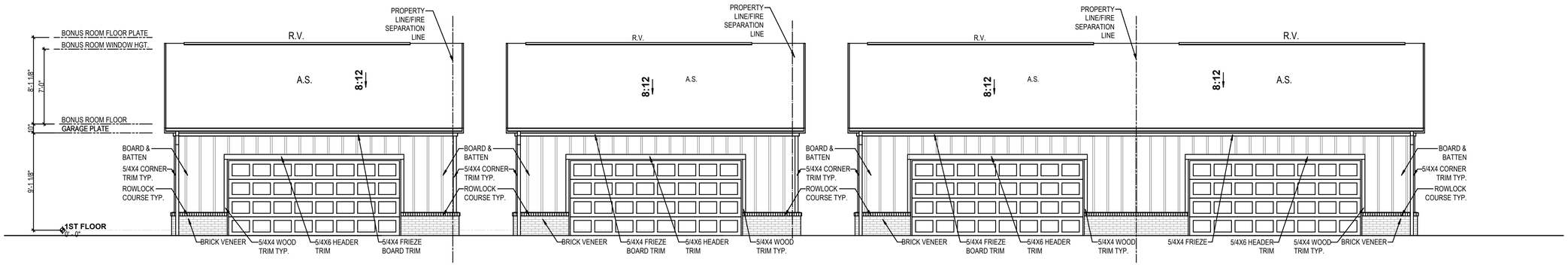
Architectural Style
ENGLISH ECLECTIC

Unit Type
BT-1221

Garage Handing

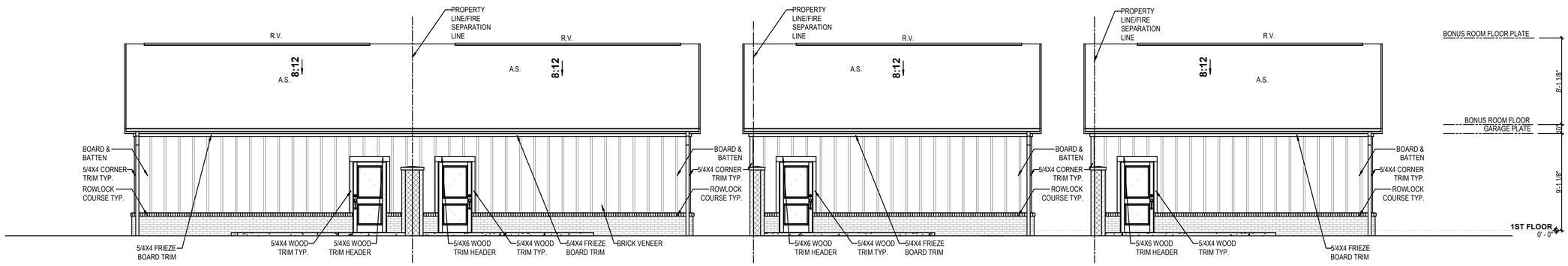
Sheet Number
A.202

LOT NUMBER



1 GARAGE FRONT VIEW

3/16" = 1'-0"



2 GARAGE REAR VIEW

3/16" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS & DOORS TO HAVE 5/4X4 WOOD TRIM FOR HEADERS, JAMBS, AND SILLS WITHOUT OVERHANGS, UNLESS NOTED OTHERWISE.
- DASHED CONTENT INDICATES OPTIONAL ELEMENTS.
- SHUTTERS TO BE BOARD & BATTEN STYLE WITH DIAMOND CUTOUTS. SIZE AND NUMBER OF BOARDS AS SHOWN.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.S.	ASPHALT SHINGLE
DIA.	DIAMETER
G.C.	GENERAL CONTRACTOR
OPT.	OPTIONAL
R.V.	RIDGE VENT
RND.	ROUND
TYP.	TYPICAL
w/	WITH

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

COMMUNITY

PROJECT ADDRESS GOES HERE

PROPRIETARY RIGHTS NOTICE

ATTENTION ARCHITECTS - THESE PLANS AND DESIGNS ARE THE PROPERTY OF IP86, LLC AND CARRY COPYRIGHT PROTECTION. IF YOU ARE NOT AN EMPLOYEE OF IP86, LLC, THE FOLLOWING STATEMENT MUST BE CLEARLY DISPLAYED ON ALL SHEETS OF CONSTRUCTION DOCUMENTS, DESIGNS, OR PRELIMINARY DRAWINGS. FAILURE TO COMPLY WITH THESE NOTICES AND WARNINGS ON YOUR PLANS MAY RESULT IN LEGAL ACTION AGAINST YOU, EPCON OR ANY EPCON COMMUNITIES FRANCHISING, LLC FRANCHISEE.

ANY OTHER COPYRIGHT STATEMENTS FROM YOU OR OTHERS ON IP86, LLC or EPCON COMMUNITIES FRANCHISING, LLC PLANS ARE UNAUTHORIZED AND MUST NOT APPEAR.

ALL ARCHITECTS NEED TO ALSO SIGN A WORK FOR HIRE AGREEMENT BEFORE BEGINNING ANY WORK OR FOR ANY WORK CONDUCTED IN RELATION TO IP86, LLC or EPCON COMMUNITIES FRANCHISING, LLC PLANS IS THE PROPERTY OF IP86, LLC

PLEASE ADHERE TO THESE REQUIREMENTS AND REPORT ANY CONTRARY DIRECTION TO EPCON'S CORPORATE OFFICE AT (614) 781-1010.

EPCON COMMUNITIES FRANCHISING, LLC

© 2022 IP86

Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
GARAGE ELEVATIONS

Architectural Style
ENGLISH ECLECTIC

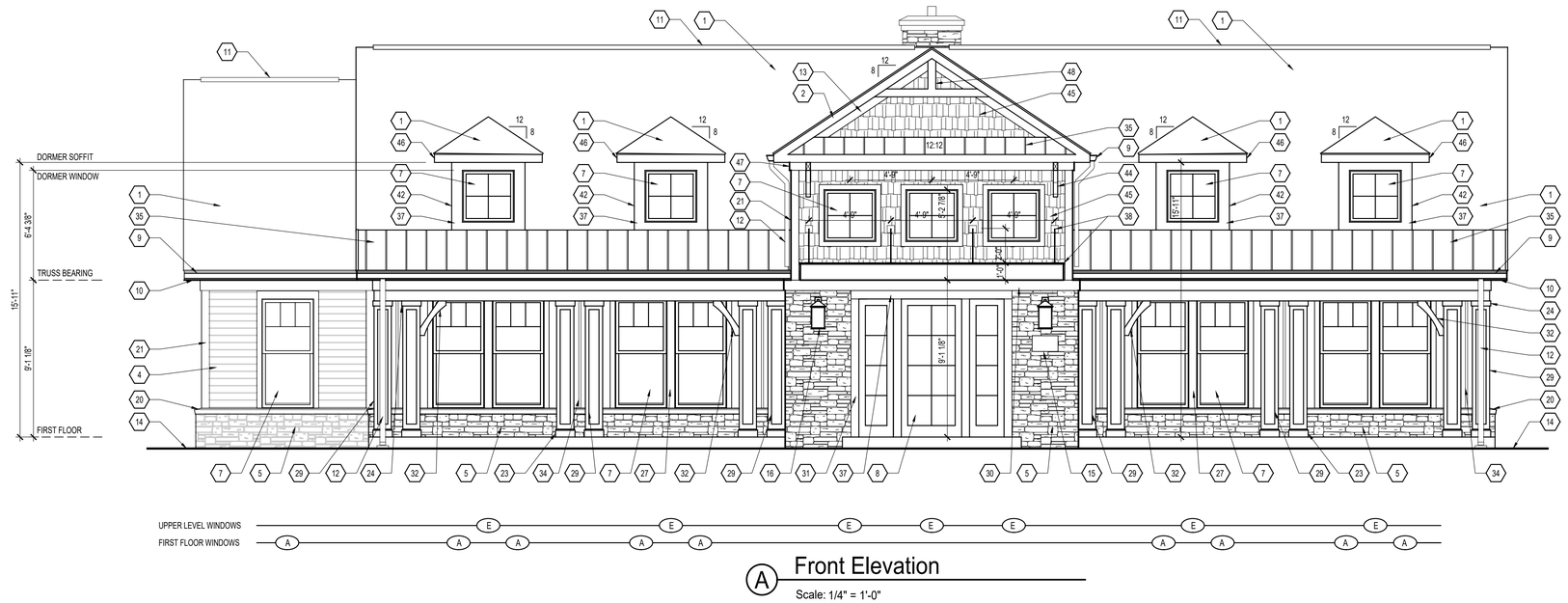
Unit Type
BT-1221

Garage Handing

Sheet Number
A.203

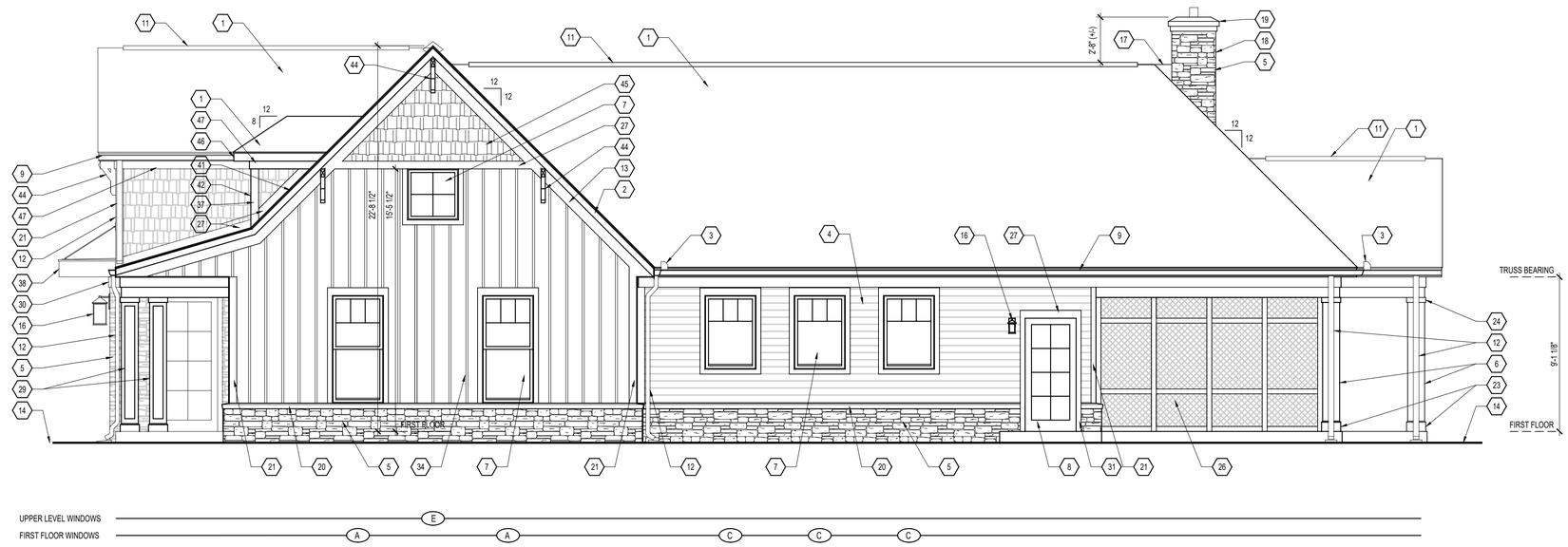
LOT NUMBER


400



A Front Elevation

Scale: 1/4" = 1'-0"



B Right Side Elevation

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

(CLUBHOUSE ELEVATION SHEETS ONLY)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING.
2. ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
3. WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
4. PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL) .
5. CULTURED STONE VENEER, COLOR, STYLE, MORTAR COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
7. VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
8. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
9. 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
10. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
11. CONTINUOUS RIDGE VENT LOCATION.
12. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS) .
13. 5/4 x 6 RAKE TRIM.
14. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 6" BELOW FIRST FLOOR.
15. ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
16. EXTERIOR LIGHT FIXTURE - TOP OF LIGHT TO LINE UP WITH TOP OF DOOR. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
17. CHIMNEY CRICKET.
18. SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
19. METAL CHIMNEY CAP & FLASHING - SEE WALL SECTION FOR DETAILS.
20. SLOPED CULTURED STONE BELT COURSE.
21. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
22. 3/4" MDO PLYWOOD.
23. 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
24. 1 x 4 PAINTED COLUMN CAP TRIM.
25. 1/4" PAINT GRADE FINISH PLYWOOD SHEATHING ON UNDERSIDE OF ARCH - BEND TO RADIUS.
26. SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
27. 5/4 X 6 TRIM.
28. FAUX SHUTTERS - SEE WINDOW DETAILS SHEET.
29. 12" SQUARE BUILT-UP PANELED COLUMN - SEE DETAIL D ON SHEET A.302.
30. 5/4 X 8 FRIEZE BOARD TRIM - TYPICAL. BLOCKING AS SHOWN ON WALL SECTIONS FOR STONE AREAS
31. 5/4 X 4 TRIM.
32. KNEE BRACE - SEE DETAIL C ON SHEET A.302.
33. INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
34. BOARD AND BATTEN SIDING.
35. STANDING SEAM METAL ROOF.
36. STONE HEARTH - MIN. 2" THICK.
37. 5/4 X TRIM.
38. FABRICATED METAL AWNING WITH (4) STEEL ROD SUPPORTS.
39. NOT USED.
40. DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL) : PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
41. PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
42. FAUX DORMER - SEE ROOF PLAN AND WALL SECTIONS.
43. 5/4 X 6 FRIEZE BOARD TRIM.
44. WALL BRACKET - SEE DETAIL B ON SHEET A.302.
45. FIBER-CEMENT (OR SIM.) SHAKE SIDING.
46. 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA.
47. 5/4 X 6 FRIEZE BOARD TRIM.
48. POST & BEAM GABLE ACCENT - SEE DETAIL F / A.302.

ALL SIDING & TRIM TO BE LOUSIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

© 2024 IP86, LLC.
THIS NOTICE IS "COPYRIGHT MANAGEMENT INFORMATION" UNDER THE DIGITAL MILLENNIUM COPYRIGHT ACT AND IS INCLUDED TO POLICE AND DETER COPYRIGHT INFRINGEMENT AND MUST NOT BE REMOVED OR MODIFIED FROM ANY COPY OR DERIVATIVE OF THIS WORK.

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2024		8/28/24

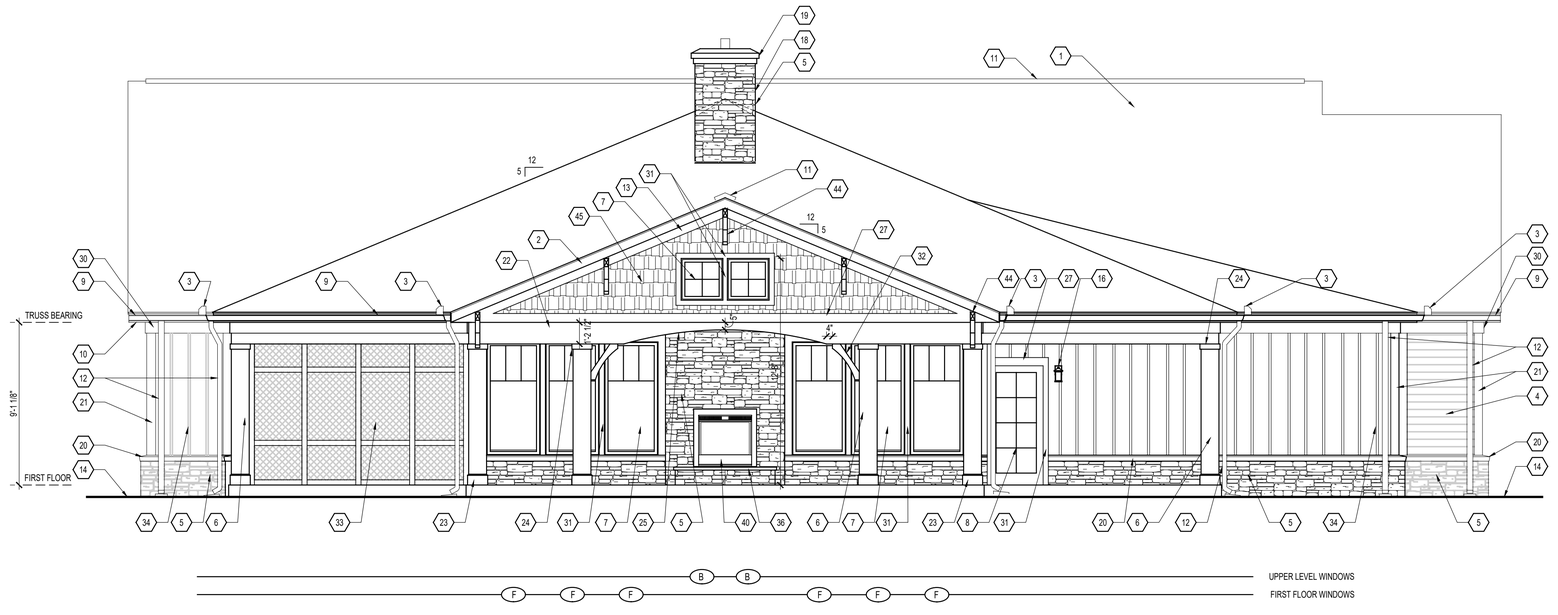
Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Exterior Elevations

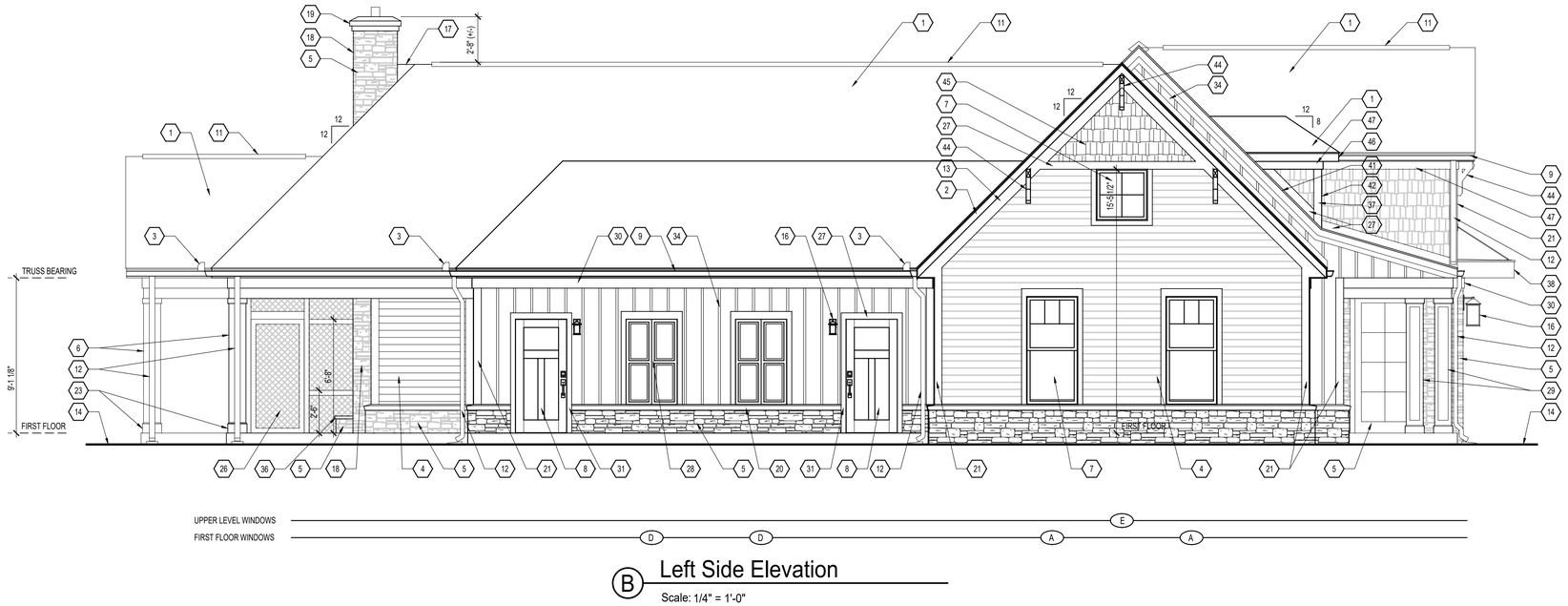
Architectural Style
Craftsman

Sheet Number
A.201
Clubhouse 'Large'



A Rear Elevation

Scale: 1/4" = 1'-0"



B Left Side Elevation

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

(CLUBHOUSE ELEVATION SHEETS ONLY)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING.
2. ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
3. WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
4. PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL) .
5. CULTURED STONE VENEER, COLOR, STYLE, MORTAR COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
7. VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
8. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
9. 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
10. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
11. CONTINUOUS RIDGE VENT LOCATION.
12. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS) .
13. 5/4 x 6 RAKE TRIM.
14. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 6" BELOW FIRST FLOOR.
15. ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
16. EXTERIOR LIGHT FIXTURE - TOP OF LIGHT TO LINE UP WITH TOP OF DOOR. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
17. CHIMNEY CRICKET.
18. SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
19. METAL CHIMNEY CAP & FLASHING - SEE WALL SECTION FOR DETAILS.
20. SLOPED CULTURED STONE BELT COURSE.
21. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
22. 3/4" MDO PLYWOOD.
23. 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
24. 1 x 4 PAINTED COLUMN CAP TRIM.
25. 1/4" PAINT GRADE FINISH PLYWOOD SHEATHING ON UNDERSIDE OF ARCH - BEND TO RADIUS.
26. SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
27. 5/4 X 6 TRIM.
28. FAUX SHUTTERS - SEE WINDOW DETAILS SHEET.
29. 12" SQUARE BUILT-UP PANELED COLUMN - SEE DETAIL D ON SHEET A.302.
30. 5/4 X 8 FRIEZE BOARD TRIM - TYPICAL. BLOCKING AS SHOWN ON WALL SECTIONS FOR STONE AREAS
31. 5/4 X 4 TRIM.
32. KNEE BRACE - SEE DETAIL C ON SHEET A.302.
33. INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
34. BOARD AND BATTEN SIDING.
35. STANDING SEAM METAL ROOF.
36. STONE HEARTH - MIN. 2" THICK.
37. 5/4 X TRIM.
38. FABRICATED METAL AWNING WITH (4) STEEL ROD SUPPORTS.
39. NOT USED.
40. DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL) . PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
41. PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
42. FAUX DORMER - SEE ROOF PLAN AND WALL SECTIONS.
43. 5/4 X 6 FRIEZE BOARD TRIM.
44. WALL BRACKET - SEE DETAIL B ON SHEET A.302.
45. FIBER-CEMENT (OR SIM.) SHAKE SIDING.
46. 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA.
47. 5/4 X 6 FRIEZE BOARD TRIM.
48. POST & BEAM GABLE ACCENT - SEE DETAIL F / A.302.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

© 2024 IP86, LLC.
THIS NOTICE IS "COPYRIGHT MANAGEMENT INFORMATION" UNDER THE DIGITAL MILLENNIUM COPYRIGHT ACT AND IS INCLUDED TO POLICE AND DETER COPYRIGHT INFRINGEMENT AND MUST NOT BE REMOVED OR MODIFIED FROM ANY COPY OR DERIVATIVE OF THIS WORK.

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2024		1/30/25

Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Exterior Elevations

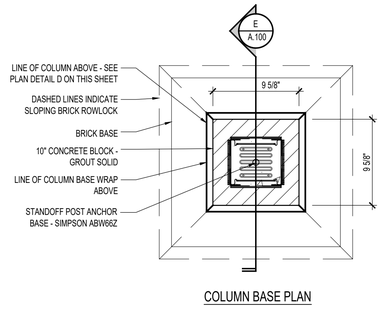
Architectural Style
Craftsman

Sheet Number
A.202
Clubhouse 'Large'

NOTE:
ALL EXTERIOR TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE (OR SIM.) W/ SIZES AS INDICATED. ANY WOOD CLOSER THAN 6" TO GRADE, OR IN DIRECT CONTACT WITH CONCRETE OR SLAB, IS REQUIRED TO BE TREATED.

D Built-up Column Detail

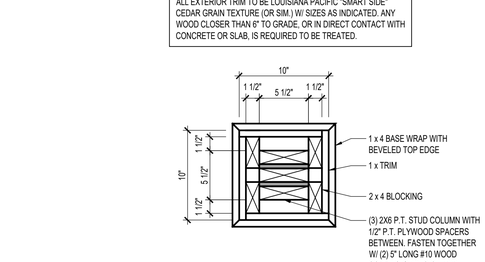
Scale: 1 1/2" = 1'-0"



COLUMN BASE PLAN

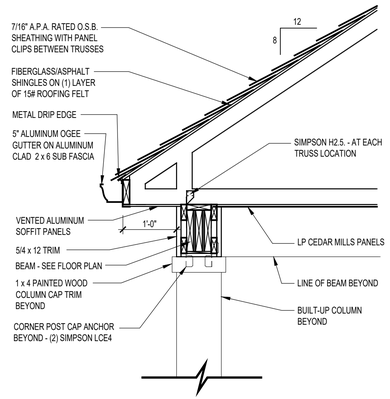
C Column w/ Brick Base Detail

Scale: 1 1/2" = 1'-0"



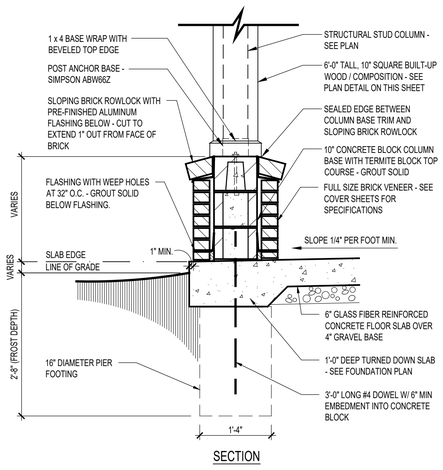
A Exterior Elevations

Scale: 1/4" = 1'-0"



F Beam Detail

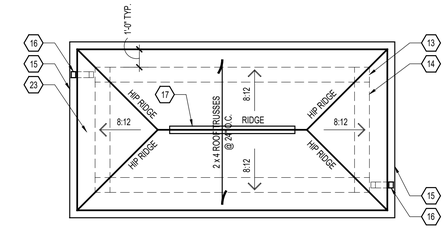
Scale: 1 1/2" = 1'-0"



SECTION

E Column w/ Brick Base Detail

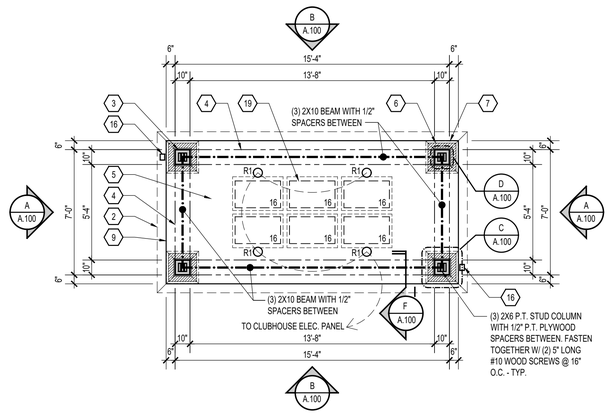
Scale: 1 1/2" = 1'-0"



NOTE: ROOF TRUSS LAYOUT AND TRUSS PROFILES TO BE PROVIDED BY TRUSS MANUFACTURER.

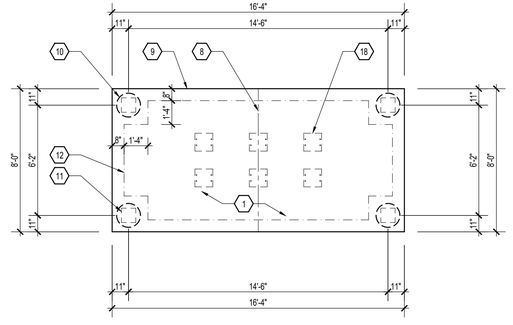
Roof Plan

Scale: 1/4" = 1'-0"



First Floor Plan

Scale: 1/4" = 1'-0"



Foundation Plan

Scale: 1/4" = 1'-0"

CODED NOTES

(DRAWING SHEET A-101 ONLY)

1. 6" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL. SLOPE MIN. 1/4" PER FOOT FOR POSITIVE DRAINAGE - SEE CIVIL DRAWINGS.
2. LINE OF ROOF OVERHANG ABOVE.
3. 10" X 10" BUILT-UP COLUMN ON BRICK PEDESTAL.
4. LINE OF BEAM ABOVE.
5. LP CEDAR MILLS PANELS OR SIMILAR AT UNDERSIDE OF TRUSS.
6. COLUMN BRICK BASE VENEER.
7. SLOPING BRICK ROWLOCK CAP.
8. SAW CUT CONTROL JOINT IN CONCRETE SLAB - 1/8" WIDE X 1/4" DEEP TYP.
9. LINE INDICATES EDGE OF SLAB.
10. 16" DIAMETER PIER FOOTING - MAINTAIN BOTTOM OF FOOTING AT MIN. FROST DEPTH.
11. LINE INDICATES LOCATION OF CONCRETE BLOCK COLUMN BASE - SEE DETAIL FOR MORE INFORMATION.
12. LINE OF TURNED DOWN SLAB (1'-0" DEEP) - SEE SECTIONS.
13. LINE OF COLUMN BELOW.
14. LINE OF BEAM BELOW.
15. 5" ALUMINUM OGEE GUTTER ON 2 x 6 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
16. 3" x 4" DOWNSPOUT LOCATION.
17. CONTINUOUS RIDGE VENT.
18. MAILBOX PEDESTAL BASE PLATE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
19. CLUSTER MAILBOXES - TYPE AND SIZE MAY VARY (16 MAIL SLOTS SHOWN). INSTALL PER MANUFACTURER'S INSTRUCTIONS - 6" BETWEEN UNITS TYP. OR AS REQUIRED. ALLOW FOR DECORATIVE PEDSTAL BASE & CROWN MOULDING CAP. NUMBER OF MAILBOXES MAY VARY.
20. 1 X 4 PAINTED COLUMN CAP TRIM.
21. 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
22. APPROXIMATE LINE OF GRADE OR PAVEMENT - BUILDER TO CCORDINATE WITH CIVIL ENGINEERING DRAWINGS.
23. FIBERGLASS / ASPHALT SHINGLE ROOFING ON (1) LAYER OF #15 ROOFING FELT.
24. VENTED ALUMINUM SOFFIT - SEE WALL SECTIONS.
25. 1'-4" x 1'-4" x 3 1/2" PAINTED WOOD KNEE BRACE.

ELECTRICAL LEGEND

R1 ○ (1) - 100 W EQ. RECESSED PHOTOVOLTAIC LED FOR DAMP LOCATIONS (OUTDOOR). PLACE LIGHT TO ILLUMINATE MAILBOX SLOTS.

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT NATIS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

© 2025 IP86, LLC.
THIS NOTICE IS "COPYRIGHT MANAGEMENT INFORMATION" UNDER THE DIGITAL MILLENNIUM COPYRIGHT ACT AND IS INCLUDED TO POLICE AND DETER COPYRIGHT INFRINGEMENT AND MUST NOT BE REMOVED OR MODIFIED FROM ANY COPY OR DERIVATIVE OF THIS WORK.

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2025		1/24/25

Architect Project Number

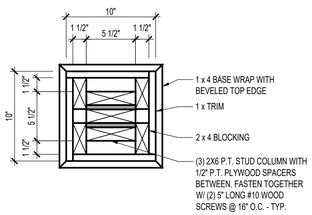
Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Mail Kiosk Plans
Elevations & Details

Architectural Style

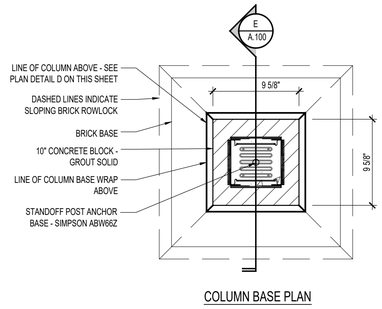
Sheet Number
A.101
Clubhouse 'Medium'

NOTE:
ALL EXTERIOR TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE (OR SIM.) W/ SIZES AS INDICATED. ANY WOOD CLOSER THAN 6" TO GRADE, OR IN DIRECT CONTACT WITH CONCRETE OR SLAB, IS REQUIRED TO BE TREATED.



D Built-up Column Detail

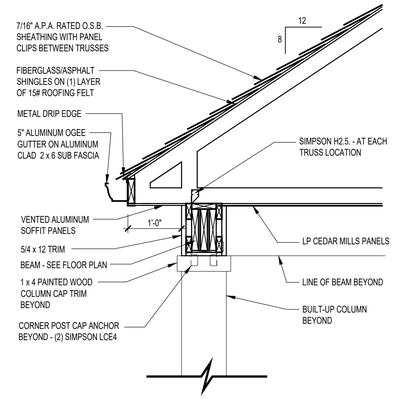
Scale: 1 1/2" = 1'-0"



COLUMN BASE PLAN

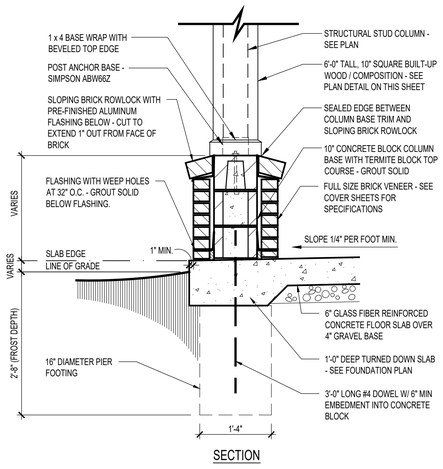
C Column w/ Brick Base Detail

Scale: 1 1/2" = 1'-0"



F Beam Detail

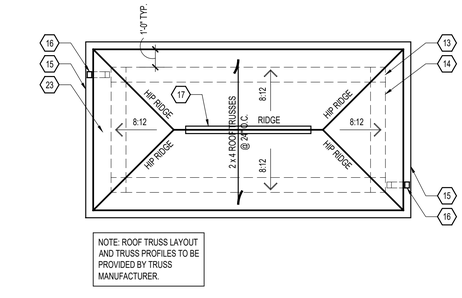
Scale: 1 1/2" = 1'-0"



SECTION

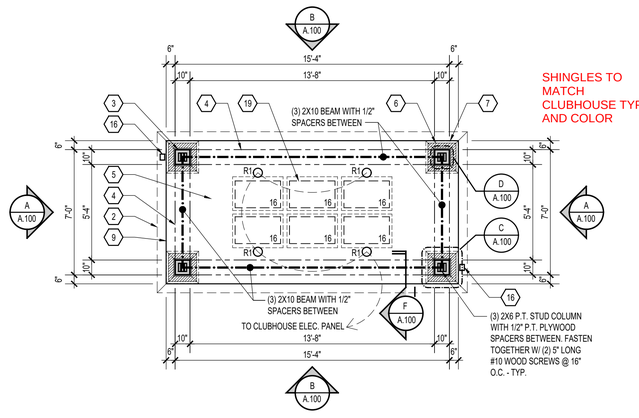
E Column w/ Brick Base Detail

Scale: 1 1/2" = 1'-0"



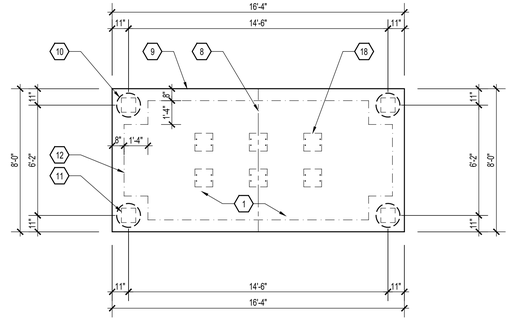
Roof Plan

Scale: 1/4" = 1'-0"



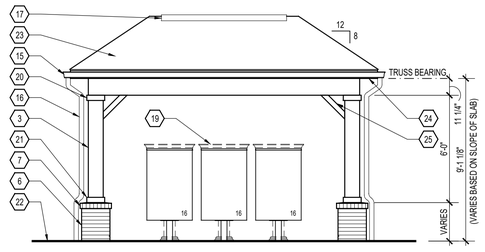
First Floor Plan

Scale: 1/4" = 1'-0"



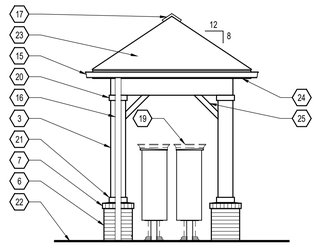
Foundation Plan

Scale: 1/4" = 1'-0"



A Exterior Elevations

Scale: 1/4" = 1'-0"



B Exterior Elevations

Scale: 1/4" = 1'-0"

BRICK BASE FOR MAIL KIOSK TO BE STONE VENEER - NOT BRICK. THIS WILL BE SHOWN ON THE FINAL CONSTRUCTION DOCUMENTS

SHINGLES TO MATCH CLUBHOUSE TYPE AND COLOR

CODED NOTES

(DRAWING SHEET A-101 ONLY)

1. 6" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL. SLOPE MIN. 1/4" PER FOOT FOR POSITIVE DRAINAGE - SEE CIVIL DRAWINGS.
2. LINE OF ROOF OVERHANG ABOVE.
3. 10" X 10" BUILT-UP COLUMN ON BRICK PEDESTAL.
4. LINE OF BEAM ABOVE.
5. LP CEDAR MILLS PANELS OR SIMILAR AT UNDERSIDE OF TRUSS.
6. COLUMN BRICK BASE VENEER.
7. SLOPING BRICK ROWLOCK CAP.
8. SAW CUT CONTROL JOINT IN CONCRETE SLAB - 1/8" WIDE X 1/4" DEEP TYP.
9. LINE INDICATES EDGE OF SLAB.
10. 16" DIAMETER PIER FOOTING - MAINTAIN BOTTOM OF FOOTING AT MIN. FROST DEPTH.
11. LINE INDICATES LOCATION OF CONCRETE BLOCK COLUMN BASE - SEE DETAIL FOR MORE INFORMATION.
12. LINE OF TURNED DOWN SLAB (1'-0" DEEP) - SEE SECTIONS.
13. LINE OF COLUMN BELOW.
14. LINE OF BEAM BELOW.
15. 5" ALUMINUM OGEE GUTTER ON 2 x 6 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
16. 3" x 4" DOWNSPOUT LOCATION.
17. CONTINUOUS RIDGE VENT.
18. MAILBOX PEDESTAL BASE PLATE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
19. CLUSTER MAILBOXES - TYPE AND SIZE MAY VARY (16 MAIL SLOTS SHOWN). INSTALL PER MANUFACTURER'S INSTRUCTIONS - 6" BETWEEN UNITS TYP. OR AS REQUIRED. ALLOW FOR DECORATIVE PEDSTAL BASE & CROWN MOULDING CAP. NUMBER OF MAILBOXES MAY VARY.
20. 1 X 4 PAINTED COLUMN CAP TRIM.
21. 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
22. APPROXIMATE LINE OF GRADE OR PAVEMENT - BUILDER TO CCORDINATE WITH CIVIL ENGINEERING DRAWINGS.
23. FIBERGLASS / ASPHALT SHINGLE ROOFING ON (1) LAYER OF #15 ROOFING FELT.
24. VENTED ALUMINUM SOFFIT - SEE WALL SECTIONS.
25. 1'-4" x 1'-4" x 3 1/2" PAINTED WOOD KNEE BRACE.

ELECTRICAL LEGEND

R1 ○ (1) - 100 W EQ. RECESSED PHOTOVOLTAIC LED FOR DAMP LOCATIONS (OUTDOOR). PLACE LIGHT TO ILLUMINATE MAILBOX SLOTS.

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATTS V. AHLSTROM

7/15/2025

NOT FOR CONSTRUCTION

EPCON COMMUNITIES
A Simply Luxurious Lifestyle

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

© 2025 IP86, LLC.
THIS NOTICE IS "COPYRIGHT MANAGEMENT INFORMATION" UNDER THE DIGITAL MILLENNIUM COPYRIGHT ACT AND IS INCLUDED TO POLICE AND DETER COPYRIGHT INFRINGEMENT AND MUST NOT BE REMOVED OR MODIFIED FROM ANY COPY OR DERIVATIVE OF THIS WORK.

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2025		1/24/25

Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Mail Kiosk Plans
Elevations & Details

Architectural Style

Sheet Number
A.101
Clubhouse 'Medium'

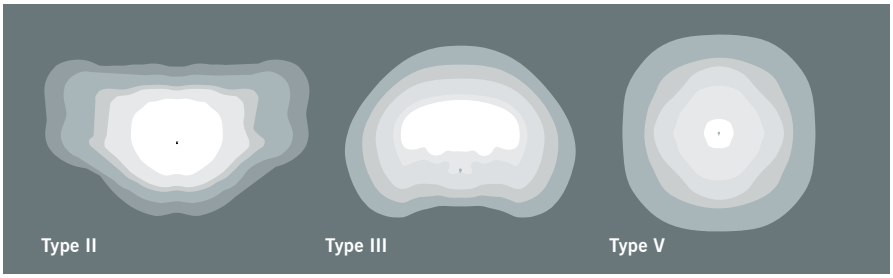
Outdoor Lighting



MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 35'
Color	Gray | Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED *(white)*
Wattage: 50 watts, 70 watts
Lumens: 5,232 – 8,170
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0G2 (50w)
B2U0G2 (70w)
Type III = B1U0G1
Type V = B3U0G1 (50w only)
Color temperature: 3,000K



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

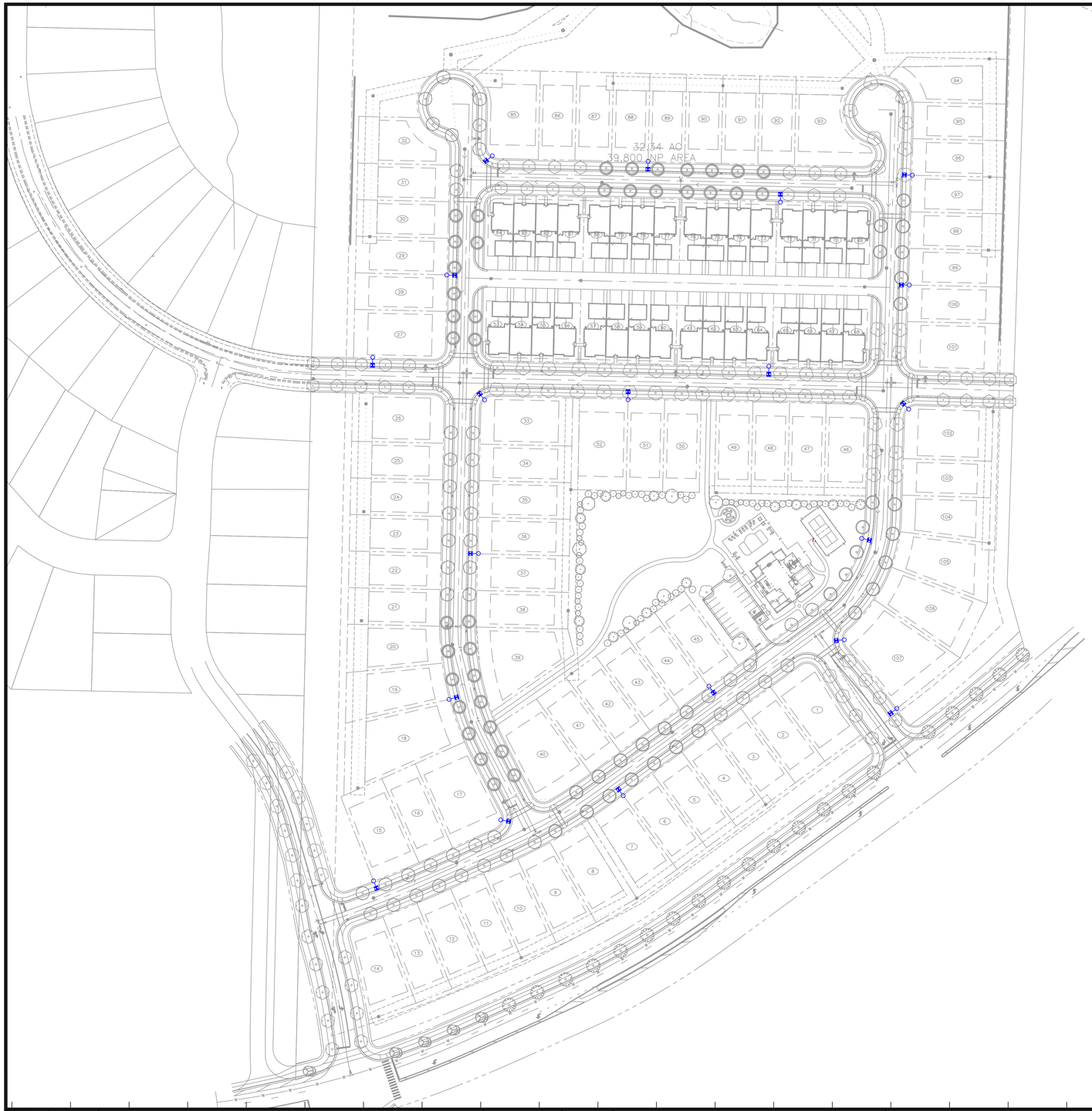
FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at **ODLCarolinas@duke-energy.com**.

DUKE ENERGY® PROGRESS

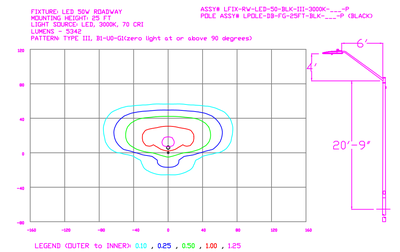
BUILDING A **SMARTER** ENERGY FUTURE®

©2022 Duke Energy Corporation 222298 DEP 9/22





ISOFOOTCANDLE CURVES



Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	20	LED 50w Roadway - Type III - 3000K	1	5312	0.85

NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

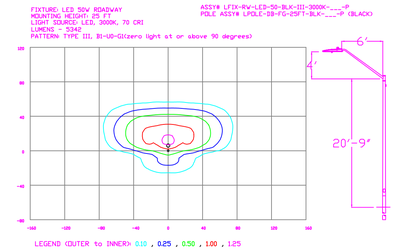
COURTYARDS AT HOLLY GROVE
HOLLY SPRINGS, NC
STREET LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by A. Herrera Scale 1" = 80'
Date 5/8/2025 Size Drawing size "D"
Description LED Roadway
Drawing No. 25-0204A Sht. 1 OF 1





ISOFOOTCANDLE CURVES



Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	20	LED 50w Roadway - Type III - 3000K	1	5312	0.85

NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY. PROGRESS

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

COURTYARDS AT HOLLY GROVE
HOLLY SPRINGS, NC
STREET LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by A. Herrera Scale 1" = 80'
Date 5/8/2025 Size Drawing size "D"
Description LED Roadway
Drawing No. 25-0204A Sht. 1 OF 1

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

Development Services
Title: Semiannual UDO Text Amendments 25-UDO-02
Strategic Priority Area: Vibrant Community
Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services

Action(s):

- Adopt Consistency Statement.
- Review and make Recommendations to the Town Council to approve/deny UDO Text Amendment 25-UDO-02 Semiannual UDO Text Amendments, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- This Unified Development Ordinance (UDO) text amendment package contains the Fall 2025 amendments for consideration as part of the Town's normal twice-yearly initiative to review and amend the ordinance where appropriate.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO identified by staff during the implementation and administration of the ordinance.
- Amendments contained in the attached draft ordinance include:
    - Alley building setbacks (to ensure adequate driveway lengths from alleys)
    - Various Landscaping revisions (including street tree species and thoroughfare buffers in residential districts)
    - Infill lot building setbacks (to reduce setbacks for detached dwellings in the Downtown)
    - Home occupations (to address customers and vehicles coming to the home)
    - Conservation Subdivisions (to add standards for open space and maximum number of lots)
    - Murals/Works of Art (to increase the size and locations allowed)
    - Temporary Signs (to simplify size and placement requirements)
- Detailed language of the proposed amendment can be found in the attached draft Ordinance 25-32.
- As a living document, it is customary for the ordinance to need clarification or changes as town policies change, interpretations are made, or community expectations evolve.

Staff Recommendation: Approve

Background:

- Staff provided an overview of some of these amendments at the September 2, 2025 Town Council meeting.
- Town Council requested staff to propose modifications to the allowances for murals at their annual retreat in February 2025.
- In accordance with the legislative review process, consideration of these amendments will take place on the following schedule:
    - Tuesday, October 21 - Town Council Public Hearing
    - Tuesday, October 28 - Planning Board review and recommendation
    - Tuesday, November 21 - Town Council consideration and decision
- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.

Funding Source(s):

N/A

Attachment(s):

1. 25UDO02_UDOAmendment_PB_10282025
2. 25UDO02_SemiannualFall2025_PublicHearingDraft

Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:
Town of Holly Springs

Amendment Overview

This UDO text amendment package contains the Fall 2025 amendments for consideration as part of the Town's twice-yearly initiative to update the Ordinance. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. The proposed UDO text amendment package contains a series of edits to various UDO sections that have been identified by staff during implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve. This amendment package also contains updates to the allowances for wall murals, which implements a request made by the Town Council at their retreat in February 2025.

Requested Action:

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

Table of Contents:

Unified Development Ordinance (UDO) Text Amendment Information Page 2
Decision-Making Information Page 4

Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Clarification or Correction	Modify rear setbacks from alleys to ensure sufficient driveway length as required by the Engineering Design & Construction Standards can be met.
2	Clarification or Correction	Modify Employment/Campus Use Districts Development Standards table to move "Perimeter Buffers" into its own subsection.
3	Minor Change	Modify setback allowances for infill lots in the downtown area. This amendment supports Downtown Area Plan Residential Goal 1: Pursue residential infill development within the Downtown to increase the housing share to 3% of total Holly Springs households.
4; 5	Clarification or Correction	Modify required landscape and fencing for Infrastructure/Utility (both Major and Minor) to be consistent with Engineering Design & Construction Standards.
6; 15	Clarification or Correction	Relocate subsection related to parking lot screening to Chapter 5: Landscaping
7; 9	Clarification or Correction	Modify terminology consistent with the ordinance related to fencing.
8	Minor Change	Modify certain Home Occupation allowances related to number of customers and commercial vehicles.
10; 20; 22; 25	Minor Change	Add Use Standards for Murals in Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts. This amendment supports Northeast Gateway Master Plan Placemaking and Urban Design Improvement Recommendation P-UDI 3: Consider eliminating murals as a defined term of art in the UDO, which recommends removing murals from the Sign Chapter of the ordinance, and Downtown Area Plan Public Art Goal 1: Develop an overall

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
		strategy to bring more public art into Downtown, including both static and interactive or experiential installations.
11; 12; 21	Minor Change	Enhance and clarify conservation subdivision application and requirements.
13	Clarification or Correction	Clarify required evergreen percentages, correct terminology, and reorganize Perimeter Buffer Types and Standards Table.
14	Minor Change	Clarify required Perimeter Buffers in Employment/Campus Use Districts, modify Thoroughfare Buffers in Residential Use Districts, and add standards for Perimeter Buffers adjacent to Streets.
16; 17	Minor Change	Clarify street tree planting sizes and modify approved street tree list. This amendment implements the modified street tree listing recommended for approval for the Tree Advisory Committee.
18	Clarification or Correction	Clarify fence and landscaping locations within Perimeter Buffers.
19	Minor Change	Enhance the placement of buildings along the street and create an alternative with placement along primary access driveways.
23	Minor Change	Modify and simplify temporary sign regulations.
24	Clarification or Correction	Clarify the neighborhood meeting notice requirements for timing of meeting and ensure notice to all addresses associated with the parcel.

Decision-Making Information

Comprehensive Plan Summary Table

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

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

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

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

The Town Council requested staff propose amendments related to murals at their annual retreat in February 2025. Staff provided an overview of the topics contained in this proposed ordinance on September 2, 2025.

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: **LINK** (Public Hearing begins at 1:26:40)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Published notice has been made twice in the News & Observer.

Public Hearing Discussion:

- No discussion items

Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

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

The Planning Board should consider whether or not the Unified Development Ordinance (UDO) Text Amendments are consistent with the Vision of Holly Springs Comprehensive Plan and are reasonable and in the public interest.

Action #1: Plan Consistency Statement
The Planning Board must determine whether the Unified Development Ordinance (UDO) Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

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

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

> The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

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

or

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

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Unified Development Ordinance (UDO) Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Unified Development Ordinance (UDO) Text Amendment Petition Motion
Motion to recommend that the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 25-UDO-02 Semiannual UDO Text Amendments, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

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

Anticipated Town Council Consideration and Decision: 11/18/2025

Ordinance No. 25-32
Date Submitted: October 21, 2025
Date Adopted:

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019*; Section 3: Parks, Recreation and Greenways Master Plan* in 2021*; Section 2: Comprehensive Transportation Plan* in 2022*; Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan in 2023; and Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022*, and*

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended [recommendation pending]; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is amended as follows:

Part 1: Chapter 2 Districts; Table 2.2.1-A - Development Standards for Residential Use Districts; and Table 2.2.1-A - Notes

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify rear setbacks from alleys to ensure sufficient driveway length, as follows:

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Building Placement (N9)					
Thoroughfare Setbacks (ft)					
Freeway - NC 540/US 1	100	100	100	100	100
Freeway - NC 55	100	100	100	100	100
Thoroughfare	50	50	25	25	25
Primary Building Setbacks (ft) (N10)					
Front Setback (minimum)	20	20	5	5	5
Front Setback (maximum) (N11)	n/a	n/a	20	15	15
Side - Corner Setback (minimum)	20	20	5	5	5
Side - Interior Setback (minimum) (N12)	10	10	5	5	5
Rear Setback (minimum)	25	25	20	20	30
Rear Setback from Alley ~~Centerline~~ **Right-of-Way** (minimum) **(N13)**	15	15	15	15	15
Accessory Building/Structure Setbacks (ft)					
Accessory Building/Structure(s) <144 sf	5	5	3	3	3
Accessory Building/Structure(s) ≥ 144 sf	10	6	5	5	5

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Building Placement (N9)					
Accessory Building/Structure(s) ≥ 144 sf Setback from Alley Right-of-Way (minimum) (N13)	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~

Table 2.2.1-A - Notes	
N9	The Building Placement standards shall apply to all Buildings and Structures, unless specifically permitted otherwise. Refer to Sections **2.3.4. Setbacks for Infill Lots,** 2.3.6 Setback Encroachment Allowances, 3.3 Additional Use Provisions, and 3.4 Accessory Uses, Buildings, and Structures for additional standards.
N10	Residential ~~Dwellings~~ **Uses** in ~~established neighborhoods~~ **certain locations** may be eligible for ~~a Front~~ **modified** Setback**s** ~~reduction based on the Building placement on adjacent Lots~~. See Section 2.3.~~5~~**4**. for allowances.
N13	~~The Building may be less than 5 ft or more than 20 ft from the Right-of-Way to avoid haphazard parking arrangements that may be disruptive to alley access.~~ **A minimum Driveway length of 25 ft shall be provided between any Building or Structure and the Right-of-Way line of the Alley.**

Part 2: Chapter 2 Districts; Table 2.2.3-A Employment/Campus Use Districts Development Standards

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to create a separate subheading for Perimeter Buffers, as opposed to its current location under Building Placement.

Table 2.2.3-A EMPLOYMENT/CAMPUS USE DISTRICTS DEVELOPMENT STANDARDS				
	SP	IVMX	BRT	HI
Building Placement (N6)				
Thoroughfare Setbacks (ft)				
Freeway – NC540/US 1	100	100	100	100
Freeway – NC55	50	50	50	50
Thoroughfare	30	30	30	30
Building Setbacks – All Buildings/Structures (ft)				
Front Setback (minimum)	5	5	30	30
Front Setback (maximum)	n/a	20 (N7)		
Side – Corner Setback (minimum)	5	5	30	30
All other setbacks (Side and Rear)	5	5	5	5
~~Perimeter Buffer (ft) (N8)~~				
Perimeter Buffer (ft) (N8)				
Adjacent to Residential Use Districts	50	50	50	150
Adjacent to Commercial & Mixed-Use Districts	50	25	50	150
Adjacent to Employment/Campus Use Districts	50	0	0	100

Part 3: Chapter 2 Districts; Section 2.3.4, Setbacks for Infill Lots.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the allowances for setback reductions for infill lots in the downtown area, as follows:

2.3.4 Setbacks for Infill Lots

A. Purpose and Applicability. The Town recognizes that certain older and historic neighborhoods may have developed prior to the Lot and Development Standards of the UDO and zoning in general. Lots within said neighborhoods may have been developed with smaller ~~Front~~ Setbacks, thus, establishing a unique character with regard to Building placement. The provisions of this subsection allow (but do not require) the Administrator to approve reduced Setbacks for infill Buildings/ additions that align with ~~the Building placement of existing Structures on the adjacent Lots/ properties~~ **neighborhood character and the Comprehensive Plan.**

B. ~~Administrative~~ Infill Setback Allowance.

1. In any block in any Residential Use District contained in this UDO in which an existing Front Setback is established by existing, legally established Buildings or Structures on more than 60% of the total number of Lots within the same block face fronting on the same Street, the Minimum Front Setback for any new Building, Structure**,** or addition ~~shall~~ **may** be the average of the established Front Setbacks if that dimension is less than the minimum Front Setback established by this UDO.

2. **Any Lot within the SR Use District located within the Downtown Village District Future Land Use category from the Comprehensive Plan that does not meet the minimum Lot Width or minimum Lot Area established by this UDO may use the modified Building placement standards outlined in Table 2.3.4-A.**

Table 2.3.4-A DOWNTOWN VILLAGE DISTRICT INFILL SETBACK ALLOWANCE FOR RESIDENTIAL USES (N1)	
	SR
Building Placement	
Thoroughfare Setbacks (ft)	
Thoroughfare	**25**
Primary Building Setbacks (ft)	
Front Setback (minimum)	**15**
Front Setback (maximum)	**n/a**
Side - Corner Setback (minimum)	**10**

Table 2.3.4-A DOWNTOWN VILLAGE DISTRICT INFILL SETBACK ALLOWANCE FOR RESIDENTIAL USES (N1)		
		SR
Building Placement		
Side - Interior Setback (minimum)		**5**
Rear Setback (minimum)		**20**
N1	**Reference Uses in Chapter 3. Applicable only to Permitted Uses (P).**	

Part 4: 3 Use Provisions; Section 3.3.9. A Additional Use Provisions; Infrastructure Uses – Additional Use Provisions; Infrastructure/Utilities (Major)

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify required landscape and fencing for Major Infrastructure/Utility uses to create consistent standards with the adopted Engineering Design and Construction Standards and Minor Infrastructure/Utility uses, as follows:

A. Infrastructure/Utilities (Major).

1. Major Essential Services Standards and Limitations. The following provisions apply to major essential services.

a. Fencing and Buffering. All treatment operations, power generation, and electrical substations shall occur behind a minimum 6 f~~ee~~t high fence. ~~The type of fence selected~~ **Fencing materials** shall be compatible with development in the surrounding area, as determined by the Administrator. A security wire (barbed, razor, etc.) may be located on the ~~inside~~ **top** of the fence ~~but shall not extend above the top of the fence~~ **and angled towards the inside of the fence**. Type C ~~landscaping~~ **screening** shall be installed around the perimeter of the fenced area, except for entry gates or doors.

Part 5: 3 Use Provisions; Section 3.3.9. B Additional Use Provisions; Infrastructure Uses – Additional Use Provisions Infrastructure/Utilities (Minor)

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify required landscape and fencing for Minor Infrastructure/Utility uses to create consistent standards with the adopted Engineering Design and Construction Standards and Major Infrastructure/Utility uses, as follows:

B. Infrastructure/Utilities (Minor).

1. ~~Wastewater Pump Station Landscaping.~~ **Fencing and Buffering. Fencing materials shall be compatible with development in the surrounding area, as determined by the Administrator. A security wire (barbed, razor, etc.) may be located on the top of the fence and angled towards the inside of the fence.** All above ground

Buildings, Structures**, operations, or equipment** ~~greater than 100 square feet in area~~ shall be landscaped to provide Type B screening ~~as determined by the Administrator~~ **or** in accordance with the Engineering Design & Construction Standards.

Part 6: Chapter 3 Use Provisions; 3.3.9 Additional Use Provisions; Infrastructure Uses – Additional Use Provisions; Parking Lot – Principal Use.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to relocate subsection related to parking lot screening to Chapter 5: Landscaping:

D. Parking Lot – Principal Use

1. Setbacks. A Parking Lot not otherwise associated with a primary ~~Structure~~ **Building** shall be subject to the primary ~~Structure~~ **Building** for the District but it shall not be less than 20 f~~ee~~t from all Front**, Side,** and Side**-Corner** ~~property~~ **Lot** lines.

2. DMX District. Parking Lots in the DMX District are subject to the following design standards

a. Parking Lots shall be designed so they can be adaptively reused for future Building pads, event spaces, and similar downtown-oriented Uses/activities.

b. Parking Lot surfaces shall be limited in size and segmented into smaller paved areas to reduce their visual impact on the downtown area. Individual Parking Lot surface areas shall be limited to 150 linear feet along Rights-of-Way.

c. **Vehicle** Parking Area screening **shall be provided as required by Section 5.3.2**.~~is required if located in front of the Maximum Setback. Screening must include a compact row of Dwarf Burford Holly (or equivalent) planted three feet on center (3' o.c.) and a minimum of 24 inches in height at the time of planting and include 1 stone column as specified in the Town's Engineering Design and Construction Standards for each 60 feet of Parking Area Frontage with a maximum spacing of 75 feet in lieu of the Parking Area screening specified in Section 5.3.2.B.~~

Part 7: 3 Use Provisions; Section 3.4.2.H. Accessory Uses, Buildings, Or Structures; Residential Use Districts and Residential Uses in All Other Districts; Fences and Walls.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify defined terms, as follows:

4. Permitted Materials.

a. Front Yard, Side-Corner Yard, or Perimeter Street Frontage of a Subdivision: Wood or vinyl picket, brick wall, or Ornamental **Fence** only.

b. Side-Interior or Rear Yard: Wood, vinyl, Ornamental **Fence**, brick wall, or chain link.

5. Control of Access Fencing. All new or replacement of control of access fencing along the Right-of-Way shall be black Ornamental **Fence**.

Part 8: Chapter 3 Use Provisions; Section 3.4.2.K, Accessory Uses, Buildings, or Structures; Residential Use Districts and Residential Uses in Nonresidential Use Districts; Home Occupations.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify certain Home Occupation allowances related to number of customers and commercial vehicles:

K. Home Occupations.

1. Typical permitted Home Occupation activities include office Uses, personal services, education Uses, and retail Uses (online only) including the fabrication of goods and artisanal activities.

2. Home Occupations are limited to:

   ~~(i)~~ **a.** family members residing within the Dwelling Unit and who make the Dwelling Unit their primary place of residence;

   ~~(ii)~~ **b.** a maximum of 1 non-resident employee;

   c. a maximum of 1 customer/client at the residence at any time, unless otherwise specified; or, a maximum of 5 students at a time for any classes held in association with the Home Occupation (baking, craft, dance, etc.).

3. The Use of the Dwelling Unit for a Home Occupation shall be incidental and subordinate to the Use for residential purposes by the occupants. No more than 10% of the Gross Floor Area of the Dwelling Unit shall be used in the conduct of the Home Occupation.

4. There shall be no structural additions, enlargements or exterior alterations changing the residential appearance of the Dwelling Unit or the Lot or other visible indications of the conduct of the Home Occupation.
5. There shall be no internal or external alterations, construction features, or use of electrical or mechanical equipment which would change the fire rating of the Structure.

6. There shall be no traffic generated by a Home Occupation which is greater in volume than that which would be normally expected in the residential area.

7. There shall be no equipment or process used in the Home Occupation which creates noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses at any point beyond the Lot Line in such a manner as to annoy, disturb, frighten or otherwise interfere with the use and quiet enjoyment of adjacent properties, or which creates water usage or the production of sewage other than domestic in nature.

8. There shall be no electrical or mechanical equipment utilized in the Home Occupation which will create any visual or audible interference with radio or television reception or which will cause fluctuations in line voltage off the premises.

9. The Home Occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than vehicles normally associated with residential home delivery.

10. There shall be no commercial vehicles and no more than 1 noncommercial vehicle associated with the Home Occupation.

Part 9: 3 Use Provisions; Section 3.4.3.C. Accessory Uses, Buildings, Or Structures; Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses In Residential Use Districts; Fences and Walls.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify defined terms and provide consistency in text across sections, as follows:

3. Permitted Materials~~/Type~~.

a. Front and Side-Corner Yard: Ornamental Fence only.

b. Side or Rear Yard: Black vinyl coated chain link or black Ornamental Fence.

c. Exceptions: Fencing in Employment/ Campus Use Districts is exempt from the Permitted Materials~~/Type~~ requirements if the fencing is not visible from the Right-of-Way or any adjacent Residential Use District.

4. Control of Access fencing. All new or replacement of control of access fencing along the Right-of-Way shall be black Ornamental **Fence**.

Part 10: 3 Use Provisions; Section 3.4.3. Accessory Uses, Buildings, Or Structures; Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts.

Add new subsection D to add text as indicated in **bold** to add Use Standards for Murals in Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts, as follows:

D. Wall Murals.

1. Maximum Area.

a. Buildings.

i. Primary façade facing Front Lot Line: Subject to the maximum Wall Sign Surface Area allowances for the front façade in the Use District.

ii. All other façades: 600 sq ft.

b. Structures. 600 sq ft.

2. Maximum Number. 1 per Building or Structure.

3. Materials.

a. The materials used to produce the Wall Mural shall be appropriate for outdoor use (i.e., long lasting).

b. Paint products shall be safe for masonry use if paint is applied to Type-1 materials. Alternate mediums that can be removed readily from Type 1 Building materials may be utilized (i.e. canvas, tile, metal panels, or similar Building materials with an approved attachment method, or materials such as applied sheet graphics and appliqués). Other new materials can be utilized provided they are found to be non-detrimental to the surface on which applied.

c. If a Wall Mural is constructed off-site on moveable panels to be installed on a façade, the attachment must comply with the NC Building Codes, subject to required permits and inspections. Panels must not cover window or door openings or otherwise impede building egress or pedestrian traffic or block/cover any intake or exhaust openings (maintaining proper clearance), the attached devices must not compromise the structure integrity of the surface to which the panels are attached, and the panels must be securely attached to prevent failure due to high wind conditions, vandalism or age.

i. All installation hardware must be rust resistant

ii. Wooden panels must be sanded, sealed and waterproofed (with proper primer and topcoat) on the front, sides, and back.

4. Design. Wall Murals shall be integrated with the Building or Structure's façade to enhance the architecture or aesthetics of the Building or Structure.

a. Colors used should be harmonious with the exterior colors of the Building or Structure. Neon, fluorescent, or reflective colors or materials are not permitted.

b. Wall Murals shall not project from the wall surface. Electrical or mechanical components or a changing image art display are prohibited.

c. Wall Murals shall not interrupt major architectural elements or features of a Building or Structure.

d. Wall Murals located on the wall of a Historic Structure shall comply with any applicable requirement of a Certificate of Appropriateness.

5. Content. Wall Murals shall not:

a. Contain commercial messages, logos, trademarked materials, universally recognized symbols or advertise or promote any business, product, goods, activity, services or interests; or,

b. Imitate, copy, purport to be, or may be confused with any authorized official Sign, traffic Sign, traffic signal, or traffic control device; or

c. Contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful.

6. Installation and Maintenance.

a. All surfaces must be power washed prior to installation.

b. Anti-graffiti coating (non-sacrificial) is required.

c. UV ray resistant paint is required.

d. Wall Murals shall be maintained in good repair, free from peeling paint or damage due to age, weather, vandalism, or the like. If for any reason the Wall Mural is removed, altered, or destroyed, the property owner is responsible for restoring the surface of the Wall Mural to the original condition.

Note: The following sections will be relettered: Outdoor Display or Sales shall be relettered from D. to E.; Outdoor Seating from E. to F.; Outdoor Storage from F. to G.; Helipads from G. to H.; Mobile Classrooms from H. to I.; Parking of Commercial and Recreational Vehicles from I. to J.; and Trash/Recycling Containers from J. to K.

Part 11: Chapter 4 Open Space and Conservation; Consolidated Open Space & Conservation Requirements; Table 4.2-A – Minimum Open Space Requirements By Zoning District Table:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to refine and enhance conservation subdivision application and requirements.

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
ON-SITE PRIVATE OPEN SPACE													
Method 1: Standard Projects (N1, N2 & N3)													
Total Minimum Required (% of total	30%	30%	30%	15%	15%	12%	1%	15%	15%	10%	1%	3%	3%

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
Project ~~site~~ Area)													
The *Total Minimum Required* Open Space may include a combination of 3 components: Tree Preservation, Active Recreation, and/or Urban Civic Space in ~~addition to~~ accordance with the minimums listed below, as applicable.													
Component 1. Tree Preservation Area (minimum) (N5)	25%	20%	20%	10%	10%	10%	0%	0%	10%	0%	0%	0%	0%
Component 2. Active Recreation Area (minimum) (N5)	0%	5%	5%	5%	5%	0%	0%	2%	2%	0%	0%	2%	2%
Component 3. Urban Civic Space (minimum)	n/a	n/a	n/a	n/a	n/a	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0. 5% (N4)	200 sf/0. 5% (N4)	n/a	n/a
Flexible Space	5%	5%	5%	0%	0%	1.5%	0.5%	12.5%	2.5%	9.5%	0.5%	1%	1%
Method 2: Conservation Subdivision (N6)													
Total Minimum Required (% of ~~total~~ net Project ~~site~~ Area)	50%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
The *Total Minimum Required* Open Space requires Tree Preservation Area in accordance with the minimum listed below. Flexible space may include Active Recreation Area, Urban Civic Space, or additional Tree Preservation Area.													
Component 1: Tree Preservation Area	**40%**	**30%**	**30%**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
Flexible Space	**10%**	**10%**	**10%**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**
PUBLIC PARK LAND REQUIREMENT (RESIDENTIAL DWELLING UNITS) (~~N6~~**N7**)													
Public Park Land (required in addition to On-Site Private Open Space minimum)	Refer to Section 4.7 Public Park Land												
CONSERVATION **BUFFER** AREA REQUIREMENT (WHERE PRESENT)													
Minimum Conservation **Buffer** Area	Conservation Buffer Areas ~~and their associated buffers~~ shall be provided where natural features (such as riparian corridors and designated greenways) exist on the subject ~~site~~ **Lot** pursuant to subsection 4.8 of this Chapter. Required Conservation **Buffer** Areas may be used to meet portions of On-Site Private Open Space requirements.												

Notes:
N1. Non-residential Uses located in a Residential Use District shall follow the requirements listed for the NMX District.
N2. On-site Private Open Space is required for all Major Subdivisions - Residential where the resulting Plat/Subdivision action results in 5 or more Lots and Development Plans that include Attached or Apartment Dwellings.
N3. The total minimum required On-site Private Open Space is inclusive of other requirements including tree preservation **areas,**/Conservation **Buffer** Areas, floodplains, Perimeter Buffers, landscaping etc.
N4. Where 2 standards are listed in the table for a specific ~~zone~~ **Use District** and Open Space type, the greater standard shall apply. Infrastructure Uses shall not be required to provide Urban Civic Space.
N5. For Projects that could be considered in multiple Open Space categories, the most stringent requirements shall apply. Infrastructure Uses shall not be required to provide Active Recreation Area.
N6. **Refer to UDO Section 8.5, Subdivision Lot Design Standards for Conservation Subdivision requirements. Total Minimum Required based on net Project Area after removing constrained land areas (slopes more than 35 percent of at least 5,000 sf contiguous area; the 100-year floodplain; bodies of open water; and wetlands).**
N7: Applicant may pay the Town a payment in lieu of providing Public Park Space pursuant to the limits ~~of~~ outlined in this table and the standards outlined in Section 4.7.2.

Part 12: Chapter 4 Open Space and Conservation; Section 4.3.2 Consideration of Utility Areas

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove SCM as permitted open space when located in a Conservation Neighborhood, as follows:

4.3.2 Consideration of Utility Areas. Utility areas may be considered eligible for contribution to the required On-Site Private Open Space only after all other priority areas have been considered as outlined in subsection 4.2.2 except as noted below:

A. Above-ground utility easements and Rights-of-Way are ineligible regardless of whether the above ground facilities are in place.

B. Utility easements and rights-of way for belowground utilities may be utilized only for those areas where the easement-holder or owner permits public access and/or usage (e.g., trail crossing, recreational field)

C. Up to 50% of a Stormwater Control Measures (SCMs) may be eligible subject to the following conditions:

1. It is designed for dry weather usage (e.g., dry detention areas) as fields or other active recreation activities; or,

2. The SCM includes 1 or more of the following recreation-related design elements:

a. A trail for walking or jogging along the SCM a minimum of 50% of the perimeter length of the SCM; or,

b. 1 bench for every 50 linear feet of perimeter length of the SCM; or,

c. A decorative water feature, such as aeration or fountain fixture; or,

d. A fishing dock/pier; or,

e. A minimum of 2 educational signs explaining the function and benefits of the SCM. The minimum Sign Surface Area shall be 6 square feet and maximum height shall be 4 feet~~.~~**; and,**

3. The project is not located within the Conservation Neighborhood Future Land Use category from the Comprehensive Plan.

Part 13: Chapter 5 Landscaping; Section 5.3.1 Perimeter Buffer; Table 5.3.1-A Perimeter Buffer Types and Standards.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify required evergreen percentages, correct terminology, and reorganize Perimeter Buffer Types and Standards table, as follows:

Table 5.3.1-A – Perimeter Buffer Types and Standards **(N1)**			
Type	A: Open	B: Semi	C: Opaque
Opacity	0**%**	40%	80%
~~**Deciduous**~~ **Overstory** Tree/ft~~*~~**(N2)**	2/100~~'~~	3/100~~'~~	5/100~~'~~
~~**Percent Evergreen**~~	~~0~~	~~40%~~	~~80%~~
Shrubs/ft (N2)	**5/100**	**10/100**	**20/100**
Percent Evergreen (N3)	**0%**	**40%**	**80%**
~~**Shrubs/ft***~~	~~5/100'~~	~~10/100'~~	~~20/100'~~
Height ~~of Buffer~~ **(ft)**	0~~'~~	4~~'~~	8~~'~~
Width ~~of Buffer~~ **(ft)**	5~~'~~	10~~'~~	20~~'~~
N1: Standards are the minimum required unless otherwise modified by this UDO or a Conditional Zoning District (CD). **N2:** ~~*Deciduous~~ **Overstory** trees and shrubs shall be provided for each 100-foot segment of the ~~site~~ **Project** perimeter, or proportionally for a fraction of 100 f~~ee~~t. **N3: Overstory trees and shrubs shall meet the minimum percent evergreen.**			

Part 14: Chapter 5 Landscaping; Section 5.3.1 Perimeter Buffer; Table 5.3.1-B Required Perimeter Buffer.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify required Perimeter Buffers in Employment/Campus Use Districts, modify Thoroughfare Buffers in Residential Use Districts, and add standards for Perimeter Buffers adjacent to Streets, as follows:

Table 5.3.1-B Required Perimeter Buffer

		Subject ~~Property~~ **Lot** Use District (N1)												
		RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP **(N4)**	IVMX **(N4)**	BRT **(N4)**	HI **(N4)**
Abutting ~~Property~~ **Lot** Use District	RR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	SR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	NR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	NCR	A	A	A	A	A	B	(N2)	B	B	C	C	C	C
	MXR	A	A	A	A	A	B	(N2)	B	B	C	C	C	C
	NMX	A	A	A	A	A	A	(N2)	B	B	C	C	C	C
	DMX	A	A	A	A	A	A	(N2)	B	B	C	C	C	C
	RMX	A	A	A	B	B	A	(N2)	A	A	B	B	B	B
	CB	A	A	A	B	B	A	(N2)	A	A	B	B	B	B
	SP	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	IVMX	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	BRT	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	HI	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	PUD	**Determined by Administrator**						(N2)	**Determined by Administrator**					
Abutting Street	NC540	See Chapter 4 – Conservation Buffer Area (N3)						(N2)	See Chapter 4 – Conservation Buffer Area (N3)					
	NC55							(N2)						
	Th-fare **(N5)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	A	A	(N2)	B	B	B	B	B	B
	All Other Streets	**Shall follow abutting Lot Use District standards based on Use District of the Lot on the opposite side of the Street**						(N2)	**Shall follow abutting Lot Use District standards based on Use District of the Lot on the opposite side of the Street**					
	~~PUD~~	~~Determined by Administrator~~						~~(N2)~~	~~Determined by Administrator~~					

N1: Unless otherwise specified in Chapter 3, non-residential uses located in a Residential Use District shall follow the requirements for the NMX district.
N2: Large ~~Deciduous~~ **overstory** trees planted 40ft on center.
N3: Conservation Buffer Area needs to meet the opacity requirements for a Type B Perimeter Buffer and supplement if sufficient vegetation does not exist in the Conservation Buffer Area
N4: Minimum width for Perimeter Buffer may vary. See Table 2.2.3-A Employment/Campus Use Districts Development Standards, Perimeter Buffer. Where existing vegetation exists, the

Table 5.3.1-B Required Perimeter Buffer
Perimeter Buffer shall be left undisturbed and supplemented to meet the minimum Perimeter Buffer opacity. **N5: Minimum width for Thoroughfare Perimeter Buffer shall be a minimum of 10 ft for Type A; 15 ft for Type B, and 25 ft for Type C. Refer to Section 5.3.5 for Thoroughfare Street tree requirements.** **N6: For Projects with Dwellings Units accessed from a rear alley with principal entrances facing Thoroughfare Streets, a Type A Perimeter Buffer shall be required.**

Part 15: Chapter 5 Landscaping; 5.3.2 Vehicle Area Screening

Add new subsection C to add text as indicated in **bold** to add additional screening standards for all parking lots within the Downtown Mixed-Use district, as follows:

5.3.2 Vehicle Parking Area Screening

A. Applicability. This section shall apply to all new surface, Vehicle Parking Areas (with the exception of Detached Dwelling Unit Driveways) and expanded surface Vehicle Parking Areas shall be subject to the regulations of this Chapter. Vehicle Parking Areas shall include areas used for the parking or display or automobiles, vehicles, boats, truck or farm equipment associated with a dealership or leasing business. Vehicle Parking Areas shall not include areas used for Off-Street Loading Areas, semi-truck maneuvering areas and semi-truck Parking Areas.

B. Requirement. If a Vehicle Parking Area is located in a Front Yard; in a Side Yard adjacent to a Residential Use District; or in a Rear Yard adjacent to a Residential Use District, the edge of the Parking Area facing such Street or Residential Use District shall be screened by one of the following:

1. Shrubs: A compact row of shrubs/Hedge Plants planted 3 feet on-center and a minimum of 24 inches in height at the time of planting;

2. Shrubs and fence, wall, or berm: Shrubs/Hedge Plants in combination with an ornamental, masonry wall, or earthen berm, provided that the total amount of plant material is at least 50% of what would be required under this Chapter if no wall, fence or berm were installed; or,

3. Grade Separation: The surface elevation of the Parking Area is at least 3 feet below the elevation of the Lot Line located along such Yard, and where the minimum elevation separation is represented by an average slope of not less than 25% percent from the Lot Line to the edge of the Parking Area.

C. DMX District. In lieu of the Vehicle Parking Area screening specified in Section 5.3.2.B.W, when a Vehicle Parking Area faces a Street, Vehicle Parking Area Screening shall include:

i. a compact row of Dwarf Burford Holly (or equivalent) planted 3 ft on center, a minimum of 24 in in height at the time of planting; and,

ii. for each 60 ft of Vehicle Parking Area Frontage, 1 stone column, as specified in the Town's Engineering Design and Construction Standards, with a maximum spacing of 75 ft between stone columns.

Part 16: Chapter 5 Landscaping; Section 5.3.5 Street Trees

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify Street Tree planting sizes and correct table reference:

5.3.5 Street Trees

In addition to Perimeter Buffers, Street trees shall be planted along all Streets in accordance with this section.

A. Type, Size, and Spacing.

1. Collector, Local and Cul-de-Sac Streets.

a. Projects Utilizing Less Than a 20 Foot Setback:

i. Shall install deciduous trees of a species appropriate to the setting and as specified by the approved Street tree list of this Chapter;

ii. Spacing shall be a minimum of 30 feet from center of trunk to 45 feet from center of trunk.

b. Projects Utilizing a 20 Foot or Greater Setback:

i. Spacing shall be a minimum of 50 feet from center of trunk to 65 feet from center of trunk.

c. Minimum size at planting shall be 2.5 inch caliper.

2. Thoroughfares.

a. Shall be required to install deciduous trees as specified by the approved Street tree list of this Chapter, or as further specified in the Comprehensive Plan Thoroughfare Planting Plan. Where existing overhead utilities interfere with part of the landscape area, the large deciduous tree requirement may be substituted by installing small deciduous trees.

b. Minimum size at planting shall be 2.5 inch caliper ~~as specified in Table 5.7.1-A~~.

c. Spacing of trees shall be a minimum of 40 feet from center of trunk; maximum 60 feet from center of trunk.

Part 17: Chapter 5 Landscaping; Section 5.3 Standards by Location Table 5.3.5-A - Approved Street Tree Species

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the approved street tree list, primarily focused on removing tree species that are susceptible to infestations, diseases, and are not pollution tolerant, as follows:

E. Approved Street Tree List

Table 5.3.5-A-A – Approved Street Tree Species (N1)	
Scientific Name	Common Name
Acer Buergeranum	Trident Maple
~~Acer Campestre~~	~~Hedge Maple~~
Acer Griseum	Paperbark Maple
Acer Palmatum	Japanese Maple
Acer Succharinum	Sugar Maple
Acer Truncatum	Purplebow Maple
Acer X Freemanii	Freeman Maple
~~Aesculus X Carnea "Briotii"~~	~~Ruby Red Horse Chestnut~~
Amelanchier arborea	**Common Serviceberry**
Carpinus Betulus	European Hornbeam
Carpinus Caroliniana	American Hornbeam
~~Carpinus Caroliniana~~	~~American Hornbeam~~
~~Carya Cordiformis~~	~~Bitternut Hickory~~
Carya Glabra	Pignut Hickory
Carya Ovata	Shagbark Hickory
Castanea Mollissima	Chinese Chestnut
Celtis Laevigata	Sugar Hackberry
Celtis Occidentalis	Common Hackberry
Cercis Canadensis	Eastern Redbud
Cercis Chinensis	Chinese Redbud
Chanaecyparis Obtusa "Filicoides"	Hinoki ~~Flasecypress~~ **Falsecypress**
Chionanthus Retusus	Chinese Fringetree
Chionanthus Virginicus	Fringetree
Cornus Florida	Flowering Dogwood
Cornus Kousa	Kousa Dogwood
Cornus Kousa X Florida	Rutger's Hybrid Dogwood
Corylus Americana	American Hazelnut
Cotinus Coggygria	Smoketree **or Smokebush Tree**
~~Crataegus Phaenopyrum~~	~~Washington Hawthorne~~
Crataegus Viridis 'Winter King'	Green Hawthorne
Diospyros Virginiana	Persimmon
Fagus Grandifolia	Beech
~~Fraxinus Americana~~	~~White Ash~~
~~Fraxinus Pennsylvanica~~	~~Green Ash~~
Ginkgo Biloba	Ginkgo
Gleditsia Tricanthos Inermis "Shademaster"	Shademaster Honeylocust
Gymnocladus Dioicus	Kentucky Coffeetree
Halesia Carolina	Carolina Silverbell
Lagerstroemia Indica	Crape-Myrtle

Table 5.3.5-A-A – Approved Street Tree Species (N1)	
Liriodendron Tulipifera	Tulip-Poplar
Magnolia Acuminata	Cucumber Magnolia
Magnolia Grandiflora	Southern Magnolia
Magnolia Liliflora	Lily Magnolia
~~Magnolia Soulangiana~~	~~Saucer Magnolia~~
Magnolia Stellata	Star Magnolia
Magnolia Tripetala	Umbrella Tree
Magnolia X Loebneri “Merrill”	Merrill Magnolia
Metasequoia Glyptostroboides	Dawn Redwood
Nyssa Sylvatica	Black Gum
Ostrya Virginiana	Hophornbeam
~~Oxydendrum Arboreum~~	~~Sourwood~~
Pinus Thunbergiana	Japanese Black Pine
Pistacia Chinensis	Chinese Pistache
~~Prunus Cerasifera “Pissardii”~~	~~Purpleleaf Plum~~
Prunus Serrulata Kwanzan	Kwanzan Cherry
Prunus Subhirtella Pendula	Weeping Cherry
~~Prunus X “Okame”~~	~~Okame Cherry~~
~~Prunus Yedoensis~~	~~Yoshino Cherry~~
Quercus Alba	White Oak
Quercus Coccinea	Scarlet Oak
Quercus Falcata	Southern Red Oak
Quercus Laurifolia	Laurel Oak
~~Quercus Laurifolia~~	~~Laurel Oak~~
Quercus Lyrata	Overcup Oak
Quercus Nuttalli	Nuttall Oak
Quercus Palustris	Pin Oak
Quercus Phellos	Willow Oak
Quercus Robur “Fastigiata”	~~Fastigiante~~ English Oak
Quercus Rubra	Northern Red Oak
Quercus Rubra Maxima	Eastern Red Oak
Quercus Virginiana	Live Oak
Querus Shumardii	Shumard Oak
Querus Stellate	Post Oak
Querus Velutina	Black Oak
Taxodium Distichum	Bald Cypress
Tilia Cordata	Little Leaf Linden
Tsuga Canadensis	Canadian Hemlock
Tsuga Caroliniana	Carolina Hemlock
Ulmus Americana “Princeton”	**“Princeton” American Elm**
~~Ulmus Parvifolia~~	~~Lacebark Elm~~
~~Ulmus Parvifolia~~	~~Chinese Elm~~
Zelkova Serrata	Japanese Zelkova
N1: Street trees shall be single stem and tree form.	

Part 18: Chapter 5 Landscaping; Section 5.5.2 Fence and Walls Within Perimeter Buffers

Modify text as indicated in **bold** to clarify fence and landscaping locations within Perimeter Buffers:

5.5.2 Fence and Walls Within Perimeter Buffers

A. When a Fence or wall is used in conjunction with required Perimeter Buffer landscaping, the Fence or wall must be installed at a minimum of 10 f~~ee~~t from the Right-of-Way, **with trees and shrubs distributed on either side of the Fence or wall**.

B. When an opaque fence or wall which is a minimum of 6 f~~ee~~t in height is used within the Perimeter Buffer, the required landscaping for that portion of the perimeter may be reduced by up to 25% of the required landscaping.

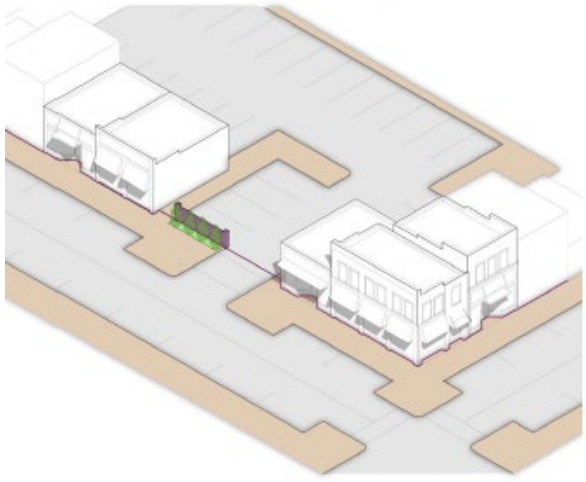
Part 19: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.2.E, Building Design Standards, Building Placement and Orientation.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to enhance the placement of buildings along the street and create an alternative with placement along primary access driveways, as follows:

E. Building Placement and Orientation.

1. The placement of Buildings should reinforce the Street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

Figure 8.2-A - Buildings Sited to Create a Street Wall



2. **At least 1** Building façade~~s~~ ~~should~~ **shall** be parallel to the **Front** Lot Line**, a Public or Private Street, and/or a primary Interior Access Driveway designed to appear as an extension of the Public Street network,** unless an alternative is approved ~~during~~

~~development review~~ **by the decision-making body. When parallel to a Private Street or primary Interior Access Driveway, the design shall:**

a. have a minimum cross-section and streetscape elements matching an urban type Local or Collector Street as designated in the Comprehensive Plan and Engineering Design and Construction Standards; and,

b. include parallel parking spaces, unless the Administrator determines parallel parking is not feasible or practical.

3. The area between the Building and the Front Lot Line, **Public or Private Street, and/or primary Interior Access Driveway** shall **be as close as possible to the Grade of the Public or Private Street, and/or primary Interior Access Driveway and** include amenities such as landscaping, tables, and seating.

4. When a Commercial/Mixed-Use Building is located less than 50 feet from a **Public or** ~~Street,~~ **Private Street and/or primary Interior Access Driveway,** the Building shall be oriented so that at least 1 principal entrance faces the Public **or** ~~Street,~~ **Private Street and/or primary Interior Access Driveway,** rather than the interior of the site. In the case of a Corner Lot, the principal entrance shall face the Front Lot Line **unless an alternative is approved by the decision-making body**.

5. Principal entrances to Buildings should be located to provide easy access to public transit stops where applicable.

6. Buildings shall not significantly overshadow private Open Spaces or the common/public area windows of adjacent Buildings to prevent the significant loss of amenity to adjacent Buildings and private Open Spaces.

7. Forecourts may be used to provide entry yards or for outdoor dining, display merchandise, and/or entries to individual tenants or units.

Part 20: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.2.F.2., Building Design Standards, Façade Standards; Primary Façade Standards.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify painted materials are permitted in association with permitted works of art, such as murals, as follows:

2. Primary Façade Standards. Any Building façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District, and all Building façades in the DMX District, shall be designed pursuant to the following standards:

a. Building Materials.

i. Building Material Types and Colors.

(a) Building Material Types. All Building Materials should be durable. Building Material types are defined as follows:

(i) Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination thereof; or similar material determined by the Administrator.

(ii) Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator.

(iii) Type 3 Materials: high quality, smooth finish metal panel or similar material determined by the Administrator.

(iv) Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone or concrete (including concrete block) **except for Wall Murals**; metal siding except as specified as Type 3 material; plastic; or similar material determined by the Administrator.

Part 21: Part 19: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.5.3, Subdivision Lot Design Standards, Subdivision Types; Conservation Subdivision Option.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify development requirements for conservation subdivisions, as follows:

B. Major Residential Subdivision. A Major Subdivision - Residential is a Subdivision that contains 5 or more Lots or involves new Public Streets, extensions of Public Streets or the extension of public utilities in a Residential Use District.

1. Conservation Subdivision Option.

a. Applicability and Intent

i. Applicable Districts. RR, SR and NR.

ii. Intent. To preserve Open Space contributing to the character of an area and eliminate suburban sprawl while permitting some development to occur, a Conservation Subdivision is permitted to permit very low density development. This development technique clusters house sites to preserve natural features and environmentally sensitive areas.

b. Development Requirements

i. **Maximum Number of Lots. A Lot yield plan shall be prepared to determine the maximum number of Lots reasonably achievable by a standard Subdivision using the Development Standards and Subdivision Lot design standards of the Base District.**

(a) The Lot yield plan shall show how the Lot could be subdivided to yield the maximum number of buildable Lots.

(b) The Lot yield plan does not have to meet the submittal requirements for a Major Subdivision but must be realistic and economically capable of being constructed. Potential Lots and Streets shall not be designed in a manner that would not ordinarily be permitted by a standard Subdivision plan.

(c) The Lot yield plan is not intended to permit the actual development of the Lot and is only prepared to determine the maximum number of Lots for the conservation subdivision.

ii. Lot Access. Every Lot shall be accessed via a Public Street or shared private Driveway. If by a shared private Driveway, the minimum standards are as follows: minimum pavement width: 12 ft; minimum easement width: 20 ft.

iii. Conservation Area Requirement. Constrained land areas (slopes more than 35 percent of at least 5,000 sf contiguous area; the 100-year floodplain; bodies of open water; and wetlands) and the minimum required Private On-Site Open Space shall be identified as a Conservation Area and placed in a Conservation Area easement where no development activity, with the exception of Active Recreation Areas and passive recreation elements, may occur. Routine maintenance and other measures to ensure public safety are permitted within the Conservation Area.

Part 22: Chapter 9 Signs; Table 9.2., Signs; Applicability; Exempt Signs.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove murals from the sign chapter since murals will be regulated by Chapter 3 as an accessory use, as follows:

B. Exempt Signs.

1. Any Sign required by any local, state or federal governmental agency.

~~2. Works of Art - murals subject to the following:~~

~~a. Murals are considered a form of public art and do not require a Sign Permit.~~

~~b. Murals are permitted on Building walls in the DMX and IVMX districts only.~~

~~c. Murals must not contain any logos, slogans, trademarks or advertising messages of any kind.~~

~~d. Mural shall not cover up or interrupt major architectural elements of a Building.~~

~~e. Maximum mural size is 32 sf surface area.~~

2. ~~3.~~ Cornerstones with dedication dates and Building name if less than 4 sf.

3. ~~4.~~ 1 governmental flag as defined by GS §144-7 up to 40 sf in size and 1 flag pole up to 35 ft in height per Lot.

4. ~~5.~~ Gateway Signs or Focal Points if required by Chapter 8 of this UDO.

5. ~~6.~~ Fence Wraps as defined by GS §160D-908.

Part 23: Chapter 9 Signs; Table 9.5.2-C, Sign Regulations in All Use District, Sign Regulations: Sign Regulations for Temporary Signs.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify and simplify temporary sign regulations:

TABLE 9.5.2-C - SIGN REGULATIONS: SIGN REGULATIONS FOR TEMPORARY SIGNS

Use District	Use	Sign Type	Sign Regulations			
			Maximum Number	Maximum Sign Surface Area (sf)	Maximum Height (ft)	Time
Residential	**Residential Use** **~~(All)~~**	Freestanding (Single-Faced)	1 (N1)	6	4	(N2)(N3)(N4)
		Freestanding (Double-Faced)	1 (N1)	6	4	(N2)(N3)(N4)
		Wall	~~(N5)~~ **1 (N1)**	~~(N5)~~ **6**	~~(N5)~~ **n/a**	(N2)**(N4)**
		Window	No limit	25% of window area (N6)	n/a	(N3)
	Non - Residential Use	**Freestanding (Single-Faced)**	**1 (N1)**	**24**	**6**	**(N2)(N3)(N4)(N6)**
		Freestanding (Double-Faced)	**1 (N1)**	**32**	**6**	**(N2)(N3)(N4)(N6)**
		Wall	**1 (N1)**	**32**	**n/a**	**(N2)(N4)**
		Window	**No limit**	**25% of window area (N6)**	**n/a**	**(N3)**
Non-Residential	All	Freestanding (Single-Faced)	1 ~~(N7)~~ **(N1)**	24	6	(N2)(N3)(N4)~~(N8)~~**(N6)**
		Freestanding (Double-Faced)	1 ~~(N7)~~ **(N1)**	40	6	(N2)(N3)(N4)~~(N8)~~**(N6)**
		Wall	~~(N5)~~ **1 (N1)**	~~(N5)~~ **32**	~~(N5)~~ **n/a**	(N2)**(N4)**
		Window	No limit	25% of window area (N6)	n/a	(N3)

TABLE 9.5.2 - C - NOTES	
N1	~~1 Freestanding Sign shall be permitted for each: Street Frontage of a Lot; entrance of a Subdivision under construction; each Lot Line abutting a platted common area; and, each Lot Line abutting a recreational area developed as part of the same Subdivision.~~ **Residential Uses: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Lot entrance.** **Single Use Site: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Street Frontage.** **Integrated Center: 1 Temporary Wall Sign shall be permitted for each tenant space, and, 1 Temporary Sign shall be permitted for the Integrated Center; or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Street Frontage.** **Other Uses: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Lot entrance.**
N2	Time: Unless otherwise permitted by this Chapter, Signs shall be permitted a maximum 4x per calendar year; 21 days per occurrence; 30 days between occurrences. **Temporary Signs placed on a Lot within the first 60 days after receiving a Certificate of Occupancy shall be permitted for 30 days.**
N3	Location: Signs located outside of businesses, Temporary Real Estate Offices, and open houses shall only be displayed during business and/or open house hours or when the property is for sale; shall be within 10 ft of the main customer entrance and shall not be located in any Public Right-of-Way; and shall not be illuminated.
N4	Time: For Signs erected during construction: must be placed ~~less than~~ **no earlier than** 30 days prior to the issuance of Civil Construction Drawing approval and removed ~~less than~~ **no later than** 15 days after the issuance of a Certificate of Occupancy.
~~**N5**~~	~~Area: There shall be no limit to the number of Wall Signs per façade, provided that: (i) the total Sign Surface Area of all Wall Signs located on each Building façade shall not exceed the maximum Sign Surface Area for the Building façade upon which such Signs are located; (ii) all Signs or message elements shall be considered parts of the same Sign and shall be measured as set forth in Section 9.4 – Calculation of Sign Measurements.~~
~~**N6**~~ **N5**	Area: For multi-pane windows, the surface area of the window equals the combined surface area of the individual panes, or in the case of a glass curtain wall, the combined surface area of the individual glass panels.
~~**N7**~~	~~Number: If the Front Sign Zone has between 300 and 1000 ft of length and has more than 1 Driveway or entrance Street, 1 additional double-faced or 2 additional single-faced Signs are allowed per Front Sign Zone. If the Front Sign Zone has more than 1000 ft of length and has more than 2 Driveways or entrance Streets, 2 additional double-faced or 4 additional single-faced Signs are allowed per Front Sign Zone.~~

TABLE 9.5.2 - C - NOTES	
~~N8~~ N6	Time: Temporary Signs located on properties for sale or lease may remain for up to ~~180 days~~ **1 year** once permitted.

Part 24: Chapter 11 Administration & Decision-Making Bodies; 11.5.F.2. Public Notification, Neighborhood Meeting Standards; Required Meeting Notification Type:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify the neighborhood meeting notice requirements for timing of meeting an and ensure notice to all addresses associated with the parcel, as follows:

F. Neighborhood Meeting Standards.

1. Neighborhood Meeting Timeline/Sequencing. When required pursuant to Tables 11.4-A and 11.5-A, the applicant shall host a neighborhood meeting prior to submitting the associated UDO Application/Permit. The neighborhood meeting shall take place no more than 12 weeks prior to the application date.

2. Required Meeting Notification ~~Type~~.

a. The applicant shall notify interested parties of the neighborhood meeting through written mailing notices pursuant to Table 11.5-A.

b. The notice shall be sent by first class mail and be postmarked not less than 10 days, but not more than 25 days, prior to the date of the neighborhood meeting.

c. Prior to mailing the written notices, the applicant shall notify the Administrator of the scheduled meeting date and time and receive authorization from the Administrator to hold the meeting and mail the notices.

d. Mailing notices shall ~~include~~ **be sent to all physical addresses and** ~~surrounding~~ property owners**,** ~~and~~ **including** property owners' associations (or equivalent) **and tenants, within the required mailing notice area**. ~~Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.~~

~~Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.~~

e. The neighborhood meeting notifications shall include the following minimum information pertaining to the application/permit:

i ~~a.~~ Project and applicant names;

ii ~~b.~~ Location of proposed action (i.e., address or major cross Streets);

iii ~~c.~~ Description of the UDO Application/Permit;

iv ~~d.~~ Time, date, and location of the neighborhood meeting. For virtual meetings, the notice shall include a weblink and Access numbers (as applicable);

v ~~e.~~ The telephone number and email address to contact the applicant hosting the neighborhood meeting.

Part 25: Chapter 13 Definitions:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to definitions, as follows:

Mural, Wall. A work of art painted, drawn, applied to, or printed on an exterior wall of a Building or Structure. Any portion of a Wall Mural that advertises or promotes any business, product, goods, activity, services or interests, shall be considered a Sign.

Sign. Any Structure, fixture, placard, announcement, declaration, device, demonstration or insignia used to: draw attention; provide direction, information, identification; or advertise or promote any business, product, goods, activity, services or interests. **This term does not include Wall Mural.**

Part 24: **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 25: **SEVERABILITY**

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 26: **INCLUSION IN CODE**

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 27: **EFFECTIVE DATE**

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

Adopted this, the ____ day of _____ 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services

Action(s):

- Receive project updates.
  - 25-REZ-04 Duke Friendship Substation
  - 01-PUD-03-A05 Holly Springs Business Park PUD/Pine Springs Preparatory Academy
  - 21-DP-02-A02 1317 N Main Street Commercial Tracts
  - Brook Manor Subivision Development Agreement

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business
Title: Committee Reports
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services

Action(s):

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

Explanation:

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

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 8.

New Business
Title: Development Services Report
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.

New Business
Title: Other Business
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None