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

Agenda

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

PUBLIC 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.

RECOGNITIONS

5. Women's History Month
6. Developmental Disabilities Awareness Month
7. Oath of Office - Board of Adjustment and Planning Board
8. Winter Storm Response Recognition

REQUESTS AND COMMUNICATIONS

9. Black History Month Presentation
10. LaunchHOLLYSPRINGS Annual Update

CONSENT AGENDA

11. January 13, 2026 Workshop Meeting and January 20, 2026 Business Meeting Minutes
12. Monthly Budget Amendments
13. Courtyards at Holly Grove Amenity Center - Utility Allocation Request
14. NCDEQ Division of Water Infrastructure Grant Funding Resolution for Water and Wastewater Asset Inventories
15. Voluntary Annexation A25-09 975 Avent Ferry Rd (Sam's Xpress Car Wash LLC) - Determination of Sufficiency
16. Voluntary Annexation A25-03 3020 Avent Ferry Rd (Mira Development) - Determination of Sufficiency
17. FY26 Vehicle and Equipment Installment Financing Contract
18. Janitorial Services at Town Facilities and Public Restrooms

PUBLIC HEARINGS

19. Rezoning 24-REZ-06 Sunset Lake Road Bank - Legislative Public Hearing
20. Economic Development Agreement (EDA) with Genentech
21. Voluntary Annexation A25-08 Twin Springs - Legislative Public Hearing

NEW BUSINESS

22. Rezoning and Development Agreement for 24-REZ-07 Mira Ridge
23. Interlocal Agreement (ILA) to Authorize County Enforcement of County Non-Discrimination Ordinance (NDO) in Town Limits.

24. Board of Adjustment Midterm Appointment

UNFINISHED BUSINESS

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

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Women's History Month
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim March as Women's History Month.

Explanation:

- Women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation from colonial days to the present.
- The National Women's History Alliance has set the theme for 2026 as *Leading the Change: Women Shaping a Sustainable Future.*

Background:

- Women's History Month has been observed in the United States since 1987.
- In 1980, President Jimmy Carter issued the first presidential proclamation declaring the week of March 9 as National Women's History Week.
- The next year, Congress passed a resolution establishing a national celebration.
- In 1987, the National Women's History Project successfully petitioned Congress to expand the event to the entire month.

Funding Source(s):
N/A

Attachment(s):
1. Women's History Month 2026

Proclamation

Office of the Mayor

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, American women have played and continue to play critical economic, cultural, and social roles in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation, particularly in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, American women have served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, American women have served our country courageously in the military; and

WHEREAS, the National Women's History Alliance has set the theme for Women's History Month 2026 as "Leading the Change: Women Shaping a Sustainable Future";

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

Women's History Month

In Holly Springs and commend its observance to all residents.

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

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions
Title: Developmental Disabilities Awareness Month
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Proclaim March as Developmental Disabilities Awareness Month

Explanation:

- Holly Springs seeks to be a welcoming place where all people can contribute.
- Expecting and enabling people with developmental disabilities to function independently and productively within societal and economic structures can strengthen the town in all areas.

Background:

- Public Law 99-483, enacted by Congress in 1987, designated March as National Developmental Disabilities Awareness Month.
- According to the NC Department of Health and Human Services, North Carolina is home to more than 31,000 people with intellectual and other developmental disabilities.
- The purpose of the observation is to foster inclusion, opportunity, and community for all people in Holly Springs.

Funding Source(s):
N/A

Attachment(s):
1. Developmental Disabilities Awareness Month

Proclamation

Office of the Mayor

WHEREAS, Public Law 99-483, enacted by Congress in 1987, designated march as National Developmental Disabilities Awareness Month; and

WHEREAS, according to the NC Dept. of Health and Human Services, North Carolina is home to more than 31,000 people with intellectual and other developmental disabilities throughout all 100 counties; and

WHEREAS, it is the responsibility of all people to recognize and acknowledge that it is not disabilities, but unjust societal barriers and attitudes that can keep individuals from realizing their full potential at school, work, home, and/or in their communities; and

WHEREAS, Holly Springs seeks to be a welcoming place where all people can contribute, and thus all residents can contribute to improving the lives of people with developmental disabilities by becoming advocates and supporters of their increased independence, capacity, and leadership; and

WHEREAS, expecting and enabling people with developmental disabilities to function independently and productively within our societal and economic structures can strengthen our town in all areas, including public and private sectors;

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

Developmental Disabilities Awareness Month

In Holly Springs and commend its observance to all residents.

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

Michael D. Kondratick, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Recognitions
Title: Oath of Office - Board of Adjustment and Planning Board
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Issue the Oath of Office to Planning Board members Kathy Stamper, Van Crandall, and Tanner Davis, and Board of Adjustment members Ben Copeland, Carl Pautlitz, and Cecilia Allen-Webb.

Explanation:

- Kathy Stamper and Van Crandall were appointed in-town members of the Planning Board with terms ending Feb. 28, 2029.
- Ben Copeland and Carl Pautlitz were appointed in-town regular members of the Board of Adjustment with terms ending February 28, 2029.
- Tanner Davis was recommended to the Wake County Board of Commissioners to be the Extraterritorial Jurisdiction (ETJ) member of the Planning Board.
- Cecelia Allen-Webb was recommended to the Wake County Board of Commissioners to be the ETJ member of the Board of Adjustment.

Background:

- On January 20, 2026, Town Council made their annual appointments to the Board of Adjustment and Planning Board.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Recognitions
Title: Winter Storm Response Recognition
Strategic Priority Area: Community Safety
Organizational Excellence
Staff Resource: Paige Scott, Director, Public Works, Randy Harrington, Town Manager

Action(s):
Recognize employees' response to the two recent winter storms.

Explanation:

- Public Works successfully managed two consecutive winter weather events in late January and early February, maintaining safe and passable roadways while prioritizing resident safety, emergency access, and continuity of town services.
- Public Works staff demonstrated exceptional commitment and flexibility, working extended hours and rotating shifts to ensure continuous coverage.
- Staff prepared for the events in advance by inspecting and testing equipment prior to each storm.
- Employees were housed locally during potential icy and hazardous conditions at the first event, to support safety and rapid response.
- Operations were adjusted based on storm severity, including the use of multiple crews and 12-hour rotating shifts during the larger event.
- Town roadways were consistently plowed and treated to remain safe and passable.
- Emergency services access was ensured through pre-treatment of Police, Fire, and other critical facilities.
- Downtown sidewalks were pre-treated in advance of the larger storm and cleared for the safe return of town employees and patrons to businesses.
- Operation totals by event:
    - January 24-27 Event: Routes plowed and treated approximately 6 times, utilizing ~80 tons of material (combination of road salt and sand).
    - January 31-February 2 Event: All 10 routes were plowed and treated 11 times, utilizing ~140 tons of material.
    - Public Works remained on standby to support emergency services as needed.

Background:

- Public Works has 49 budgeted employees across 4 areas of focus; streets, solid waste, fleet and facilities.
- All divisions report and support weather events to ensure continuity of operations.

Funding Source(s):

N/A

Attachment(s):

None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Requests & Communications
Title: Black History Month Presentation
Strategic Priority Area: Vibrant Community
Staff Resource: Mayor Kondratick

Action(s):
Receive presentation.

Explanation:

- Pastor Jahmar Cobb and Ms. Victoria Judd will share a presentation on Black History in Holly Springs.

Background:

- Pastor Cobb is a Holly Springs native and pastor of Oak Grove Missionary Baptist Church.
- Ms. Victoria Judd is a Holly Springs native and the daughter of Bernice Lassiter, a former Holly Springs Commissioner.
- Both are active members of the Holly Springs Martin Luther King, Jr. Committee.
- At the January 20th Council meeting, Mayor Kondratick proclaimed February Black History Month in Holly Springs.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Requests & Communications
Title: LaunchHOLLYSPRINGS Annual Update
Strategic Priority Area: Vibrant Community
Growth Management & Economic Vitality
Staff Resource: Anna Murphy, Economic Development

Action(s):
Receive annual report from LaunchHOLLYSPRINGS

Explanation:
Bob Shimmel, Program Manager of LaunchHOLLYSPRINGS, will update Council on

- Program stats over the past year, including the latest Cohort;
- Overall impact on Holly Springs; and
- Plans for the coming year

Background:

- LaunchHOLLYSPRINGS (LHS) is a community-based program, chartered by Holly Springs Rotary Club, helping local entrepreneurs with limited access to resources to start and/or grow successful companies.
- The program specializes in supporting underserved businesses, including underfunded, women, and/or minority-owned businesses.
- LHS has been designated by Council as a strategic community partner since 2023.
- The Town currently funds LHS annually with a $5,000 base grant plus up to an additional $5,000 1:1 matching grant for other local, corporate support.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: January 13, 2026 Workshop Meeting and January 20, 2026 Business Meeting Minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the January 13, 2026 Workshop Meeting and the January 20, 2026 Business Meeting.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. January 13, 2026 Workshop Minutes - DRAFT
2. January 20, 2026 minutes - DRAFT

MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, January 13, 2026 at the Law Enforcement Center and via livestreaming. Mayor Kondratick presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and five Council members were present in the room as the meeting opened.

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

Council Members attending electronically: Council member Daniel Hewetson
Council Members Absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Jay Osborne, Assistant Town Attorney; Jesse Dixon, IT; Cassie Hack, Director, Communications and Marketing; Corey Petersohn, Director of Budget, Innovation, and Strategy; MaryBeth Spoehr, Budget, Innovation, and Strategy; Tina Stroupe, Director, Finance; Chris Hills, Director, Development Services; Sean Ryan and Sarah Sularz, Development Services; Irena Krstanovic, Director of Economic Development.

Mayor Kondratick called the meeting to order at 6:00 p.m.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. Nondiscrimination Ordinance

John Schifano, Town Attorney, said that this item was to discuss the Wake County Nondiscrimination Ordinance and receive guidance from Council. Wake County instituted this in 2022 and invited municipalities to sign on to it. He defined the Wake County Nondiscrimination Ordinance and explained that it applies to employment, housing, public accommodations and allows participating municipalities to opt in. He explained how the definition of "public accommodations" in the Wake County Ordinance was expanded beyond the federal definition. He showed what forms of discrimination were covered by federal law, by state law, and by the County ordinance. He outlined which municipalities in the County were participating and the various ways in which they were participating.

Mr. Schifano said they tried to get specifics from Wake County on enforcement. There have been about fifty cases that went through the restorative justice center at Campbell. Once those cases are referred to Campbell, they do not report back to the County. Cost is covered by the County through an interlocal agreement and it seems likely to be kept that way for the foreseeable future. In theory the ordinance enforcement would include injunctive relief – if mediation fails because the discrimination is so egregious – the County could go to Court for a Court Order. The ordinance is not a criminal offence, so remedies are civil, not criminal.

Council discussed the potential for litigation around employment cases and the experience of the County in this regard. They discussed costs to the Town and potential costs to businesses,

and Council member Foster said her business in Apex had not incurred any expenses when they adopted the County ordinance. They asked for more data from Wake County and Mr. Schifano said he had not been given any, and that Wake County told him that once a case is referred to Campbell Law School it is not reported back to them what the resolution was.

Council consensus was to move forward with adopting the Wake County NDO. Mr. Schifano said he could get the resolution ready for next week, but the ILA might take longer. It was suggested that he bring this back to Council in February.

3. Affordable Housing Study Primer for Annual Retreat

Chris Hills, Director of Development Services, said the purpose of this item was to define affordable housing, identify housing affordability approaches, and review the 2023 Housing Affordability Study in anticipation of the Annual Retreat. He said that working towards these challenges will take time, but he wanted to cue things up for the Retreat. He asked Council what housing affordability means to them and what success would look like.

Council member Larson said housing diversity for income diversity. Council member Deshazor said aging in place. Mayor Pro Tem Drees said for people to be able to afford to live near where they work. Mayor Kondratick said housing stock diversity. Council member Foster said she agrees with all the above: different sized houses; different lot sizes; and aging in place which is much healthier. Council member Hewetson said the ability to afford a home that fits the situation of any given family. Mr. Hills said it is important, for a policy approach, to cast a wide net.

Mr. Hills said the Area Median Income (AMI) is a key indicator for affordable housing. For this area the AMI is $132,700 and he explained how affordable housing and workforce housing served the range from Extremely Low Income to Moderate Income at various points along the continuum from 0% AMI to 120% AMI. He gave examples of careers and where they would fall within this continuum in our community.

Mr. Hills defined Affordable housing as less than 30% of household income spent on housing; Cost-burdened as more than 30% up to 50% of household income spent on housing, and Severely Cost-Burdened as more than 50% of income spent on housing. He said there are four basic types of affordable housing: naturally occurring, subsidized, public, and permanent supportive housing; and he defined each type. He said the Comprehensive Plan has various provisions to support housing affordability by increasing home and neighborhood choices, increasing diversity and affordability of housing, and establishing mixed-use activity centers.

MPT Drees asked if most affordable housing is subsidized. Mr. Hills said the biggest chunk is “naturally occurring” but in areas with our economic growth there is pressure on those as well. Rent is particularly vulnerable to this. Sean Ryan, Development Services, said that one thing to think about is the range of different housing situations from affordable housing at the “extremely low” area and workforce housing at the 80 – 120% range. As you move down the scale the level of subsidy goes up.

Mr. Ryan said that there could be two approaches to addressing housing affordability, the ad-hoc approach or a policy-driven approach. He gave examples from the Town’s past of ad-hoc driven approaches and discussed which of these were no longer available or not available in the same form. He gave examples of past policy driven approaches from 2019 to the present.

Mr. Ryan gave an overview of the 2023 Housing Affordability Study starting with what the trends are, where the challenges are, which challenges are a priority to address and what options exist for the Town to consider in order to address these challenges. He offered statistics from the 2023 Study on home prices, rental availability and prices, and community sentiment in regard to

affordable housing. Council member Hewetson asked how many households Holly Springs has, and what percentage are renters. Mr. Ryan said we had between 14,000 and 15,000 households. He said 11-12% of our stock is multi-family, but we don't know the number of people in rental units. Corey Petersohn, Office of Budget, Innovation, and Strategy, said homeownership in Holly Springs is in the mid- 80%. Mr. Ryan said one important thing to note is the study looks at how many units we need to be affordable to that population. Someone in that income level may be in a unit but it may not be affordable to them. This looks at a perfect scenario. Randy Harrington, Town Manager, said one of the things the study identified is the "missing middle" - duplexes, triplexes, etc. The other thing identified is that we don't have enough high-end housing so we have more people who are not moving up the chain, which creates pressure on units at a middle price range. The importance of housing at diverse price points can reduce the pressure on the naturally occurring lower housing rates. We don't have enough housing in the high end, and that squeezes the middle.

Council member Deshazor said the identified unit shortage of 460 from 2023 – we've added a substantial number of units since then. Maybe for the Retreat staff can address what has been added so we can discuss that. Mr. Ryan said we have added units, but most are market rate or above. There is a demand for housing. As we bring new units online, the older units now become available. Mayor Kondratick asked if anything in our pipeline changes these market forces. Mr. Ryan said he was not a real estate market expert, but it is going to add inventory. And that is part of the equation. But it is not the key ticket to doing that.

Mr. Ryan offered an overview from a regional and a local perspective. He identified three categories of housing challenges: Limited housing supply; access to home ownership; and displacement pressure.

Sarah Sularz, Development Services, said the Town can impact housing affordability by using a variety of tools including Land Use and Regulatory Tools, Subsidy Tools, and Tenants' Rights Tools. She gave examples of the different tools within those three categories. She then asked what Council would like to explore further at the Retreat and how they would define success. She asked what data or analysis needs to be done prior to the Retreat and which tools Council would like to explore to impact housing affordability in the community.

Council member Deshazor said he was disappointed that the Study wasn't adopted in 2023. Some of the data points need a little bit of an update. We know the supply has changed and that is worth looking at. The other piece is the options in the Study. He would also like to look at available grants.

Mayor Kondratick said he would like to look at what are the best ways to engage with the County on this issue. Also, if there is some context for what other municipalities in our area are doing.

Council member Foster said developers' plans seem to have a lot of similar units. She asked if there was a way to expand the diversity within the plan that developers are bringing in. Putting smaller units into an area with larger homes to help with aging in place, for example. How can we encourage that? Mr. Hills said a lot of it comes in the form tradeoffs. There may be tradeoffs with regard to density or tree preservation, etc. Most of the cases that come before us are far below the allowed diversity. Council member Foster asked if creating pockets of mixed-use would lower traffic by having small businesses in a residential development. Mr. Hills said that conversations like this help us adjust the comprehensive plan and we can take those to developers.

Council member Larson said having an action plan is helpful and knowing how to balance that with diversity housing but not having corporate landlords come in and buy all the affordable housing. Maybe a fee-in-lieu towards affordable housing. She would like to look at an action plan, steps we could take.

MPT Drees said the water resource plan with the percentage of affordable housing could maybe have a fee-in-lieu towards affordable housing. She wants to see about areas that are ideal for affordable housing being zoned or districted to make it more likely to happen. Increasing water bills is a high pain point, so improving affordability of housing is important.

Council member Hewetson said the data points are important and she would like to see the gap is between supply and demand to understand what we need to fill.

Council member Deshazor said the Central Pines Council of Governments has their own committee on aging and they are doing a lot. It is a resource we can tap into. But the other piece, ad-hoc v. policy, what would feel like a huge win to him would be a policy that states if you do X you get Y, so that people know what they are getting. It would help us get more from the developers. He knows it would take time but he would like to move in that direction.

Mayor Kondratick said he would like to get to the point where staff has enough information to go off and create an Affordable Housing Plan, so we have a firm set of policies that we can apply. Mr. Hills said that staff shares that goal. We are going to navigate through state legislation that allows us to do some things and not do others. We will discuss this at the Retreat.

Mr. Harrington said the predictability piece for staff, the Council, and developers, would help all of those groups. Also part of the challenge is formulating all of these great ideas into something Council can all agree on as to what success looks like and what we can do to get there. There might be value at the Retreat to first have the conversation about what success looks like, so we can create policies that will have the most impact. These conversations are big. We want to go at Council's pace, but it is a bit of a journey to get to the right sweet spot.

Council member Drees suggested prioritizing with easy wins, mid-range, and long-range options. Mayor Kondratick asked if we could have a policy that would drive to that. Mr. Harrington said that would be an important piece of any policy. And maybe even several policies. But the conversation is important to identify the plan of action. Mr. Hills said he heard that Council wants additional information and data points on what we need to do to move things forward.
Retreat for focusing on Town business. He said it was also a great way to build and strengthen the team. It is a great tool for long-range planning and big conversations at the high, strategic level, rather than the specific little things. It is important to keep things at the strategic level and to use this as an opportunity to bring everyone to the table at the same level.

He asked Dr. Carlson to address some themes she heard when talking to them. Dr. Carlson said she got great answers about what success would look like at the Retreat. The first theme was on giving staff a strategic direction. There were some short-term goals discussed, but also some longer-term items that came through from everyone. Talking about the event being something to guide and inform the budget process was a theme. The next theme was about building strong relationships with each other and with the Senior Leadership Team (SLT) to give staff a better understanding of what matters to Council and why. She also heard about the "how." What communication channels and decision-making processes would be. Third theme was about incorporating the perspectives of SLT throughout. She asked Council if that aligned with what their understanding was.

Dr. Carlson said that in the process of figuring out this agenda, she is asking what good framing questions for each portion of the Retreat agenda would be and figuring out timing.

Mr. Harrington then outlined possible topics for discussion and framing questions. He said the first day would be team building and setting the stage and would include working with Dr. Carlson on governance and working together. The end of the day would be the Community Satisfaction Survey results. On day two the Budget and General Debt Affordability Outlooks are the first part of the day. After that discussions will be around Infrastructure Investments in transportation, public facilities, and other infrastructure. Housing Affordability would be the next conversation. Later in the afternoon the discussion would be on Utility Infrastructure Investments including utility rate modeling. On Saturday there will be a discussion on Stormwater Management. This would be followed by follow-up to make sure we have achieved expectations and answer any "parking lot" issues that come up during the Retreat or that Council wants to add now. Including asking if there was consensus to consider Eagles Landing Park naming as a Parking Lot item on Saturday or if there were other topics Council would like to discuss at that time.

Council member Deshazor said he would love to add a discussion of e-bikes and scooter safety to the Parking Lot, or at a future workshop if there's not time at the Retreat. Council member Larson said she agrees and that it came up at the last Parks and Recreation Advisory Committee meeting. She asked if this could fit under the Transportation conversation. Mr. Harrington said the transportation item is more on capital investment side, so he suggests it could fit in on Saturday morning. Council agreed to discuss Eagles Landing Park and the e-bikes/scooters in the "Parking Lot" section of the Retreat. Mr. Harrington said there would be more fine tuning to the schedule.

Mayor Kondratick said he would like a lengthy discussion on how we manage community engagement. It will require staff resources, and he wants to make sure we are managing it in the best way and the Retreat seems like it might be the best place. Council discussed that it could also be a good workshop subject if there is not enough time. Dr. Carlson said there was a way to do a springboard at the Retreat. It could be added to the Governance item as a "what does Council expect in terms of communication to the Community?" She said she could see flexing the time in that part to flow into the Citizen Satisfaction Survey section. Council consensus was to take this approach.

Dr. Carlson said they would do a little more work on the housing affordability framing questions. Mr. Harrington said they would add e-bikes and Eagles Landing Park to the parking Lot and springboarding the community engagement. He said that Chief Liquorie will be at the Retreat and share observations from a public safety point of view, and then Council can discuss actions to influence behavior.

5. Open Discussion:

Council member Deshazor said he forwarded the email from a resident about e-bikes on the greenway. He said that he sees kids rolling down the street pretty fast and not paying attention to cars. He asked parents who are listening to pay attention to their kids and how fast they go. We want to be sure we're being safe. Secondly, Council got an email about aging in place. Central Pines has a subgroup on aging which deals a lot with aging in place, working with developers to make sure buildings are designed for that. This is something he would like to discuss. He would like to hear from the public commenter. MLK Community weekend is this weekend with several events on Saturday, Sunday, and Monday. He gave a shout out to Tamara Ward, Communications and Marketing, who gave out a lot of information and things that resonated with the group.

Council member Larson said MLK weekend is important and she's excited about the events. She thanked staff for all the ribbon cuttings last week. Her Fun Fact for the day: January 15th is National Hat Day. Thank you for all the hats you wear. National popcorn day is the 18th.

Mayor Kondratick said he wanted to add an item to the February agenda for a presentation on Holly Springs Black History. Council consensus was yes. Second, all the ribbon cuttings were wonderful. He said the Holly Springs Hopper was an amazing roll-out. All the feedback has been positive.

Council member Foster said she has also gotten a lot of great feedback. She went to the first Tree Advisory Committee (TAC) meeting last night and there are a lot of exciting things that they are doing. She would like to get the word out to the community about what TAC does. She would like to add to the March business meeting an Arbor Day Proclamation and information on what the TAC does. MPT Drees would like to ask that the TAC be invited to the meeting for the proclamation.

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

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

7. Adjournment:

Motion to adjourn was made by Council member Council member Deshazor seconded by Council member Larson and passed with a unanimous vote. The January 13, 2026 workshop meeting of the Holly Springs Town Council was adjourned at 8:38 pm.

Respectfully submitted on Tuesday, February 17, 2026.

Linda C. McKinney

Linda McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, January 20, 2026. Mayor Kondratick presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

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

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager;* Scott Chase and Daniel Weeks, *Assistant Town Managers;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT;* Kathy White, *Deputy Clerk;* Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability;* Courtney Lucas, *Communications and Marketing*; Tina Stroupe, *Finance Director;* Chris Hills, *Director of Development Services;* Elizabeth Goodson, Sean Ryan, Grayson Taylor, and Elliot Blonshine, *Development Services;* LeeAnn Plumer, *Director, Parks & Recreation;* LeRoy Smith, *Fire Chief*;.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jahmar Cobb of Oak Grove Missionary Baptist Church.

4. Agenda Adjustment: The January 20, 2026, meeting agenda was adopted with changes, if any, as listed: *none.*

Motion: Drees
Second: Deshazor
Vote: Unanimous

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

The following public comments were received in writing: one comment regarding noise in 12 Oaks; one comment wanting businesses to stay open later on holiday evenings; six comments regarding e-bikes near 12 Oaks.

The following public comments were received in person:

Fran Hudson, 5524 Rex Rd., said she was here to remind the community that the Council is here to uphold the Constitution and she was going to hold them accountable. She said staff influences proposals by meeting with developers before Council sees them. She said people need to see what the proposals are without staff seeing them first. She said staff has too much influence.

Dawn Cozzolino, 3632 Boscoe Road, New Hill, said the Utley Creek Water Reclamation Facility expansion does not create water, it just treats water, which must be taken from somewhere upstream. She said the town takes water from Jordan Lake and the decision belongs to Council not staff. She said Jordan Lake is already fully allocated. She said water is not unlimited. In Apex sewer capacity was tripled before securing matching water supply. The oversized sewer is now being used to justify dense housing and a data center near New Hill. She said sewers are driving growth and water treated as an afterthought. Future Councils will be trapped with this decision if this is approved. She said this comes down to governing and they swore an oath to discharge their duties with independent judgement. She said approving this infrastructure is ignoring responsible government.

Recognitions

5. Dr. Martin Luther King Jr. Day Proclamation

Mayor Kondratick proclaimed January 19, 2026 Martin Luther King Jr. Day in Holly Springs and presented the proclamation to Mr. Furman Beckwith and the Holly Springs Martin Luther King Jr. Committee. Mr. Beckwith thanked those who participated in the activities and thanked the Town for supporting them.

6. Black History Month Proclamation

Mayor Kondratick proclaimed February 2026 as Black History Month in Holly Springs and presented the proclamation to Pastor Cobb, Victoria Judd, and Mr. George Kimble.

7. Human Trafficking Prevention Month Proclamation

Mayor Kondratick proclaimed Human Trafficking Prevention Month in Holly Springs and presented the proclamation to Niki Miller, Director of Shield North Carolina. Ms. Miller explained human trafficking and that it usually happens through relationship, rather than abduction. She said that every month Shield NC has an online instruction on recognizing the signs of human trafficking.

Requests and Communications

8. Audit Report for Fiscal Year Ended June 30, 2025

Tina Stroupe, Finance Director, said this item was to present the audit results for the fiscal year ending June 30, 2025. She introduced LeeAnn Waters, Engagement Director at Cherry Bekaert to give the report.

Ms. Waters explained the audit methods and said that they were issuing a nonmodified opinion, the highest that can be issued. She said that the single audit verified compliance with grant agreements for Federal Major Programs and State Major Programs. She outlined how the audit was conducted and what was looked at. She went through the four main elements – Related Party Relationships and Transactions; Significant and Unusual Transactions; Significant Estimates; and Financial Statement Disclosures. She said there were no findings to report. She outlined independence considerations and other required communications, none of which were cause for concern. She outlined some upcoming financial reporting changes and explained what impact they may have on the Town's financial reporting.

Ms. Stroupe said that financial highlights from 2025 include a continued strong financial picture. The Town's bond ratings are Aaa with Moody's and AAA with S&P. Ad valorem tax collections totaled $44.2 million, an increase of $10.2 million from the prior year with a 99.8% collection rate. Sales tax revenues totaled $14.8 million, a 2.6% increase over FY24. Both of these slightly exceeded the budget. She said that unassigned fund balance was a $23.2 million, an increase of $686,641 over FY24. She explained what a Fund Balance is, and how it is an important measure of the Town's economic stability. She outlined the Town's debt position. She said the Town has a strong financial position as we head into 2026.

9. Parks and Recreation Advisory Committee Annual Report

Val Atkins, Chairman of the Parks and Recreation Advisory Committee (PRAC) gave a report of their activities over 2025. He said it was his pleasure to be here representing the PRAC. He said last February the PRAC established areas of focus which included encouraging the community to share concerns and input at monthly meetings and community events such as Farmers Market, July 5th, HollyFest, etc. And from that, to provide information to Council and staff on gaps in service. They wanted to give feedback on the bond projects, particularly Eagles Landing park. They strove to seek opportunities for education on park design and maintenance, to represent PRAC by participating with other town boards and committees. The members of PRAC engaged the community at several town-hosted events including July open house at the Hunt Center, Wild About Nature, HollyFest, Happy Holidays Parade, and Winterfest Tree Trail. He said they received updates from staff on Parks and Recreation events and programs. He said the PRAC endorsed the concept of seeking a public-private partnership on North Main Athletic Complex and Mims Park to enhance spaces. They participated in the Middle Creek Greenway ribbon cutting and received updates on Eagles Landing. They participated in and supported the Eagles Landing groundbreaking in May. PRAC supported staff recommendations. He said the committee received input from the Teen group. He said members actively participate with other committees including Tree Advisory Committee and Police-Community Advisory Group.

MPT Drees said she was excited about the accessibility program that started this year and the Sugg Community Gardens. She thanked Mr. Atkins for his support.

Council member Larson congratulated him on his chairmanship and said she was happy to be the Council representative to the PRAC.

Consent Agenda

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

10. Minutes of December 2, 2025, December 9, 2025 and December 16, 2025 – The Council approved the minutes of the December 9, 2025 Workshop meeting and the December 2, 2025 and December 16, 2025 Business Meetings.

11. Budget Amendments – The Council received the Town Manager approved budget amendments.

Copiers of the budget amendments are attached to these minutes.

12. Facilities and Public Restroom Janitorial Services Contract – Council authorized the Town Manager to execute a one-year term with two, one-year option renewal years for a maximum contract length of three years with MIJACO INC, dba Environment Control Triangle (ECT) for janitorial, day porter, and as-needed custodial services related to town facilities and public restrooms, not to exceed $232,000 for the first term and a 3% increase for each subsequent term.

13. Condemnation Resolution for the Holly Springs Fuquay-Varina (Sanford) Water Line - The Council adopted Resolution 26-01, a joint resolution with Fuquay-Varina to acquire easements as needed for a water transmission line.

A copy of Resolution 26-01 is attached to these minutes.

14. Holly Springs Road (Central) Design Change Order #4 – The Council awarded and authorized the Town Manager to sign and execute the Kimley Horn and Associates, Inc. design contract Change Order #4 in the amount of $65,137.

15. Engineering Design and Construction Standards Supplement #14 – The Council approved Supplement #14 to the Engineering Design and Construction Standards.

16. WaterSmart Portal Contract with Vertex One – The Council approved a contract with Vertex One to provide the Town's WaterSmart Portal Services.

17. Code of Ordinances and Board Opening and Application Procedures Amendments Related to the Tree Advisory Committee – The Council adopted Ordinance 26-01 amending Town Code for the Tree Advisory Committee terms and adopted Policy P-044.3, Board Opening and Application Procedures.

Copies of Ordinance 26-01 and Policy P-044.3 are attached to these minutes.

18. Twin Springs Voluntary Annexation A25-08 – The Council adopted Annexation Ordinance A25-08.

A copy of Annexation Ordinance A25-08 is attached to these minutes.

PUBLIC HEARINGS

19. Twin Springs Rezoning 25-REZ-10 and Development Agreement

Conor Ryan, Development Services, said this item was the public hearing to consider rezoning for Twin Springs, located at 5801 and 0 Duncan Cook Road. He said that the case would next go to Planning Board at their January 27th meeting and then come back to Council for a decision on February 17th. He showed where the property is located along the Fuquay -Varina boundary and said the project was divided across the two municipalities. He showed where the project is in the development process and outlined the requirements for conditional zoning districts. He said this property is designated as Mixed Residential Neighborhood on the Land Use and Character Plan and is currently zoned Rural Residential.

Mr. Ryan outlined the project history and showed how the plan has changed since its initial sketch plan. He said it called for 78 detached dwellings and 15 attached dwellings, with a centralized active recreation area incorporating a reconstructed pond and additional landscape buffering along Duncan Cook Road. He showed how the project was divided across the municipal boundary with Fuquay-Varina, and the small commercial development area on their side.

Mr. Ryan outlined the proposed standards that differ from the UDO including lower density, larger minimum lot widths, and larger setbacks. Additional standards include façade elements.

Elliot Blonshine, Development Services, said that the site would be served by sewer and potable water with a tie-in to the Elliott Farm pump station for sewer and a connection to the proposed water line from Hazel Ridge.

Mr. Blonshine said Duncan Cook Road would be widened along the frontage per the Comprehensive Transportation Plan. He showed the locations for the new site access as well as the connections to Elliott Farm and surrounding properties. He showed the intersections that were studied with the traffic study, in cooperation with NCDOT and Fuquay-Varina. He said the proposed transportation improvements include realignment and signal modifications of Duncan Cook Road and Piney Grove Wilbon, to align the intersection with Phelps West Rd. Turn lanes would be constructed off Duncan Cook and Piney Grove Wilbon at eight locations in Holly Springs and Fuquay-Varina. Piney Grove Wilbon frontage would be widened to 4-lane cross-section, with a traffic signal or fee-in-lieu. He outlined the traffic improvements made by other developments in the area that will be constructed by other developments.

Mr. Blonshine said the proposed Development Agreement included a fee-in-lieu paid to the developer by the Town for infrastructure connections to Elliott Farm, not to exceed $244,000 which was collected from Elliott Farm's developer, and their commitment to the Water Resource Management Policy of preservation of a minimum of ten percent of specimen trees, vegetated wetlands in lieu of wet ponds, and National Green Building Standard Certification or the equivalent.

Council member Hewetson asked about the small road connecting to Elliott Farm, and why it was not allowed before but is now. Mr. Ryan said the Army Corps of Engineers wouldn't allow it until Twin Springs was built because it wouldn't actually connect to anything, but now they will.

MPT Drees asked when the traffic improvements would be made – if both sides were approved, or only if Holly Springs approves. Mr. Blonshine said the commitments are to both, but also the individual sides. The Developer considers it one project, but it is in two jurisdictions. His understanding is that the commitments are there. MPT Drees asked that staff get confirmation before it goes to Planning Board, in case Fuquay-Varina doesn't approve the project. Council member Hewetson asked for clarity on what would happen if one municipality approves and the other doesn't.

Council member Larson asked what coordination staff has with Fuquay-Varina, particularly on the road alignment and widening. Mr. Blonshine said they have had multiple meetings with Fuquay-Varina related to everything. The realignment is on Fuquay-Varina's Comprehensive Transportation Plan, not ours, but the signalization of the intersection was originally tied to Hazel Ridge, so staff has had many conversations.

Council member Larson asked about future park use and if Fuquay-Varina is meeting us in that area to get parks and greenways connected. Mr. Ryan said there is a greenway in the active recreation area on the Holly Springs side which carries through to the Fuquay-Varina side. Council member Deshazor said we want greenways and walkability. If it's not required because it hasn't been annexed yet, we may want to look into that. Second, around the schools, when we get the report from Wake County Public Schools (WCPSS) they say we have enough capacity. Does WCPSS look at all the surrounding developments or are they looking at just one development and our kids get bussed? Mr. Ryan said he spoke to our Wake County representative today and they take approved and under construction projects into consideration. But they don't look at proposed projects together. They look at them independently.

Mayor Kondratick said there are 93 units on the Holly Springs side – how many are on the Fuquay-Varina side? Mr. Ryan said the applicant will have that information. Mayor Kondratick asked how many additional daily car trips this will put on Piney Grove Wilbon Rd. Mr. Blonshine said for the Phase 1 trip generation, just the residential piece, there will be 2,128 new total daily trips. Not necessarily all to Piney Grove Wilbon Rd., and not all to the west. Some will be to the east.

Council member Foster said it says there is nothing required in terms of extra greenways. We are looking at a lot of additional units. What are the requirements in place to keep things connected? Mr. Ryan said we have the Comprehensive Plan that lays out requirements for greenways. We can look at that as development grows in this area and emphasize active transportation improvements. Council member Foster asked if that would be tied to occupancy. Mr. Ryan said if a sidepath or greenway is shown on the Active Transportation Plan then it is required as part of the development. MPT Drees said she would like to see Fire Station 4 in that area to make sure we have visibility to get a fire station. Council member Larson asked what the coordination with Fuquay-Varina's fire department was to be sure we have coverage in that area. Mr. Ryan said all of our departments fill out a service impact assessment to note whether they have capacity to serve the area of a new project.

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

Katie Hamilton, speaking for the applicant, said their team was there to answer questions. She said they were working with the staff of both Holly Springs and Fuquay-Varina to ensure they optimize zoning conditions to minimize conflicts between standards. She asked them to consider the project as a whole. She showed the surrounding neighborhoods and how the Twin Springs density fits in with those projects. She said the project would have consistent quality architecture, open space with trails as organizing framework, and environmental considerations, investment in infrastructure, and integrating town feedback into plans. She said she is seeking feedback from Council to enable the project to coordinate with both towns to get the best project possible. She then spoke of these elements in detail. She said that there are no NCDOT plans for funding, designing, or constructing the

Piney Grove-Wilbon transportation corridor and that improvements would be made by a series of developments. Twin Springs would continue the widening proposed by Elliot Farms and would realign the Duncan Cook intersection. She asked for Council's feedback.

John Adcock, Adcock Law Firm, said he represented the applicant. He said the Fuquay-Varina side is 65 acres and the requested zoning on that side is Planned Unit Development. He said it is very complex, dealing with 2 jurisdictions, but the density is about 2 units per acre, combined. The Holly Springs side is 2.3 units per acre, and the Fuquay-Varina side is 1.9 units per acre. Fuquay-Varina allows more units per acre, and this comes below their requirement. The Holly Springs side is only about 28% of the allowed density. The two sides are not timed perfectly together – Holly Springs is currently ahead of Fuquay-Varina. He said their process is not quite as straight forward as Holly Springs', but the project will implement the land use plan of each municipality and make significant infrastructure improvements on Piney Grove Wilbon Rd. There is a lot of concern about that corridor. What we're seeing is these projects are making significant investments that will result in tangible improvements. He said that when this area was taken into the ETJ, the town committed to let this area be developed to urban standards.

Mayor Kondratick asked about how many traffic trips would be on the Holly Springs side. The applicant said 1500 daily trips going north on Piney Grove Wilbon Rd. and the rest split to the west, south, and down Phelps. Council member Foster asked how large the commercial node would be. Mr. Adcock said a 5.2 acre parcel on the Fuquay-Varina side was required by their PUD requirements. And he expects that there will be a commitment to construct that at an early point. Council member Foster asked if there will be requirements for local businesses in that area. Mr. Adcock said he does not have the list but will send it by email of what is permitted in the PUD. Council member Foster asked if these neighborhoods will be connected with bike paths and walkability to connect this to neighboring developments. Mr. Adcock said there is a Fuquay-Varina greenway close by, but it isn't connected. There is also the Daventry subdivision coming on. There should be connectivity over time as the projects come together. Council member Larson thanked them for being forward thinking with Hazel Ridge, and the road realignment and asked which side would come first. Mr. Adcock said the point would be to develop it at the same time. Holly Springs is ahead of Fuquay-Varina at this time, but it will built as one. Council member Larson asked that they keep the residents in that area updated on the timeline.

Council member Hewetson said the commercial node could decrease some trips. She asked what square footage they were planning for this. Ms. Hamilton said it would be about 30,000 square feet – like a day care, a CVS, a neighborhood type center. Council member Foster asked if there were any park areas, or places people could gather near that commercial node. Ms. Hamilton said they could make a commitment to having quasi-public space there. Council member Deshazor said that area is struggling right now. Adding 1500 trips is difficult. If you are going to add commercial, he strongly suggests that you add a grocery store. That would reduce trips more than anything else. He said he would like to see more road improvements or fewer trips.

Mayor Kondratick asked about unit pricing. Ms. Hamilton said it would be in line with Hazel Ridge - $650k for detached, but she doesn't have a price on the townhomes yet. Possibly similar to Honeycutt Farms. Mayor Kondratick asked why there were there 15 units of attached homes on the Holly Springs side and none on Fuquay-Varina side. Ms. Hamilton said that is a product of the Holly Springs Unified Development Ordinance. Council member Larson said she would like the report from the Fuquay-Varina side because that impacts us and we want to be good regional partners. Mr. Atkins said they view this as a corridor-wide improvement. He respects Council's position. These will be tangible improvements to the corridor and build better connectivity. Looking at the big picture, this will be safer and more efficient in the long term. Council member Deshazor said we can't pave our way out of traffic. But he would like that commercial section to provide options for residents to not have to get out on Piney Grove Wilbon for quick trips for groceries.

Mayor Kondratick said he frequently gets questions about widening and stoplights, which will make things safer. But we're also adding 1,500 trips. How do we determine that we are actually making

the corridor safer? Mr. Atkins said the road serves as a major conduit out of Harnett County. That's a big problem we have. If the growth continues to be pushed out further, Holly Springs will miss out on the tax revenue but still have the traffic. He said they believe the Piney Grove Wilbon corridor will eventually get good results. MPT Drees asked if it was true that there was only 1 attendee at the neighborhood meeting. Ms. Hamilton said there were two, but they were a couple. MPT Drees asked if they have been working with the Toll Brothers development that's adjacent on buffers and street connections? Ms. Hamilton said that so far, they have come to an agreement on sewer connection and have not worked with them on the street connection yet. Currently they are working on what their environmental impact would be. She said they have a good working relationship with them.
MPT Drees asked if Fuquay-Varina had yard waste pickup carts like we do. Mr. Adcock said they have town employees who pick up yard waste. MPT Drees said she was worried about the effects on our stormwater system if the Fuquay-Varina side is putting leaves out year-round. Mr. Adcock said he would get an answer to that.

Council member Larson said Council received an email asking them to be cognizant of light pollution. She asked the developer to be mindful of that choice. Ms. Hamilton said she assumes the town standards align with that.

Mayor Kondratick closed the public hearing

Mr. Ryan said that next steps would be for the Planning Board to consider this rezoning at their January 27th meeting. The item is anticipated to return to Council for a decision on February 17th.

20. Powell Place Rezoning 25-REZ-02 and Development Agreement

Conor Ryan, Development Services, said this item was the public hearing to consider rezoning for Powell Place, located at 7051 and 7121 Rouse Road. He said that the case would next go to Planning Board at their January 27th meeting and then come back to Council for a decision on February 17th. He showed where the property is located along Rouse Road and showed where it is in the Development Process and outlined the requirements for a conditional zoning district. He said the property was designated Mixed Residential Neighborhood on the Land Use and Character Plan and zoned Rural Residential. He gave an overview of the project history and showed how the project had changed since its first submittal. He said staff had concerns about the changes of the frontage and requested a second meeting to discuss details.

Mr. Ryan said the project is for 42 front-loaded detached dwellings, 13 rear-loaded detached dwellings, and 42 attached dwellings. There will be a centralized active recreation area incorporating an existing pond and enhanced Type A buffering around the project. He outlined the proposed standards that differ from the UDO standards including decreased density, increased lot width, enhanced perimeter buffers and building façade design standards.

Elliot Blonshine, Development Services, said the project would be served by sewer and water with a connection on Rouse Road. He said the project would widen Rouse Road along its frontage beyond the proposed rezoning and have three access points, and a greenway along the main entrance street, which connects to the sidewalk. He said staff requested frontage widening along the proposed water line, and decided it was reasonable to widen the road up to the creek. He said Council needs to decide if these improvements sufficiently address the needed improvements. He said the Traffic Study studied eight intersections and improvements recommended were turn lanes onto Piney Grove Wilbon from Spence Farm, and Rouse Road and onto Rouse Road from Piney Grove Wilbon.

Mr. Blonshine said the Development Agreement included a commitment to the Water Resource Management Policy of vegetated wetlands in lieu of wet ponds, and a commitment to earn LEED Certification as per the Design and Development Manual.

MPT Drees said she didn't see the specimen tree preservation. She asked if there were any or if that lot was already cleared. Mr. Ryan said there was a study, but the site is more or less cleared, so most of the tree preservation area is reforestation. Mayor Kondratick said he had the same traffic

question as to flow onto Piney Grove Wilbon. Mr. Blonshine said a little over 800 trips total, but distribution he would leave to the applicant.

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

Jason Barron, Morningstar Law Group, speaking for the applicant, said the team is here. He said they expected to come in February and so they were unable to have their traffic engineer present. But they can wait a month if Council wants to hear from him before sending this to Planning Board. He outlined the benefits of Powell Place through an executive summary purporting that the project was consistent with the Comprehensive Plan, was growth in the right place at the right scale, delivered housing choice that responded to community needs, incorporated transportation and infrastructure that keeps pace with growth, incorporated environmental protection and community open space, and made growth worth it through clear public benefit. He said it was consistent with the Comprehensive Plan. The townhomes are located in the central area of the site. He said there would be both townhomes and single-family homes that were rear loaded. He said this project would introduce more options for people moving to this area and will meet diverse needs. He said starting prices will be in the low to mid $300,000s and top out in the low $500,000s, so the price variation is significant. It is not "affordable housing", but provides a wide variety of price points. He said the greenway from Honeycutt Farms will be connected. The existing pond will be preserved and made into an amenity for this neighborhood and Honeycutt Farms. Mr. Barron explained that the sellers own a lot of land, but the exempt plat process allowed them to buy what will be developed. The revised plat reflects what the sellers are retaining and what they are selling. He suggested they would be willing to have conversations about locating a future fire station on one of those plots.

Mr. Barron said that they have committed to improvements on Rouse Road. Other traffic improvements include a westbound right turn lane on Spence Farm, and eastbound right-turn lane on Rouse Rd., a northbound left-turn lane on Piney Grove Wilbon Rd. and one ingress and one egress lane on the north leg of the proposed full movement site driveway. He said they could not do any more improvements on Rouse Road because they couldn't afford to do it and offer the price points they want to offer.

Mr. Barron outlined the open space plan, including tree preservation, active recreation area and flex space for a total of 15.29 acres of Open Space.

MPT Drees asked about the widening of Rouse Rd. Mayor Kondratick asked if the direction of widening was consistent with the direction of expected trips. Mr. Barron said he would have to ask his staff. Mayor Kondratick said he would also like the number of trips. Council member Larson asked about the lack of a western stub because Google maps has a service road there. Mr. Barron said that is an existing drive and it crosses environmentally sensitive area. It cannot be made a road. The western edge of the property is a FEMA floodway, flood zone, and buffered stream. He said they do not believe that they can get a permit for another east west crossing in that close vicinity.

MPT Drees said Rouse Rd is a small road with a stop sign at Piney Grove Wilbon. She is concerned about residents driving through Honeycutt. Mr. Barron said he would get that information from the traffic engineer. He thinks the North – South connection between Rouse and Honeycutt is a benefit considering emergency vehicles access. The reason you have connectivity is so you have multiple points for traffic distribution and emergency access, and this will be the first of its kind.

Council member Hewetson said she sees the benefit of connection. But Rouse Rd. bothers her. Developers always say road improvements are expensive, but roads are expensive to the Town too. This becomes an unfunded taxpayer liability. If it's not done now, it gets done by the taxpayer later. She said it's hard to believe that someone will develop that later. Mr. Barron said the reason they are proposing the improvements where they are is that the biggest costs are stream crossing and the culvert and improvements that will make west. He thinks those improvements will be made when land is developed on the other side of the stream.

Council member Deshazor said before they come back to Council he would like to see better road improvements. Rouse Rd is not great and he can see problems with school buses and emergency vehicles. There is only one entrance into this development, so you are pushing people out to Rouse Rd. He said he is happy about the variety of residential because the town does need different price points. But between these two developments, there are too many trips out to Piney Grove Wilbon so we need to see some significant road improvements that will disperse traffic to different parts of town.

Council member Foster said she appreciates the different housing, but we are hearing about aging in place. She asked if there were any options for seniors who can't do townhomes but are looking for smaller single level houses that people can move into to age in place. Mr. Barron said they have no plans for ranch homes, but there are some smaller homes compared to surrounding neighborhoods. But this development is not directed toward seniors. Council member Foster said directing some to seniors might reduce trips. She also asked about gathering places in the green space. Mr. Barron said they would have more detail on that when they bring it back to Council.

Jim Keagy, 6121 Powell Ridge Rd. said they are across the street from this proposed development. He said Piney Grove Wilbon Rd. and Rouse Rd. are problems. Rouse is very narrow and curvy and people speed. The larger the vehicle the faster they go. During construction a year or so ago he had several near misses and there were accidents in the area. He told Council not to just consider daily trips. Consider construction; trash pickup, delivery trucks. It is too tight. Piney Grove Wilbon is already to a point where you can't turn left at certain times of the day, and he does not believe that these road improvements will really help.

Mayor Kondratick closed the public hearing

Mr. Ryan said that next steps would be for the Planning Board to consider this rezoning at their annuary January 27th meeting. The item is anticipated to return to Council for a decision on February 17th.

A motion for 5 min recess was made by Council member Deshazor, seconded by MPT Drees, and passed with a unanimous vote.

NEW BUSINESS

21. Utley Creek Water Reclamation Facility Phase 2 (6 to 9 MGD Expansion)

Rachel Ingham, Utilities and Infrastructure, said that this item was to review contracts for Phase 2 of the Utley Creek Water Reclamation Facility (UCWRF) expansion project, and to review the process for issuance of 2026 Water and Sewer Revenue Bonds. She said expansion is necessary because of consistent population growth, commercial and industrial investments, and to enhance treatment capability and environmental protection. She outlined the timeline of the project, starting in 2020 and showed where we are in the process. She showed the layout of the facility now, and what the changes would be. She said that Phase 1 approved on August 19, 2025 included the Laboratory and Operators building. Phase 2 would consist of membrane bioreactors and the required screenings facility. She explained the benefits of the membrane bioreactors in advanced treatment and environmental protection. She reminded the public of what Phase 1 included and showed the elevation of the Lab & Operators building that is under construction. She showed where the components of Phase 2 would be located and explained their purpose. She explained that the upgrade would allow the site to be upgraded in the future for more than 8 mpg. She discussed the process of selecting the contractor. She outlined the budget for the entire project, showing which items had been approved by Council prior to January 20, 2026.

Tina Stroupe, Finance Director, explained what a revenue bond is and why it is the preferred way to pay for this project. She said the debt would be paid back through utility rates. She explained

that the Town did a feasibility study to show that this was reasonable. She said the debt would be structured as two distinct debt issuances, the first in March 2026 not to exceed $140,000,000 and the second in the spring of 2027. She explained that the benefits include maintaining optimal cash flow, minimizing arbitrage concerns, and minimizing the effects to utility rates. She outlined the timeline for issuing revenue bonds and said that at their next meeting Council would be asked to adopt the bond order allowing staff to proceed with closing the loan.

MPT Drees asked if the technology of the dewatering was being changed. Ms. Ingham said yes, we will be using centrifuges, which is a newer technology. MPT Drees asked to be sure to take odor into consideration. Ms. Ingham said because they came in under budget, they were able to include odor reduction.

Mayor Kondratick asked if there was anything in this bond issuance beyond what we are already anticipating that would affect utility rates. Ms. Stroupe said we are having a rate study done and will be discussing this at the Retreat. The debt model we had last year already took into consideration these issuances for this project. The rates increased over the last few years also already took this into consideration.

Action 1: Motion to authorize the Town Manager to approve the bid, award the construction contract to Adams Robinson Enterprises, Inc. in the amount of $153,164,000, authorize contingency up to $16,846,911, execute the contract for construction administration services with Hazen and Sawyer in the amount of $15,305,109, and sign necessary contracts and change orders for Phase 2 of the Utley Creek Water Reclamation Facility 8 million gallon per day expansion.

Motion: Hewetson
Second: Larson
Vote: unanimous

Action 2: Motion to adopt Initial Resolution 26-04 authorizing the financing and directing the application to the Local Government Commission and requesting their approval of the Town's Enterprise Systems Revenue Bonds, and direction to retain the necessary professionals essential for the debt issuance process and approve the required engagement of bond counsel.

Motion: Hewetson
Second: Larson
Vote: unanimous

22. Holly Springs Road Widening (West) Design Contract

Carrie Mitchell, Utilities and Infrastructure, said this item was to provide an update on Holly Springs Road (West) Widening project and consider approval of the engineering design contract and budget. She showed where this section of Holly Springs Road is located as the third and final segment of the Holly Springs Road corridor. She said in early 2025 CAMPO awarded the Town an up to $2.4 million LAPP grant for eligible design costs. The LAPP Grant establishes an 80/20 cost sharing agreement. Land acquisition and construction are not currently funded for the West segment. She showed the proposed cross section, the project limits, and a before and after rendering. There will be sidewalk, and shared bike/car lane and four lane divided roadway.

Ms. Mitchell said the contract with Kimley-Horn would include engineering design services such as: design, survey, traffic study, public outreach, environmental reporting, and construction bid documents. The project is estimated to take 18 months from Notice to Proceed.

Action 1: Motion to approve design budget of $1,886,923 (including contingency) for the Holly Springs Road Widening West project.

Motion: Deshazor
Second: Hewetson
Vote: unanimous

Action 2: Motion to award and authorize the Town Manager to sign and execute the Kimley-Horn design contract in the amount of $1,636,923 plus project contingency of $250,000 for a total design budget of $1,886,923.

Motion: Deshazor
Second: Hewetson
Vote: unanimous

Action 3: Motion to authorize the Town Manager to execute any change orders for the design contract within the approved design project budget.

Motion: Deshazor
Second: Larson
Vote: unanimous
Council member Hewetson asked about any remaining balance between the LAPP and the actual cost. Mr. Hills said it's a "not to exceed" grant so we do not get to use the balance.

23. Annual Appointments to Planning Board and Board of Adjustment

Linda McKinney, Town Clerk, said this item was for the annual appointments to Planning Board and Board of Adjustment. Twenty-one applications were received for two in-town Planning Board positions and five applications for two in-town regular Board of Adjustment positions. Two applications were received for the one ETJ position for Planning Board and no ETJ applications for Board of Adjustment, which also has an ETJ position open.

Council discussed their nominations for the positions and their reasoning for their choices.

Action 1: Motion to appoint Kathy Stamper and Van Crandall as in-town members of the Planning Board with terms ending February 28, 2029.

Motion: Larson
Second: Hewetson
Vote: unanimous

Action 2: Motion to appoint Ben Copeland and Carl Pautlitz as in-town regular members of the Board of Adjustment with terms ending February 28, 2029.

Motion: Larson
Second: Foster
Vote: unanimous

Action 3: Motion to recommend that the Wake County Board of Commissioners appoint Tanner Davis as Extra-Territorial Jurisdiction Member of the Planning Board with term ending February 28, 2029.

Motion: Hewetson
Second: Foster
Vote: unanimous

Council directed Ms. McKinney to reach out to Cecelia Allen-Webb and offer her the ETJ position on the Board of Adjustment.

Council discussed the change from a combined application for Planning Board and Board of Adjustment to individual applications. They directed the Town Clerk to return to using a combined application.

OTHER BUSINESS

Council member Larson said the announcement this morning was exciting to be a part of. She thanked the MLK committee and said she enjoyed the mural painting. She said residents appreciate art and we want to reach out to the community. She said she got an email about painting the tanks on greenways or finding other ways to collaborate with resident leaders. Applications for Citizens Academy are still open - please apply. She said she is looking forward to the Retreat in February. And she thanked residents for comments on e-bikes. She said they recognize that it is an issue. Be safe and follow the rules of the road. Finally, fun fact, Holly Springs was granted its charter on January 26, 1877. She is looking forward to the 150th.

Council member Deshazor said regarding the Dr. Martin Luther King jr. weekend, he was appreciative that Council and so much of staff were present. He said we all know the I Have a Dream speech, which was given 100 years after the emancipation proclamation. He challenges everyone to read the entire speech and place it in the context of today. It might make you say "we can be better." We can learn from our past and continue to move forward. Other things, the e-bikes are an issue. Parents, please talk to your kids. Make sure we educate folks. He said Elder Abuse Awareness Day is in June. Finally, in response to the public commenter, we do not get our water from Jordan Lake. It is important for us to understand what people are saying, but we are doing things today to prepare for the future. People don't talk about the underground infrastructure, but it's important.

MPT Drees said we are going to talk about e-bikes, but we need the cooperation of the community. Make sure your children wear helmets, there are lights, that your kids know and follow the rules of the road.

Mayor Kondratick congratulates the Holly Springs High School Cheer Team that won the state championship. It was a lot of hard work and effort. Second, he was honored to be invited on Saturday to a 100th birthday party for Don Hulbert, a WWII Navy veteran and Holly Springs resident. He passed along a second "Happy Birthday" to him. He echoed Council member Deshazor in thanking everyone who came out across the weekend to the MLK Day events. Participation and excitement continue to build. He looks forward to that continuing in the years ahead. And to echo Council member Larson, the announcement of Genentech's investment in the Town was exciting and he congratulated town staff on the work that leads up to announcements like today.

Council member Hewetson said it was an exciting morning today. Sometimes we have mornings like that, but sometimes things are not so positive. She said that Public Comment is the time to speak your mind, and Council is here to hear what you have to say. But she asked that people who want to speak directly to a Council member be respectful and use good manners. We want to hear what you say, but we prefer you be polite.

Council member Foster said it was a very exciting day today. She talked to a lot of people, and it was exciting to hear the plans for making Holly Springs better. She said Council gets to take the pictures, but it is those behind the scenes who have been working on this for years. It was nice to see the end result of that work. She's happy to hear people's comments and opinions. She is a representative of the public and wants people to reach out to her. She said she was inspired by what

the MLK committee did this weekend and the engagement of those who want to do better, want to make life better. She quoted Maya Angelou "When you know better, you do better."

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had four items. He wanted to give them a quick update on the snow response, in the event we have a weather event this weekend or next week. It's going to be very cold at night so it will be an event that will impact the community for several days. He invited Paige Scott, Director of Public Works, to give an overview. Ms. Scott said that during winter weather events, the top priority is keeping the roads safe. They work a 24-hour schedule with 12 hour shifts 7 – 7, which allows continuous response. They have12 vehicles – plows and spreaders – that are deployed on planned routes. Roads are salted ahead of time and DOT brines the major thoroughfares. She outlined in what order roads are served in order to make emergency response safer. She said they do not do every single road in every single neighborhood – we need mother natures' help. She asked residents to park in driveways or garages if possible – keep cars off the street to allow us to plow and to allow emergency vehicles through. The storm can also impact trash and recycling. If the landfill closes, it affects pick up. She said we won't know until closer to the event. We will update residents through Communications including when missed collections will be collected. She said staff works with our partners, GFL, Wake County, etc. and will base our response on the actual weather, when we get closer to the storm. If we get this, please stay home and enjoy the time with your family, so the essential workers can get through.

Mr. Harrington said his other items, are Citizens Academy applications due on Jan. 30th. It is a great way to learn about the town. Next, the retreat is coming up Feb 5 – 7 at the Rizzo Center in Chapel Hill. We will talk about the Citizen Satisfaction Survey, budget, transportation, stormwater, e-bikes, and Eagles Landing Park. The Citizen Satisfaction Survey will go on the transparency portal after the Retreat.

Finally, he said that today we advertised for the Oak Hall to North Main Athletic Complex greenway connector. Hopefully it will come back to Council shortly.

CLOSED SESSION: none.

Adjournment: Deshazor made a motion to adjourn at 10:38 pm. It was seconded by Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, February 17, 2026.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

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

Action(s):

- Receive Town Manager approved budget amendments.
- Approve the following budget amendments and associated capital project ordinances:
    - Water Projects Capital Projects Ordinance (26-02)

Explanation:

- The budget ordinance for the Town authorizes the Town Manager to approve inter-department budget amendments within the same fund up to $50,000 with notification to Council by the following month.
- Each month, when applicable, the Budget Department will provide a copy of these approved amendments:
    - **Amendment 1 - Fire Department Donations:** this amendment transfers $1,500 from an administrative holding account to the Fire Department from donations to the Fire Department for firefighting supplies.
- Amendments that modify the overall appropriation of a fund require Town Council approval:
    - **Amendment 2 - Water Projects:** this ordinance (26-02) administratively adjusts the final revenue sources related to the Utilities fund for "Project Titan" which provided utilities in the northwest area of Town in association with economic development. This ordinance does not increase the project budget, and the project construction has concluded. This amendment is an administrative action in advance of final project close-out with the Town's financial system.
        - Typically, when a capital project ordinance is brought before Council for approval, a summary of financial changes is included in the packet. In this case, a summary is not included because the total appropriation within the fund and the project budget total remain unchanged. This ordinance is only updating the final revenue sources, which is comprised of Utility funds, private developer funds, and grant sources.
        - The approved project budget for the utility expansion project to the Friendship business park was $30M and the final total expenses is anticipated to be $29,288,663.
        - Upon final project close-out, any remaining funds will return to Utility Reserves/Fund Balance.

Background:

- Budget amendments in North Carolina local governments (cities, towns, and counties) occur because state law requires budgets to remain balanced and ensure no funds are spent unless appropriated.
- Town Manager approved amendments do not increase the overall budget, and are an administrative movement of funds.
- Capital Project Ordinances are for management of capital projects and contain appropriations for all capital projects within the associated capital fund.

Funding Source(s):

- Amendment 1 - Operating Budget - General Fund Donations
- Amendment 2 - Community Investment Plan - Utility Reserves / Private Contributions / Grant Funds

Attachment(s):

1. Amendment 1 - Fire Department Donations
2. Water Projects Capital Ordinance (26-02)

Town of Holly Springs
FY2025-26 Budget Amendment Request

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

Department: Fire **Date:** 1/15/2026

Reason for Budget Amendment:

Donations received from Dixie Pipeline ($500) and Martin Marietta Rock Quarry ($1000).

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-410-82.01	Misc Special Program Contributions		$ 1,500
10-420-62.15	Fire Supplies	$ 1,500	
	Total Expense:	**$ 1,500**	**$ 1,500**

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

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Ordinance No. 26-02
Date Submitted: February 17, 2026
Date Adopted: February 17, 2026

Water Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of Water system projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds effective February 17, 2026

Water Project Fund	
Expenditures:	
Water Projects	235,758,277
Total	**235,758,277**

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Water Project Fund	
Revenues:	
Revenue Bonds	132,773,944
State Grants & Reimbursements	36,627,457
Transfers In	28,151,453
Limited Obligation Bond Proceeds	22,681,690
Private Contributions	8,870,347
Federal Grants	5,500,000
Other Utility Sources	1,153,386
Total	**235,758,277**

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager or designee is authorized to amend expenditures within the

fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 17, 2026, in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of February 2026.

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Courtyards at Holly Grove Amenity Center - Utility Allocation Request
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Elliot Blonshine, Development Services

Action(s):

- Approve Additional 3,250 Gallons Per Day Utility Allocation Request for Courtyards at Holly Grove Amenity Center.

Explanation:

- The Courtyards at Holly Grove (formerly known as Graham Wood) previously requested and was approved for utility allocation for 107 homes (27,285 gallons per day) as part of the Rezoning 24-REZ-03 case. However, the flows from the amenity center were not accounted for by the applicant in this initial request.
- The detailed design specifications of the amenity center were included with the Major Subdivision 25-MAS-02, approved October 28, 2025.
- The applicant must request an expansion to the previously approved allocation for the project to include the amenity center in the amount of 3,250 gallons per day, which is an increase of about 12 percent.
- Sufficient allocation remains in the Residential – Single Family assignment to support this project for the proposed build-out year of 2027.
- This request meets the Priority Level 1 standards of the Water Resource Management Policy.

Background:

- The Town adopted the Water Resources Management Policy in 2023 to help manage the demand for the limited water and wastewater capacity of the Town.
- The purpose of the policy is to ensure that there are adequate water and wastewater resources across residential, commercial, industrial, institutional, and Town uses on an annual basis until such time that the large capital projects that will increase water and wastewater capacity are complete.
- The Rezoning and associated Utility Allocation Request was approved by Town Council on February 25, 2025.
- The Major Subdivision was approved by Town Council on October 28, 2025.
- The flows needed for the amenity center were not accounted for in the original request with the rezoning or with the major subdivision.

Funding Source(s):

N/A

Attachment(s):

1. Courtyards at Holly Grove_TC_StaffReport_20260206
2. UtilityAllocationRequest_Form_2025-08-01_New
3. UtilityAllocationRequest_Form_2025-03-18_Original Approved

Utility Allocation Request Memo

Subject Title: Courtyards at Holly Grove Amenity Center - Utility Allocation Request

Meeting Date: February 17, 2026

Presenter: Elliot Blonshine, Development Services

Attachments: Utility Allocation Request

Utility Allocation Request:

The Courtyards at Holly Grove (FKA Graham Wood) previously requested and was approved for utility allocation of 107 homes (27,285 gallons per day) during the rezoning 24-REZ-03. However, the flows from the amenity center were not accounted for. This request for additional flow does not alter or amend the previous Utility Allocation Request. This request is in addition to the previous request for allocation. All utility allocation requests must be approved by the Town Council.

The applicant provided a revised sewer study during the Major Subdivision to verify downstream infrastructure can support the additional flow. The study concluded there is sufficient capacity to accept this additional flow.

Utility Allocation Summary

Priority Level: Priority Level 1
Allocation Assignment: Residential - Single Family
Allocation Requested: 3,250 gallons per day

Staff Determination: Sufficient allocation remains in the Residential – Single Family assignment to support this project for the proposed build out year of 2027.

Staff Recommendation: Approve

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

On July 1, 2023 a new Water Resources Management Policy (**WRMP**) was adopted by the Town.

Submit this form via CityView with your first Sewer Study Submittal. All Preliminary plan reviews, which includes all Special Studies, must be submitted concurrently to be deemed a complete submittal. Staff will review for completeness and reach out to the applicant if more information is needed.

Refer to the Town's Engineering Design & Construction Standards as well as State Standards, when providing the following information.

Do not submit Utility Allocation Request until you have had your sewer scoping meeting or have been provided with direction from staff.

CONTACT INFORMATION	
Date: 07/29/2025	Scoping Meeting Date: 11/14/23
Applicant Name: Michael Kemp	
Company: Epcon Communities	
Address: 5440 Wade Park Blvd, Ste 101, Raleigh NC 27607	
Phone: 919-795-1701	E-Mail: mkemp@epconcommunities.com
Engineering Firm Preparing Report: Highfill Infrastructure Engineering, P.C.	
Professional Engineer Working on Project: Greg Fields, PE	
PROJECT INFORMATION	
Project Name: Courtyards at Holly Grove	
PIN(s): 0648464185	Address: 1432 Avent Ferry Road
Provide a brief project description: A developer plans to build approximately 107 residential homes and an amenity center. A sewer capacity study is being performed to determine the effect of serving the property with gravity sewer. The gravity sewer system would convey the wastewater from the development to the existing gravity sewer on Harbor Fog Trail. The homes in the development have already received allocation. This request is for the wastewater flow from the amenity center.	
Does this project require Annexation: ☑ Yes ☐ No	
Proposed Land Use: Residential	
Current Zoning: RR	Proposed Zoning: Mixed-use Residential Conditional District (MXR-CD)
Total number of Residential Units: 107 Type: ☑ Townhome ☐ Condo ☐ Apartment	
Type of Non-Residential: n/a	Area of Non-Residential (SF)((by type): 0
Anticipated Build Out Year: 2027	
Is Project expected to be phased: ☑ Yes ☐ No If yes, provide timeline: The following timeline is contingent on having zoning approval by 2025 and the dates are approximate: Breaking ground on Phase 1 in the middle of 2026 and beginning the construction towards the end of 2026. Additional phases would subsequently follow Phase 1 after 5-6 months.	
ESTIMATED SEWER FLOW (INCLUDE THE CALCULATIONS AND METHODOLOGY USED BASED ON STATE 15A NCAC 02T .0114 RULE AND ATTACH TO THIS FORM):	
13 units x 250 (GPD/unit) = 3,250	
Residential Sewer Flow (GPD): 3,250	Non-Residential Sewer Flow (GPD):
What is the site's access to existing public utility infrastructure? ☑Direct access via existing right-of-way or easements ☐Existing utility infrastructure is within 1000' ☐Existing utility infrastructure is further than 1000'	
Per the WRMP, what is the project anticipated Priority Level? ☑ 1 ☐ 2 ☐ 3	

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

Per the WRMP, all projects must meet the criteria for Level 1 before being considered by Town Council.

- Priority Level 2 projects must commit to 2 Allocation Elements and Priority Level 3 projects must commit to 3 Allocation Elements to move up to Level 1 status.

Level 2 and Level 3 projects should complete the following table:

Allocation Elements			
Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
☐	Public Infrastructure Improvements (Chose Option A, B, or C) *Please note that any improvements found to be required by a Sewer Study or Fire Flow Analysis can not also be used as a committed allocation element.*		
	Option A (both required)		
	Vegetated wetland in lieu of wet ponds	☐	
	Include stormwater control devices within parking lot islands	☐	
	Option B		
	Provide structured parking so as to minimize impervious surface area	☐	
	Option C (choose 1)		
	Take pump station offline	☐	
	Install oversize utilities	☐	
	Install 1000' of basin wide water/sewer infrastructure	☐	
☐	Sustainable Design (Choose 1)		
	Earn LEED Certification	☐	
	Earn National Green Building Standards Certifications, or equivalent as determined by Director	☐	

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

Allocation Elements			
Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
☐	Work Force Housing (housing at 60-80% Area Median Income) (Choose 1)		
	5% of the units for detached or attached dwellings	☐	
	10% of the units for apartment dwellings	☐	
☐	Open Space/Tree Preservation (Choose 1)		
	Increase of at least 25% Active Recreation Space	☐	
	Increase of at least 100% for Urban Civic Space	☐	
	Increase of at least 25% of required area for Tree Preservation Areas	☐	
	Preservation of at least 10% of Specimen Trees on site.	☐	
	Total Committed Elements		

8/1/2025

North Carolina Professional Engineer Signature **Date**

North Carolina Professional Engineer Seal

NORTH CAROLINA PROFESSIONAL SEAL 051959 ENGINEER GREGORY D. FIELDS JR.

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

On July 1, 2023 a new Water Resources Management Policy (**WRMP**) was adopted by the Town.

Submit this form via CityView with your first Sewer Study Submittal. All Preliminary plan reviews, which includes all Special Studies, must be submitted concurrently to be deemed a complete submittal. Staff will review for completeness and reach out to the applicant if more information is needed.

Refer to the Town's Engineering Design & Construction Standards as well as State Standards, when providing the following information.

Do not submit Utility Allocation Request until you have had your sewer scoping meeting or have been provided with direction from staff.

CONTACT INFORMATION	
Date: 03/18/2025	Scoping Meeting Date: 11/14/23
Applicant Name: Michael Kemp	
Company: Epcon Communities	
Address: 5440 Wade Park Blvd, Ste 101, Raleigh NC 27607	
Phone: 919-795-1701	E-Mail: mkemp@epconcommunities.com
Engineering Firm Preparing Report: Highfill Infrastructure Engineering, P.C.	
Professional Engineer Working on Project: Greg Fields, PE	
PROJECT INFORMATION	
Project Name: Graham Wood Property	
PIN(s): 0648464185	Address: 1432 Avent Ferry Road
Provide a brief project description: A developer plans to build approximately 107 residential homes. A sewer capacity study is being performed to determine the effect of serving the property with gravity sewer. The gravity sewer system would convey the wastewater from the development to the existing gravity sewer on Harbor Fog Trail.	
Does this project require Annexation: ☑ Yes ☐ No	
Proposed Land Use: Residential	
Current Zoning: RR	Proposed Zoning: Mixed-use Residential Conditional District (MXR-CD)
Total number of Residential Units: 107 Type: ☑ Townhome ☐ Condo ☐ Apartment	
Type of Non-Residential: n/a	Area of Non-Residential (SF)((by type): 0
Anticipated Build Out Year: 2027	
Is Project expected to be phased: ☑ Yes ☐ No If yes, provide timeline: The following timeline is contingent on having zoning approval by 2025 and the dates are approximate: Breaking ground on Phase 1 in the middle of 2026 and beginning the construction towards the end of 2026. Additional phases would subsequently follow Phase 1 after 5-6 months.	
ESTIMATED SEWER FLOW (INCLUDE THE CALCULATIONS AND METHODOLOGY USED BASED ON STATE 15A NCAC 02T .0114 RULE AND ATTACH TO THIS FORM):	
107 units x 255 (GPD/unit) = 27,285 GPD	
Residential Sewer Flow (GPD): 27,285	Non-Residential Sewer Flow (GPD):
What is the site's access to existing public utility infrastructure? ☑ Direct access via existing right-of-way or easements ☐ Existing utility infrastructure is within 1000' ☐ Existing utility infrastructure is further than 1000'	
Per the WRMP, what is the project anticipated Priority Level? ☑ 1 ☐ 2 ☐ 3	

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

Per the WRMP, all projects must meet the criteria for Level 1 before being considered by Town Council.

- Priority Level 2 projects must commit to 2 Allocation Elements and Priority Level 3 projects must commit to 3 Allocation Elements to move up to Level 1 status.

Level 2 and Level 3 projects should complete the following table:

Allocation Elements			
Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
☐	Public Infrastructure Improvements (Chose Option A, B, or C) *Please note that any improvements found to be required by a Sewer Study or Fire Flow Analysis can not also be used as a committed allocation element.*		
	Option A (both required)		
	Vegetated wetland in lieu of wet ponds	X	See general note on Sheet C2.00.
	Include stormwater control devices within parking lot islands	☐	
	Option B		
	Provide structured parking so as to minimize impervious surface area	☐	
	Option C (choose 1)		
	Take pump station offline	☐	
	Install oversize utilities	☐	
	Install 1000' of basin wide water/sewer infrastructure	☐	
☐	Sustainable Design (Choose 1)		
	Earn LEED Certification	☐	
	Earn National Green Building Standards Certifications, or equivalent as determined by Director	☐	

HOLLY SPRINGS
Development Services

UTILITY ALLOCATION REQUEST

Allocation Elements

Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
☐	Work Force Housing (housing at 60-80% Area Median Income) (Choose 1)		
	5% of the units for detached or attached dwellings	☐	
	10% of the units for apartment dwellings	☐	
☐	Open Space/Tree Preservation (Choose 1)		
	Increase of at least 25% Active Recreation Space	☐	
	Increase of at least 100% for Urban Civic Space	☐	
	Increase of at least 25% of required area for Tree Preservation Areas	X	Cover Sheet (Site Data Table)
	Preservation of at least 10% of Specimen Trees on site.	☐	
	Total Committed Elements		

03/18/25

North Carolina Professional Engineer Signature **Date**

North Carolina Professional Engineer Seal

NORTH CAROLINA PROFESSIONAL SEAL 051959 ENGINEER GREGORY D. FIELDS, JR.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: NCDEQ Division of Water Infrastructure Grant Funding Resolution for Water and Wastewater Asset Inventories
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Community Safety
Staff Resource: Theresa Randall, Utilities and Infrastructure, Sara Emig, Utilities and Infrastructure

Action(s):

- Adopt Resolution 26-05 to close out the Water Asset Inventory Assessment (AIA) grant funded project.
- Adopt Resolution 26-06 to close out the Wastewater Asset Inventory Assessment (AIA) grant funded project.

Explanation:

- Asset management ensures preventative maintenance can be conducted, and capital assets can be repaired, replaced, or upgraded on time and that adequate funding is identified and planned. Asset management also reduces the total cost of owning and operating assets while delivering desired service levels. A high-performing asset management program includes detailed asset inventories, operation and maintenance tasks, and long-range financial planning.
- Grant funding was previously awarded by the NCDEQ Division of Water Infrastructure (DWI) to assist with completing water and wastewater asset inventories (AIA)s.
- Town Council previously approved Resolution No. 23-28 to accept the funding offers for the Water Asset Inventory Assessment (AIA) ($200,000) and Wastewater AIA ($200,000) and adopt Project Grand Ordiances 24-03 (Water) and No. 24-04 (Wastewater).
- The Water and Wastewater Asset Inventories were completed in December 2025.

Background:

- Asset Management is an organization-wide initiative involving assets managed by multiple departments.
- In preparation for the development of an Asset Management Plan, inventories were completed to accurately identify the Town's assets.
- In order to ensure consistency and efficiency, Utilities & Infrastructure, Public Works, and Parks & Recreation consolidated efforts into one asset inventory and assessment project with multiple phases being managed by the Business Asset Management division of the Utilities & Infrastructure Department.

- The following Asset Inventories have been completed through collaboration with WithersRavenel:
    - Facilities and Parks & Recreation Asset Inventory Assessments (AIAs) were completed in December 2024.
    - Stormwater AIA was completed in May 2025.
    - Water and Wastewater AIAs were completed in December 2025.

- The Strategic Asset Management Plan development is planned to follow completion of the inventories and assessments.

Funding Source(s):

Community Investment Plan - Utility PAYGO / State Grants

Attachment(s):

1. Resolution 26-05_Grant Close out_Water AIA
2. Resolution 26-06_Grant Close out_WW AIA

Resolution No. 26-05
Date Adopted: February 17th, 2026
Effective Date: February 17th, 2026

RESOLUTION BY GOVERNING BODY OF THE TOWN OF HOLLY SPRINGS
Water Asset Inventory and Assessment Grant Closeout
Project AIA-D-ARP-0064

WHEREAS, The North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their sewer infrastructure needs,

WHEREAS, the North Carolina Department of Environmental Quality provided American Rescue Plan Act (ARPA) funding in the amount of $200,000 for the sewer system to perform asset inventory and assessment work that has been successfully carried out and completed in accordance with the agreed scopes of work, and

WHEREAS, the completed Asset and Inventory Risk Assessment have been presented to Town Council,

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

That the Town of Holly Springs does hereby give assurances to the North Carolina Department of Environmental Quality that the Conditions and Assurances contained in the award offers were adhered to in carrying out the projects;

That the matching funds requirement has been met, and the Town intends to requisition the remaining grant funds and closeout the project with the North Carolina Department of Environmental Quality;

That the Town Council accepts the report as presented to the Council, and commits to utilizing the information in the ongoing management of its system; and

That the Water Asset and Inventory Risk Assessment developed through the study is hereby accepted and adopted by the Town Council.

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

Town of Holly Springs by

_____
Mike Kondratick, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Holly Springs does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Holly Springs Town Council duly held on the 17th day of February 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

_____

(Signature of Recording Officer)

_____

(Title of Recording Officer)

Resolution No. 26-06
Date Adopted: February 17th, 2026
Effective Date: February 17th, 2026

RESOLUTION BY GOVERNING BODY OF THE TOWN OF HOLLY SPRINGS
Wastewater Asset Inventory and Assessment Grant Closeout
Project AIA-W-ARP-0077

WHEREAS, The North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their sewer infrastructure needs,

WHEREAS, the North Carolina Department of Environmental Quality provided American Rescue Plan Act (ARPA) funding in the amount of $200,000 for the sewer system to perform asset inventory and assessment work that has been successfully carried out and completed in accordance with the agreed scopes of work, and

WHEREAS, the completed Asset and Inventory Risk Assessment have been presented to Town Council,

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

That the Town of Holly Springs does hereby give assurances to the North Carolina Department of Environmental Quality that the Conditions and Assurances contained in the award offers were adhered to in carrying out the projects;

That the matching funds requirement has been met, and the Town intends to requisition the remaining grant funds and closeout the project with the North Carolina Department of Environmental Quality;

That the Town Council accepts the report as presented to the Council, and commits to utilizing the information in the ongoing management of its system; and

That the Wastewater Asset and Inventory Risk Assessment developed through the study is hereby accepted and adopted by the Town Council.

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

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Holly Springs does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Holly Springs Town Council duly held on the 17th day of February 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

_____

(Signature of Recording Officer)

_____

(Title of Recording Officer)

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda
Title: Voluntary Annexation A25-09 975 Avent Ferry Rd (Sam's Xpress Car Wash LLC) - Determination of Sufficiency
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 25-07 directing the Town Clerk to investigate the sufficiency of annexation petition A25-09.

Explanation:

- The Town has received a petition for voluntary annexation of 5.019 +/- acres.
- The property is located at 975 Avent Ferry Road and is owned by SXCW Properties II, LLC.
- The majority of the property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits.
- The annexation is requested in conjunction with consideration of the 975 Avent Ferry Road Major Subdivision and Sam's Xpress Car Wash Development Plan.

Background:

- Annexation requires a two-step process with the first action being a determination of sufficiency and a second action being a public hearing.
- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."
- The Public Hearing will be scheduled for March 17, 2026.

Funding Source(s):
N/A

Attachment(s):
1. Map - A25-09
2. A25-09 - Resolution of Sufficiency

Annexation Information

Annexation Number

A25-09

Total Acres

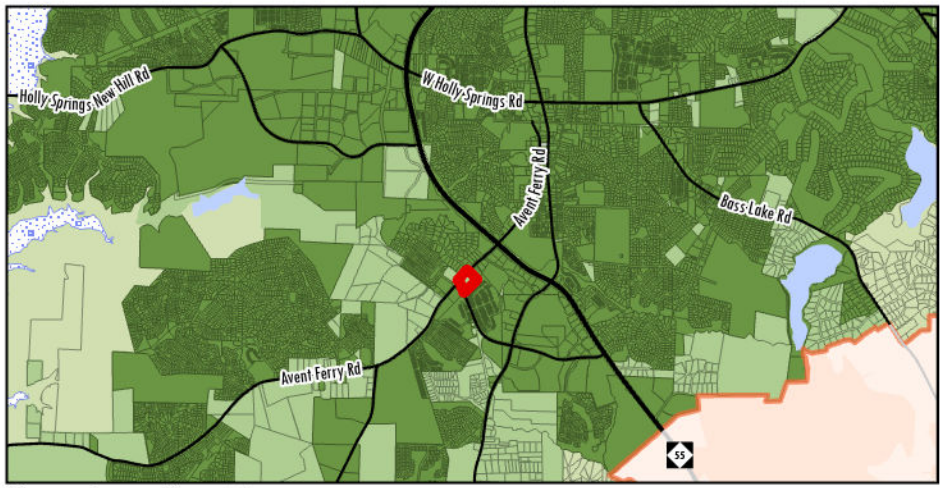
5.019 +/- | Deed Acres

Property Address

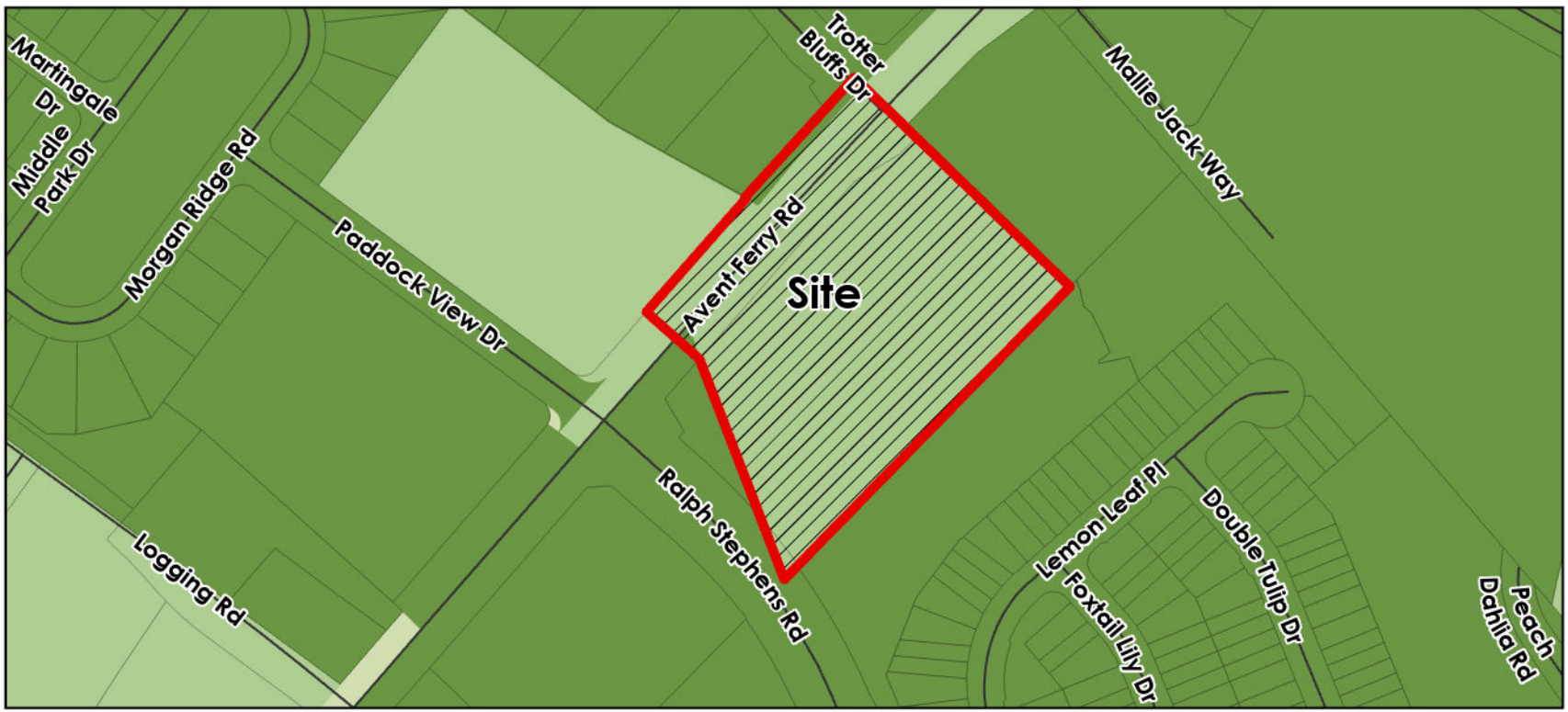
975 Avent Ferry

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 25-07
Date Adopted: February 17, 2026
Annexation No.: A25-09

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Beginning at an existing 1/2" iron rebar having North Carolina State Plane coordinates of Northing: 687761.564' Easting: 2047203.226' (NAD83/2011), thence from the Beginning point South 44° 18' 01" West for a distance of 599.03 feet to a point, thence North 21° 01' 59" West for a distance of 345.78 feet to a point, thence North 48° 29' 40" West for a distance of 103.90 feet to a point, thence North 41° 18' 39" East for a distance of 220.94 feet to a point, thence North 61° 16' 34" West for a distance of 2.31 feet to a point, thence North 40° 49' 00" East 12.86 feet to a point, thence along a circular curve to the right having a radius of 5041.00 feet, an arc length of 226.22 feet, and a chord bearing and distance of North 42° 19' 21" East 226.20 feet to a point, thence South 45° 48' 45" East for a distance of 440.33 feet to the point and place of Beginning.

The parcel as described contains 5.019 acres more or less. All as shown on Annexation Plat by Eagle Engineering, Inc, (Russell L. Whitehurst, PLS) and dated December 18th, 2025.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her

investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of February, 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Consent Agenda
Title: Voluntary Annexation A25-03 3020 Avent Ferry Rd (Mira Development) - Determination of Sufficiency
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 25-08 directing the Town Clerk to investigate the sufficiency of annexation petition A25-03.

Explanation:

- The Town has received a petition for voluntary annexation of 22.39 +/- acres.
- The property is located at 3020 Avent Ferry Road and is owned by Mira Developers LLC.
- The property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits. Approximately 50% of the property is to the North of Avent Ferry Road and 50% is situated South of Avent Ferry Road.
- The annexation is requested in conjunction with consideration of the Mira Ridge Rezoning and Major Subdivision Plan.

Background:

- Annexation requires a two-step process with the first action being a determination of sufficiency and a second action being a public hearing.
- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."
- The Public Hearing will be scheduled for March 17, 2026.

Funding Source(s):
N/A

Attachment(s):
1. A25-03 map
2. A25-03 - Resolution of Sufficiency

Annexation Information

Annexation Number

A25-03

Total Acres

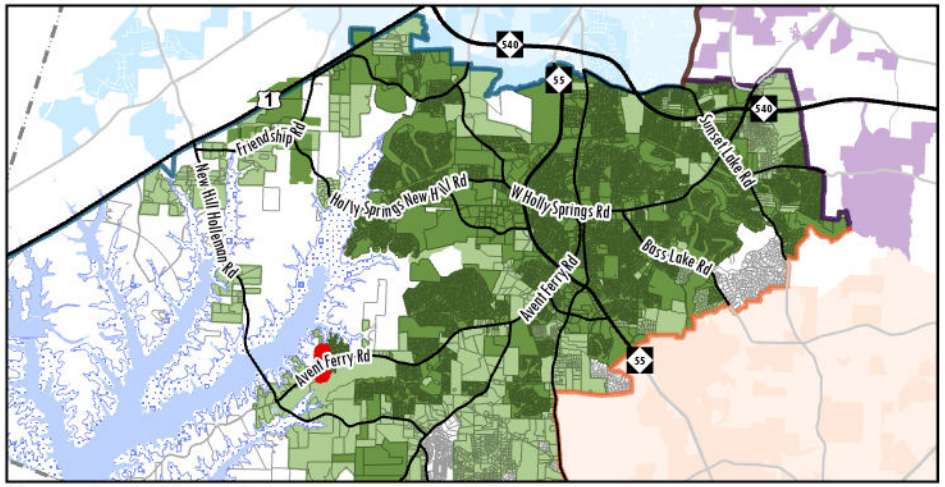
22.39 | Deed Acres

Property Address

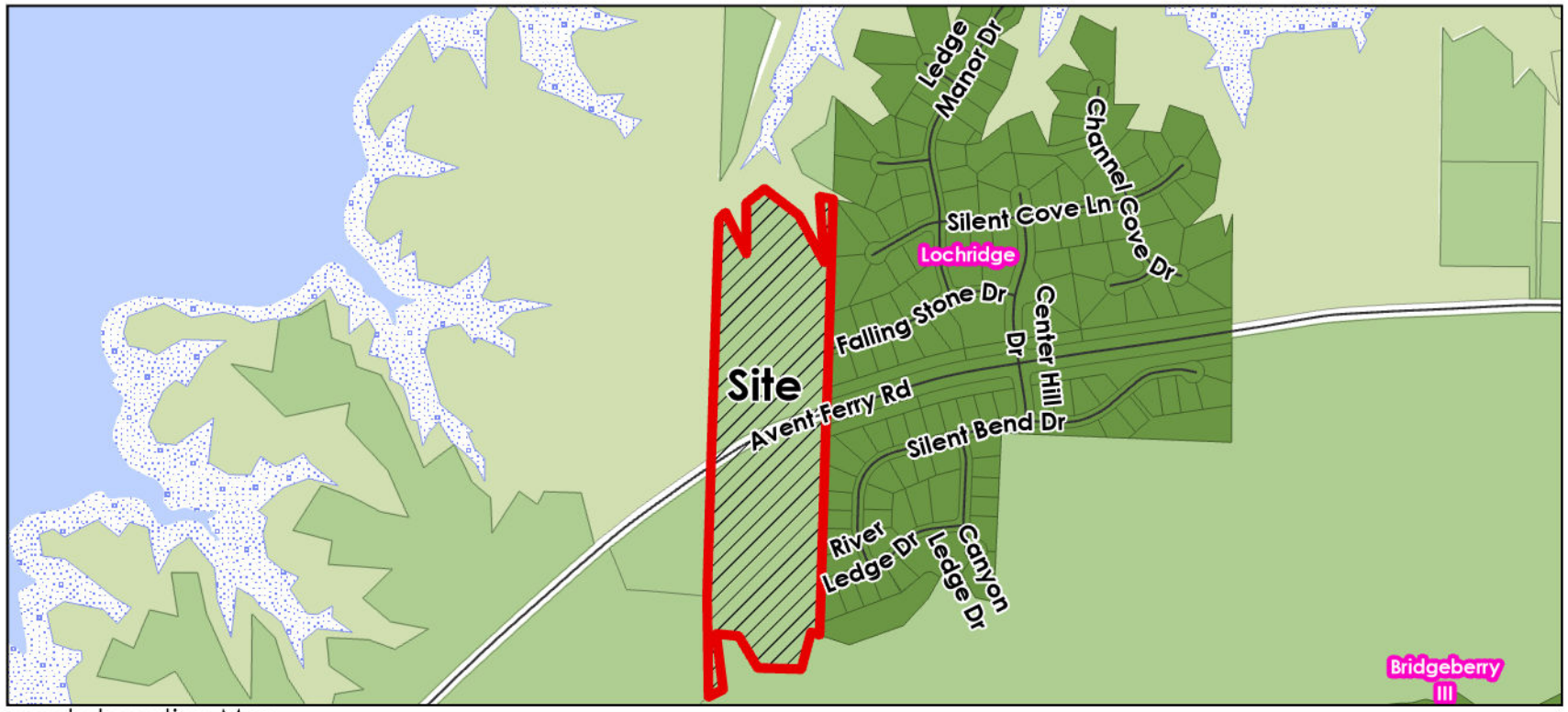
3020 Avent Ferry Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-08
Date Adopted: February 17, 2026
Annexation No.: A25-03

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Legal Description TRACT 1

Beginning at a Control Corner Iron Pipe Found having coordinates of N:683076.94, E:2030402.22; thence with a bearing of S 01°43'46" W a distance of 907.28 feet to a Iron Pipe Found; thence with a bearing of S 72°26'02" W a distance of 10.50 feet to a Computed Point; thence with a bearing of S 72°21'35" W a distance of 47.83 feet to a Computed Point; thence with a bearing of S 72°29'22" W a distance of 26.28 feet to a Computed Point; thence with a bearing of S 72°37'05" W a distance of 28.48 feet to a Computed Point; thence with a bearing of S 71°33'51" W a distance of 30.81 feet to a Computed Point; thence with a bearing of S 71°25'07" W a distance of 29.65 feet to a Computed Point; thence with a bearing of S 70°55'38" W a distance of 28.09 feet to a Computed Point; thence with a bearing of S 69°12'13" W a distance of 29.78 feet to a Computed Point; thence with a bearing of S 68°52'34" W a distance of 29.81 feet to a ; thence with a bearing of S 67°32'57" W a distance of 30.81 feet to a Computed Point; thence with a bearing of S 65°51'51" W a distance of 28.13 feet to a Computed Point; thence with a bearing of S 65°13'10" W a distance of 30.26 feet to a Computed Point; thence with a bearing of S 62°30'26" W a distance of 27.87 feet to a Computed Point; thence with a bearing of S 61°15'46" W a distance of 30.09 feet to a Computed Point; thence with a bearing of S 60°09'18" W a distance of 29.79 feet to a Computed Point; thence with a bearing of S 58°40'06" W a distance of 29.69 feet to a Computed Point; thence with a bearing of S 56°56'31" W a distance of 32.07 feet to a Computed Point; thence with a bearing of S 56°00'13" W a distance of 29.01 feet to a Computed Point; thence with a bearing of S 55°41'36" W a distance of 29.59 feet to a Iron Pipe Found; thence with a bearing of N 01°44'03" E a distance of 1046.69 feet to a Iron Pipe Found; thence with a

bearing of N 44°17'48" E a distance of 42.16 feet to a Iron Pipe Found; thence with a bearing of S 26°47'18" E a distance of 203.11 feet to a Iron Pipe Found; thence with a bearing of N 00°06'28" W a distance of 221.60 feet to a Iron Pipe Found; thence with a bearing of N 51°32'51" E a distance of 102.67 feet to a Iron Pipe Found; thence with a bearing of S 52°19'27" E a distance of 190.36 feet to a Iron Pipe Found; thence with a bearing of S 28°21'34" E a distance of 234.89 feet to a Iron Pipe Found; thence with a bearing of N 04°06'36" W a distance of 289.48 feet to a Iron Pipe Found; thence with a bearing of S 78°59'38" E a distance of 61.02 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 468,350.50 square feet or 10.75 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Legal Description TRACT 2

Beginning at a Control Corner Iron Pipe Found having coordinates of N:681868.02, E:2029865.85; thence with a bearing of N 55°13'19" E a distance of 12.79 feet to a Computed Point; thence with a bearing of N 55°41'36" E a distance of 60.47 feet to a Computed Point; thence with a bearing of N 56°00'13" E a distance of 28.35 feet to a Computed Point; thence with a bearing of N 56°56'31" E a distance of 30.67 feet to a Computed Point; thence with a bearing of N 58°40'06" E a distance of 28.01 feet to a Computed Point; thence with a bearing of N 60°09'18" E a distance of 28.43 feet to a Computed Point; thence with a bearing of N 61°15'46" E a distance of 28.86 feet to a Computed Point; thence with a bearing of N 62°30'26" E a distance of 25.80 feet to a Computed Point; thence with a bearing of N 65°13'10" E a distance of 28.51 feet to a Computed Point; thence with a bearing of N 65°51'51" E a distance of 26.91 feet to a Computed Point; thence with a bearing of N 67°32'57" E a distance of 29.23 feet to a Computed Point; thence with a bearing of N 68°52'34" E a distance of 28.94 feet to a Computed Point; thence with a bearing of N 69°12'13" E a distance of 28.71 feet to a Computed Point; thence with a bearing of N 70°55'38" E a distance of 26.93 feet to a Computed Point; thence with a bearing of N 71°25'07" E a distance of 29.31 feet to a Computed Point; thence with a bearing of N 71°33'51" E a distance of 30.18 feet to a Computed Point; thence with a bearing of N 72°37'05" E a distance of 27.99 feet to a Computed Point; thence with a bearing of N 72°29'22" E a distance of 26.41 feet to a Computed Point; thence with a bearing of N 72°21'35" E a distance of 37.31 feet to a Iron Pipe Found; thence with a bearing of S 01°43'46" W a distance of 947.53 feet to a Iron Pipe Found; thence with a bearing of N 72°24'24" W a distance of 39.27 feet to a Iron Pipe Found; thence with a bearing of S 14°47'27" W a distance of 167.77 feet to a Iron Pipe Found; thence with a bearing of N 88°27'56" W a distance of 190.97 feet to a Iron Pipe Found; thence with a bearing of N 31°11'50" W a distance of 163.81 feet to a Iron Pipe Found; thence with a bearing of N 84°18'56" W a distance of 99.05 feet to a Iron Pipe Found; thence with a bearing of S 07°08'42" E a distance of 245.92 feet to a Iron Pipe Found; thence with a bearing of S 62°31'47" W a distance of 72.09 feet to a Iron Pipe Found; thence with a bearing of N 00°50'46" W a distance of 442.75 feet to a Iron Pipe Found; thence with a bearing of N 01°42'19" E a distance of 538.69 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 473,656.84 square feet or 10.87 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Legal Description Annexation Avent Ferry Road 60’ Public Right of Way

Beginning at a Control Corner Iron Pipe Found having coordinates of N:681868.02, E:2029865.85; thence with a bearing of N 01°47'32" E a distance of 74.39 feet to a Iron Pipe Found; thence with a bearing of N 55°41'36" E a distance of 29.59 feet to a Computed Point; thence with a bearing of N 56°00'13" E a distance of 29.01 feet to a Computed Point; thence with a bearing of N 56°56'31" E a distance of 32.07 feet to a Computed Point; thence with a bearing of N 58°40'06" E a distance of 29.69 feet to a Computed Point; thence with a bearing of N 60°09'18" E a distance of 29.79 feet to a

Computed Point; thence with a bearing of N 61°15'46" E a distance of 30.09 feet to a Computed Point; thence with a bearing of N 62°30'26" E a distance of 27.87 feet to a Computed Point; thence with a bearing of N 65°13'10" E a distance of 30.26 feet to a Computed Point; thence with a bearing of N 65°51'51" E a distance of 28.13 feet to a Computed Point; thence with a bearing of N 67°32'57" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 68°52'34" E a distance of 29.81 feet to a Computed Point; thence with a bearing of N 69°12'13" E a distance of 29.78 feet to a Computed Point; thence with a bearing of N 70°55'38" E a distance of 28.09 feet to a Computed Point; thence with a bearing of N 71°25'07" E a distance of 29.65 feet to a Computed Point; thence with a bearing of N 71°33'51" E a distance of 30.81 feet to a Computed Point; thence with a bearing of N 72°37'05" E a distance of 28.48 feet to a Computed Point; thence with a bearing of N 72°29'22" E a distance of 26.28 feet to a Computed Point; thence with a bearing of N 72°21'35" E a distance of 47.79 feet to a Computed Point; thence with a bearing of N 72°26'02" E a distance of 10.54 feet to a Iron Pipe Found; thence with a bearing of S 01°43'46" W a distance of 63.59 feet to a Iron Pipe Found; thence with a bearing of S 72°21'35" W a distance of 37.31 feet to a Computed Point; thence with a bearing of S 72°29'22" W a distance of 26.41 feet to a Computed Point; thence with a bearing of S 72°37'05" W a distance of 27.99 feet to a Computed Point; thence with a bearing of S 71°33'51" W a distance of 30.18 feet to a Computed Point; thence with a bearing of S 71°25'07" W a distance of 29.31 feet to a Computed Point; thence with a bearing of S 70°55'38" W a distance of 26.93 feet to a Computed Point; thence with a bearing of S 69°12'13" W a distance of 28.71 feet to a Computed Point; thence with a bearing of S 68°52'34" W a distance of 28.94 feet to a Computed Point; thence with a bearing of S 67°32'57" W a distance of 29.23 feet to a Computed Point; thence with a bearing of S 65°51'51" W a distance of 26.91 feet to a Computed Point; thence with a bearing of S 65°13'10" W a distance of 28.51 feet to a Computed Point; thence with a bearing of S 62°30'26" W a distance of 25.80 feet to a Computed Point; thence with a bearing of S 61°15'46" W a distance of 28.86 feet to a Computed Point; thence with a bearing of S 60°09'18" W a distance of 28.43 feet to a Computed Point; thence with a bearing of S 58°40'06" W a distance of 28.01 feet to a Computed Point; thence with a bearing of S 56°56'31" W a distance of 30.67 feet to a Computed Point; thence with a bearing of S 56°00'13" W a distance of 28.35 feet to a Computed Point; thence with a bearing of S 55°41'36" W a distance of 60.47 feet to a Computed Point ; thence with a bearing of S 55°13'19" W a distance of 12.79 feet to a Iron Pipe Found; which is the Point of beginning, containing approximately 33,669.21 square feet or 0.77 acres, as shown on a survey entitled “Annexation Map for Town of Holly Springs” by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 04/11/2025.

Total to be annexed: 22.39 Acres.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk’s satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 17th day of February, 2026.



ATTEST:

_____	_____
Michael D. Kondratick, Mayor	Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Consent Agenda
Title: FY26 Vehicle and Equipment Installment Financing Contract
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):

- Authorize Town staff to enter into Installment Purchase Agreement with Pinnacle Financial Partners.
- Adopt Resolution 26-02 for financing terms and documents and authorize Town Manager to sign and execute an agreement for the FY26 installment purchase financing of vehicles and equipment with Pinnacle in the amount of $2,312,000
- Authorize Pinnacle Financial Partners as a Town Official Depository.

Explanation:

- Installment Purchase Agreements are one of several financing mechanisms available to local governments. Authority is provided in NC General Statute 160A-20.
- Vehicles and equipment do not require Local Government Commission (LGC) approval.
- The total amount for vehicle and equipment purchases, to include tax, tags, upfits, and debt service, including interest, will not exceed $2,528,105.
- This funding request will support the acquisition of 30 vehicles and pieces of equipment for the following departments: Finance- (1) meter technician truck, Parks and Recreation- (4) mowers and (1) passenger van, Police- (16) vehicles, Public Works- (1) excavator, (1) truck, (1) dump truck, Development Services- (1) truck, and Utilities and Infrastructure (1) truck, (2) tractors and (1) dump truck.
- The loan is tentatively scheduled to close on February 27th.

Background:

- Four proposals were received with interest rates ranging from 3.42% to 4.11%
- Pinnacle submitted a proposal with an interest rate of 3.42% for a 59-month term.
- The purchase of these items and the intent to finance were approved in the FY 2025-2026 budget.
- The attached resolution authorizes the Town Manager to sign and execute the agreement and authorizes staff to proceed with closing the loan and obtaining the funds.
- Conducts annual financing for replacement and new vehicles for replacement - Town has a replacement matrix for vehicles -centralized fleet Policies

Funding Source(s):

- Operating Fund - General Fund / Utility Fund

Attachment(s):

1. PB - HOLLY SPRINGS - 2025 - IFSA - EQUIPMENT - VEHICLES - SAMPLE(204707192.5)
2. 26-1121 RFP Bid Recored_FY26 Veh_Equip Financing
3. 26-1121 RFP FY26 Equipment Vehicle Financing_POSTED
4. RFP 26-1121 Addendum 1_POSTED
5. FY26 Vehicles and Equipment List_Financed Only_TC Copy
6. 26-02 Resolution Approving Financing Terms with Pinnacle

INSTALLMENT FINANCING AND SECURITY AGREEMENT

BETWEEN

PINNACLE BANK, A TENNESSEE BANK

AND

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

DATED AS OF
FEBRUARY [__], 2026

INSTALLMENT FINANCING AGREEMENT

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and is not part of the Installment Financing and Security Agreement.)

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THIS INSTRUMENT HAS BEEN PRE-AUDITED IN THE MANNER REQUIRED BY THE LOCAL GOVERNMENT BUDGET AND FISCAL CONTROL ACT.

Tina Stroupe
Finance Director
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

INSTALLMENT FINANCING AND SECURITY AGREEMENT

This **INSTALLMENT FINANCING AND SECURITY AGREEMENT**, dated as of February [__], 2026 (this "***Agreement***"), is between **PINNACLE BANK, A TENNESSEE BANK** (the "***Lender***"), and its successors and assigns, and the **TOWN OF HOLLY SPRINGS, NORTH CAROLINA** (the "***Town***").

PREAMBLES

WHEREAS, the Town has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Town Council of the Town (the ***"Town Council"***) has previously determined that it is in the best interests of the Town (a) to pay the capital costs of the acquisition of the equipment and motor vehicles listed on Exhibit 1 of this Agreement (collectively the "***Equipment***"), and (b) to place a security interest on the Equipment;

WHEREAS, in order to obtain the funds to pay the costs of the Equipment, the Town Council has determined that it is in the best interests of the Town to enter into this Agreement with the Lender under which the Town will make Installment Payments and Additional Payments in consideration thereof;

WHEREAS, the Lender will advance a principal amount of $[2,312,000] (the "***Advance***") to the Town pursuant to this Agreement to be used to pay the cost of the Equipment and for other purposes as set forth in this Agreement;

WHEREAS, the execution, performance and delivery of this Agreement have been authorized, approved and directed by the Town Council by a resolution finally passed and adopted by the Town Council on February 17, 2026;

WHEREAS, the execution, delivery and performance of this Agreement by the Lender have been authorized, approved and directed by all necessary and appropriate action of the Lender;

WHEREAS, the obligation of the Town to make the Installment Payments and Additional Payments will constitute a limited obligation of the Town, payable solely from currently budgeted appropriations of the Town; will not constitute a general obligation or other indebtedness of the Town within the meaning of the Constitution of the State of North Carolina (the "***State***"); and will not constitute

a direct or indirect pledge of the faith and credit or taxing power of the Town within the meaning of the Constitution of the State;

***WHEREAS*,** in order to further secure the Town's obligations under this Agreement, the Town has granted to the Lender a security interest in the Equipment and filed a North Carolina Uniform Commercial Code financing statement evidencing such security interest; and

***WHEREAS*,** no deficiency judgment may be rendered against the Town in any action for breach of a contractual obligation under this Agreement, and the taxing power of the Town is not and may not be pledged in any way directly or indirectly or contingently to secure any money due under this Agreement;

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

ARTICLE I
DEFINITIONS

Section 1.1 ***Definitions***. The following terms have the meanings specified below unless the context clearly requires otherwise:

"Additional Payments" means the reasonable and customary expenses and fees of the Lender, any expenses of the Lender in defending an action or proceeding in connection with this Agreement and any taxes or any other expenses, including, but not limited to, licenses, permits, state and local income, sales and use or ownership taxes or property taxes which the Lender is expressly required to pay as a result of this Agreement (together with interest that may accrue thereon in the event that the Town fails to pay the same, as set forth in this Agreement).

"Advance" means the original aggregate principal amount equal to $[2,312,000] advanced by the Lender to enable the Town to (a) acquire the Equipment under this Agreement and (b) pay the costs of executing and delivering this Agreement, as such amount advanced may be adjusted by amendment to this Agreement.

"Business Day" means a day on which the Lender, at its designated corporate office, is not required or authorized by law to remain closed.

"Town" means the Town of Holly Springs, North Carolina, a political subdivision of the State, validly existing under and by virtue of the Constitution, statutes and laws of the State of North Carolina, and any successor to its functions.

"Town Council" means the duly elected governing Town Council of the Town, or any successor to its functions.

"Town Representative" means (1) the person or persons at the time designated to act on behalf of the Town for the purpose of performing any act under this Agreement by a written certificate furnished to the Lender containing the specimen signatures of such person or persons and signed on behalf of the Town by the Town Manager or the Finance Director of the Town, or (2) if any or all of the Town's rights and obligations are assigned under this Agreement, the person or persons at the time designated to act on behalf of the Town and the assignee by a written certificate similarly furnished and of the same tenor.

"*Closing Date*" means February [__], 2026.

"Closing Costs" means and further includes all items of expense directly or indirectly payable by or reimbursable to the Town relating to the financing of the Equipment, including, but not limited to, filing and recording costs, settlement costs, printing costs, word processing costs, reproduction and binding costs, legal fees and charges and financing and other professional consultant fees.

"Code" means the Internal Revenue Code of 1986, as amended, including regulations promulgated thereunder.

"Cost of Acquisition" is deemed to include the payment of, or the reimbursement to the Town for the following items:

(1) obligations incurred or assumed in connection with the acquisition of the Equipment;

(2) any and all costs of acquisition of the Equipment; and

(3) all other costs which are considered to be a part of the costs of the acquisition of the Equipment in accordance with generally accepted accounting principles and which will not affect the tax status for federal income tax purposes of the designated interest component of the Installment Payments payable by the Town under this Agreement, including sums required to reimburse the Town for advances made by the Town that are properly chargeable to the acquisition of the Equipment.

"*Default Rate*" means the interest rate in effect under this Agreement immediately prior to an event of default hereunder, plus 4.0% per annum; provided, however that the Default Rate shall not exceed the maximum rate of interest permitted by law.

"Determination of Taxability" means and is deemed to have occurred on the date when (a) the Town receives notice from the Lender that the Internal Revenue Service has assessed as includable in gross income the interest component of the Installment Payments made by the Town under this Agreement due to the occurrence of an Event of Taxability or (b) the Town or the Lender receives notice from the Commissioner or any District Director of the Internal Revenue Service that the interest component of the Installment Payments made by the Town under this Agreement is includable in the gross income of the Lender for federal income tax purposes due to the occurrence of an Event of Taxability.

"Event of Default" means any of the events of default as defined in Section 11.1.

"Event of Taxability" means the occurrence or existence of any fact, event or circumstance caused by either the action or inaction of the Town which has the effect of causing the interest component of the Installment Payments made by the Town under this Agreement to be includable in the gross income of the Lender for federal income tax purposes.

"Equipment" means the equipment and motor vehicles listed on Exhibit 1 of this Agreement acquired by the Town from the proceeds from the Advance and all additions and accessions thereof and thereto

"Fiscal Year" means a twelve-month period commencing on July 1 of any year and ending on June 30 of the immediately succeeding year, or such other twelve-month period which may subsequently be adopted as the Fiscal Year of the Town.

"*Inclusion Date*" means the effective date that the interest component of the Installment Payments made by the Town under this Agreement is includable in the gross income of the Lender as a result of a Determination of Taxability.

"Installment Payments" means those payments made by the Town to the Lender as described in Article III and in the Payment Schedule attached hereto.

"Interest Rate" means 3.42% per annum, calculated on a 30-day month/360-day basis, except as otherwise provided in accordance with Section 3.1(a) and Section 8.1(c).

"Lender" means Pinnacle Bank, a Tennessee bank, a corporation duly organized and existing under the laws of the State of Tennessee, and any of its successors or assigns.

"Net Proceeds" means, when used with respect to any proceeds from policies of insurance or the proceeds from any sale or lease of the Equipment, means the amount remaining after deducting from the gross proceeds thereof all expenses (including, without limitation, attorneys' fees and costs) incurred in the collection of such proceeds.

"Payment Schedule" means the document setting forth the Town's Installment Payments which is attached hereto and incorporated herein by reference.

"State" means the State of North Carolina.

[END OF ARTICLE I]

ARTICLE II
THE ADVANCE

Section 2.1 ***The Advance***. The Lender hereby makes an advance to the Town of the Advance, and the Town hereby accepts from the Lender the Advance to be applied in accordance with the terms and conditions of this Agreement. The Town agrees to use the proceeds of the Advance to pay the Cost of Acquisition of the Equipment.

[END OF ARTICLE II]

ARTICLE III
INSTALLMENT PAYMENTS; ADDITIONAL PAYMENTS

Section 3.1 ***Amounts and Times of Installment Payments and Additional Payments.*** Subject to the provisions of Article XIII hereof entitled "Limited Obligation of the Town," the Town will repay the Advance in semi-annual Installment Payments consisting of an interest component and a principal component, as applicable, as provided in this Agreement and the Payment Schedule. The Town hereby approves the Advance by the Lender to the Town pursuant to this Agreement in the amount of $[2,312,000] to be repaid by the Town in Installment Payments at an interest rate per annum equal to the Interest Rate. Notwithstanding the foregoing, upon the occurrence and during the continuation of an Event of Default, all amounts payable under this Agreement shall bear interest at the Default Rate until paid.

(b) Each Installment Payment will be paid in the amounts and at the times set forth in the attached Payment Schedule, except as otherwise provided herein. If an Installment Payment is due on any day which is not a Business Day, such Installment Payment will be due on the next succeeding Business Day and the Town will make such Installment Payment on such Business Day with no additional interest due thereon. Installment Payments will be sufficient in the aggregate to repay the principal amount of the Advance, together with interest thereon, as the same will become due and payable. The Town will pay any Additional Payments on a timely basis directly to the person or entity to which such Additional Payments are owed. All payments will be made in lawful currency of the United States.

Section 3.2 ***Place of Payments.*** All payments required to be made to the Lender hereunder will be made to the Lender in accordance with written instructions provided by the Lender to the Town.

Section 3.3 ***No Abatement***. There will be no abatement or reduction of the Installment Payments or Additional Payments by the Town for any reason, including but not limited to, any failure by the Town to appropriate sufficient s for the payment of the Installment Payments or Additional Payments, any defense, recoupment, setoff, counterclaims or any claim (real or imaginary) arising out of or related to the acquisition of the Equipment. The Town assumes and bears the entire risk of loss and damage to the Equipment from any cause whatsoever, it being the intention of the parties that the Installment Payments will be made in all events unless the obligation to make such Installment Payments is terminated as otherwise provided herein.

Section 3.4 ***Prepayment of Advance***. (a) Upon at least 30 days' prior written notice to the Lender (unless otherwise waived by the Lender), the Town may prepay, in whole or in part, the outstanding principal component of the Installment Payments on any date at a prepayment price equal to 100% of the principal component of the Installment Payments to be prepaid, plus accrued interest thereon to the prepayment date.

(b) Any prepayment in part shall be applied in inverse order or maturity of the principal components of the Installment Payments. Upon any such prepayment in part, the Lender shall provide the Town with a new Payment Schedule which reflects such prepayment which will replace the Payment Schedule attached hereto.

[END OF ARTICLE III]

ARTICLE IV
USE OF PROCEEDS

Section 4.1 ***Use of Proceeds*** There is hereby created a separate fund to be held by the Lender, on behalf of the Town, designated as the "*Town of Holly Springs 2026 Installment Finance Acquisition Fund.*" On the Closing Date, the Lender will cause the Advance to be deposited in the Acquisition Fund. The funds in the Acquisition Fund will be disbursed in accordance with the provisions of this Article IV.

The Town shall invest and reinvest the money, and any interest thereon, held in the Acquisition Fund as permitted under Section 159-30 of the General Statutes of North Carolina, as amended.

Money held in the Acquisition Fund shall be disbursed by the Town to pay the Cost of Acquisition of the Equipment. Prior to withdrawing funds from the Acquisition Fund, the Town shall submit to the Lender a written requisition signed by an authorized officer of the Town. A form of requisition for the disbursement of funds held in the Acquisition Fund is attached hereto as Exhibit B. If amounts held to the credit of the Acquisition Fund are insufficient to pay the Cost of Acquisition of the Equipment, then the Town shall provide any balance of funds necessary to pay the Cost of Acquisition of the Equipment. The Town shall consult with its bond counsel regarding the disposition of any money remaining in the Acquisition Fund, if any, after acquisition of the Equipment or the earlier termination of the Acquisition Fund, and, if so permitted by the Code, such amount shall be used to pay future Installment Payments coming due under this Agreement in the order of their due dates.

The Acquisition Fund shall be terminated at the earlier of (1) the final distribution of amounts held in the Acquisition Fund and (2) the termination of this Agreement.

Section 4.2 ***Reliance of Lender on Documents***. The Lender may act in reliance on any writing or instrument or signature which it believes, in good faith, to be genuine and may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument. The Lender is not liable in any manner for the sufficiency or correctness as to form, manner and execution, or validity of any instrument nor as to the identity, authority, or right of any person executing the same; and its duties under this Agreement are limited to the receipt of such money, instruments or other documents received by it as the Lender, and for the disposition of the same in accordance herewith.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS OF THE TOWN

Section 5.1 ***Care and Use***. The Town will use, and will cause the use of, the Equipment for its intended purpose, in compliance with all applicable laws and regulations, and, at its sole cost and expense, will service, repair and maintain the Equipment so as to keep the Equipment in good condition, repair, appearance and working order for the purposes intended, ordinary wear and tear excepted. Any and all additions to or replacements of the Equipment and all parts thereof will constitute accessions to the Equipment and will be subject to all the terms and conditions of this Agreement and included in the term ***"Equipment"*** as used in this Agreement.

Section 5.2 ***Inspection***. The Town will authorize the Lender and its representatives and agents to enter onto the Town's property and inspect the Equipment from time to time and the Town will cause Town staff to cooperate with the Lender and its representatives and agents during such inspections. No right of inspection or approval contained in this Agreement imposes on the Lender any duty or obligation whatsoever to undertake any inspection or to give any approval.

Section 5.3 ***Taxes***. The Town agrees to pay when due any and all taxes relating to the Equipment.

Section 5.4 ***Insurance***. The Town will obtain and maintain, at its expense, at all times until termination of this Agreement a policy of insurance covering the Equipment and providing the insurance protection described in this Section. The Town will maintain at its own expense, to the extent applicable to these types of Equipment, fire, casualty, public liability, property damage and theft insurance, and such other insurance in such amounts and with such deductibles, if permitted, as reasonably required by the Lender from time to time. The Equipment will be insured in an amount at least equal to their replacement value.

All such insurance will be maintained with an insurance company or companies as will be reasonably satisfactory to the Lender and will provide that losses will be payable to the Lender and the Lender will be named as an additional insured with respect to all such insurance. The Town will deliver to the Lender evidence satisfactory to the Lender of such insurance coverage as the Lender may request. The Town agrees to cooperate fully in all accident insurance investigations, claims and litigation proceedings. The Town will cooperate fully with the Lender in filing any proof of loss with respect to any insurance policy described above. In no event will the Town voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim with respect to the Equipment without the written consent of the Lender.

Prior to the expiration of any such insurance policy, the Town shall furnish to the Lender evidence satisfactory to the Lender that such insurance policy has been renewed or replaced or is no longer required by this Agreement.

In lieu of separate insurance policies, the Town may maintain blanket or umbrella insurance policies if such policies provide the same coverage required by this Section with protection against each risk not reducible by claims for other risks to amounts less than that specified in this Section and the Town deposits with the Lender a certificate or certificates of the respective insurers evidencing such coverage and stating, as required, the amount of coverage with respect to the Equipment or any part thereof.

In lieu of policies of insurance written by commercial insurance companies meeting the requirements of this Section, the Town may maintain a program of self-insurance or participate in group

risk financing programs, risk pools, risk retention groups, purchasing groups and captive insurance companies, and in state or federal insurance programs, with the prior written consent of the Lender.

Section 5.5 ***Risk of Loss***. The Town will bear all risk of loss or damage to the Equipment. In the event of loss or damage to the Equipment, the Town shall either (a) continue to make the Installment Payments due hereunder and repair or replace the Equipment or (b) prepay in full the principal components of the outstanding Installment Payments in accordance with Section 3.4 hereof. If the Net Proceeds exceed the amount necessary to repair or replace the Equipment or prepay the then outstanding principal component of the Installment Payments, such excess will be paid to or retained by the Town.

Section 5.6 ***Performance by the Lender of the Town's Responsibilities***. Any performance required of the Town or any payments required to be made by the Town may, if not timely performed or paid, be performed or paid by the Lender, and, in such event, the Lender will be immediately reimbursed by the Town for such payments or other performance by the Lender, with interest thereon at a rate equal to the Interest Rate.

Section 5.7 ***Financial Statements***. The Town shall furnish to the Lender, (a) when the same become available, but in no event later than 210 days after the end of each Fiscal Year, a copy of its annual audited financial statements in an electronic format and (b) a copy of the Town's annual budget in an electronic format for each fiscal year within thirty (30) days after adoption, as well as any amendments to the budget that affect the appropriation for Installment Payments. The Town may satisfy this requirement by timely posting these materials on the Town's website and providing written notice to the Lender within five (5) Business Days after such posting.

The Town represents and warrants to the Lender that all financial statements which have been delivered to the Lender in connection with this Agreement fairly and accurately reflect the Town's financial condition and there has been no material adverse change in the Town's financial condition as reflected in the financial statements since the date thereof.

[END OF ARTICLE V]

ARTICLE VI
TITLE; LIENS

Section 6.1 ***Title***. Title to the Equipment, once acquired, and any and all additions, accessions, repairs, replacements or modifications thereto will be in the Town from and after the date of execution and delivery of this Agreement. Upon payment or provision for payment in full of all of the Town's obligations hereunder, including the Installment Payments then outstanding and all other payments due hereunder, this Agreement will terminate.

Section 6.2 ***Liens***. The Town will not directly or indirectly create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, security interest, encumbrance or claim on or with respect to the Equipment or any interest therein, except for: (1) the lien and security interest of the Lender in the Equipment; and (2) such minor defects, irregularities, encumbrances and clouds on title as normally exist with respect to property of the general character of the Equipment and as do not materially impair title thereto or the ability of the Town to operate the Equipment. The Town will promptly, at its own expense, take such action as may be necessary to duly discharge any such mortgage, pledge, lien, security interest, charge, encumbrance or claim if the same arises at any time. The Town will reimburse the Lender for any expense incurred by the Lender in order to discharge or remove any such mortgage, pledge, lien, security interest, charge, encumbrance or claim.

Section 6.3 ***UCC Security Agreement***. This Agreement is intended as and constitutes a security agreement pursuant to the UCC adopted in the State with respect to the Equipment, all other personal property acquired by the Town with funds advanced by Lender pursuant to this Agreement, all personal property and equipment obtained in substitution or replacement therefore, all property obtained in substitution or replacement for any portion of the Equipment, and all proceeds of the foregoing (collectively, the ***"Collateral"***). The Town hereby grants to Lender a security interest in the Collateral financed by this Agreement to secure the Installment Payments and any Additional Payments.

The Town shall execute, deliver and file, or cause to be filed, in such place or places as may be required by law, financing statements (including any continuation statements required by the UCC or requested by Lender) in such form as Lender may reasonably require to perfect and continue the security interest in the Collateral.

With respect to the Collateral, the Lender shall have all of the rights and remedies of a secured party under the applicable provisions of the UCC as adopted in the State, including without limitation the right to cause such to be sold under the provisions of the UCC, and otherwise as provided by law. In exercising its remedies, the Lender may proceed against the Collateral and any items of personal property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies. Upon demand by Lender following an event of default hereunder, the Town will assemble all Collateral and any items of personal property and make them available to Lender at the office of the Lender, a place which is hereby deemed to be reasonably convenient to both parties. Lender shall give the Town at least five (5) days' prior written notice by mail of the time and place of any public sale or other disposition of such Collateral or of the time of or after which any private sale or any other intended disposition is to be made and shall otherwise comply with applicable law, if any, with respect to the posting of notices. Any person permitted by law to purchase at any such sale may do so. Such Collateral may be sold at any one or more public or private sales as permitted by applicable law. All expenses incurred in realizing on such Collateral shall be borne by the Town, to the fullest extent permitted by applicable law. The Town represents and warrants that the Town's name and address appearing below are correct in every respect.

[END OF ARTICLE VI]

ARTICLE VII
REPRESENTATIONS AND WARRANTIES OF THE TOWN

Section 7.1 ***Representations and Warranties of the Town***. The Town represents, warrants and covenants to and with the Lender (all such representations, warranties and covenants to be continuing) that:

(a) The Town is a political subdivision of the State, validly organized and existing under the laws of the State and has all powers necessary to enter into the transactions contemplated by this Agreement and to carry out its obligations hereunder;

(b) The Town agrees that during the term of this Agreement, it will take no action that would adversely affect its existence as a political subdivision of the State, cause the Town to be consolidated with or merge into another political subdivision of the State or permit one or more other political subdivision of the State to consolidate with or merge into it, unless the Town is the surviving political subdivision or the political subdivision of the State created thereby expressly assumes in writing the Town's obligations hereunder;

(c) This Agreement and all other documents relating hereto and the performance of the Town's obligations hereunder have been duly and validly authorized, executed and delivered by the Town and approved under all laws, regulations and procedures applicable to the Town including, but not limited to, compliance with public meeting and bidding requirements, and, assuming the due authorization, execution and delivery hereof and thereof by the other parties hereto and thereto, constitute valid, legal and binding obligations of the Town, enforceable in accordance with their respective terms, subject to bankruptcy, insolvency and other laws affecting the enforcement of creditors' rights generally and such principles of equity as a court having proper jurisdiction may impose;

(d) Neither the execution and delivery of this Agreement or the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions hereof conflicts with or results in a breach of the terms, conditions, or provisions of any restriction or any agreement or instrument to which the Town is now a party or by which the Town is bound or constitutes a default under any of the foregoing, nor conflicts with or results in a violation of any provision of applicable law or regulation governing the Town and no representation, covenant and warranty in this Agreement is false, misleading or erroneous in any material respect;

(e) There is no action, suit, proceeding or investigation at law or in equity before or by any court, public board or body pending or, to the best of the Town's knowledge, threatened, against or affecting the Town challenging the validity or enforceability of this Agreement or any other documents relating hereto and the performance of the Town's obligations hereunder, and compliance with the provisions hereof, under the circumstances contemplated hereby, does not and will not in any material respect conflict with, constitute on the part of the Town a breach of or default under, or result in the creation of a lien or other encumbrance on any property of the Town (except as contemplated herein) pursuant to any agreement or other instrument to which the Town is a party, or any existing law, regulation, court order or consent decree to which the Town is subject;

(f) The resolution relating to the performance by the Town of this Agreement and the transactions contemplated hereby has been duly adopted, is in full force and effect and has not been in any respect modified, revoked or rescinded;

(g) The Town will (1) cause its Town Manager to include the Installment Payments coming due in any Fiscal Year in the corresponding annual budget request and will require the Town Manager to use his or her best efforts to obtain an appropriation therefor and (2) require that the deletion of such funds from the Town's final budget be made only pursuant to an express resolution of the Town Council which explains the reason for such action. This covenant on the part of the Town contained in this Section 7.1(g) is deemed to be and will be construed to impose by law ministerial duties and it will be the duty of each and every public official of the Town to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the Town to carry out and perform the covenant in this subparagraph and the agreements in this Agreement to be carried out and performed by the Town; *provided, however,* that nothing contained in this Section 7.1(g) obligates the Town to so appropriate the funds included in such proposed budget;

(h) The Town acknowledges and agrees that this transaction is an arm's-length commercial transaction between the Town and the Lender. In connection with this transaction, the Lender is acting solely as a principal and not as a municipal advisor, financial advisor, agent or fiduciary to the Town or any other person or entity. The Lender has not assumed any advisory or fiduciary responsibility to the Town with respect to this transaction, and nothing in this transaction or in any prior relationship between the Town and the Lender shall be deemed to create an advisory, fiduciary or agency relationship between the Town and the Lender in respect of this transaction. The Town has consulted its own legal and other advisors to the extent it has deemed appropriate.

[END OF ARTICLE VII]

ARTICLE VIII
TAX COVENANTS AND REPRESENTATIONS

Section 8.1 ***Tax Covenants and Representations***.

(a) The Town covenants that it will not take any action, or fail to take any action, if any such action or failure to take such action would adversely affect the exclusion from gross income of the interest portion of the obligations created by this Agreement for federal income tax purposes. The Town will not directly or indirectly use or permit the use of any proceeds of any fund created under this Agreement or any funds of the Town, or take or omit to take any action that would cause the obligations created by this Agreement to be an ***"arbitrage bond"*** within the meaning of Section 148(a) of the Code. The Town will maintain books on which will be recorded (1) the Lender, or (2) any assignee of the Installment Payments due under this Agreement, as the registered owner of such Installment Payments. The Town further covenants that this Agreement is not a ***"private activity bond"*** as defined in Section 141 of the Code.

(b) Without limiting the generality of the foregoing, the Town agrees that there will be paid from time to time all amounts required to be rebated to the United States of America pursuant to Section 148(f) of the Code and any temporary, proposed or final Treasury Regulations as may be applicable to the obligation created under this Agreement from time to time. This covenant will survive the termination of this Agreement pursuant to Section 6.1.

(c) In the event of a Determination of Taxability, the interest rate payable under this Agreement, from and after the Inclusion Date, shall be adjusted to preserve the Lender's after-tax economic yield with respect to the interest components of the Installment Payments, taking into account any interest expense deductions lost by the Lender as a direct or indirect result of the Town's actions. In addition, the Town shall pay to the Lender, to the fullest extent permitted by applicable law, (i) an amount necessary to reimburse the Lender for any interest, penalties, or other charges assessed by the Internal Revenue Service and the Department of Revenue by reason of the Lender's failure to include the interest portion of the Installment Payments in its gross income for income tax purposes, and (ii) upon request of the Lender, additional interest as a result of the increase in the interest rate on all previous payments made by the Town after the Inclusion Date. In the event of a Determination of Taxability, the Lender shall provide the Town with a new Payment Schedule which reflects the new interest rate which will replace the Payment Schedule attached hereto.

(d) Notwithstanding any provision in this Agreement to the contrary, if the Town provides to the Lender an opinion of nationally recognized bond counsel reasonably acceptable to the Lender to the effect that any action required under this Article VIII is no longer required, or to the effect that some further action is required, to maintain tax-exempt status, the Town and the Lender may rely conclusively on such opinion in complying with the provisions of this Article VIII.

[END OF ARTICLE VIII]

ARTICLE IX
INDEMNIFICATION

Section 9.1 ***Indemnification***. To the fullest extent permitted by law, the Town covenants to defend, indemnify and hold harmless the Lender and its officers, directors, members, employees and agents (collectively, the *"Indemnified Party"*) against any and all losses, claims, damages or liabilities, joint or several, including fees and expenses incurred in connection therewith, to which such Indemnified Party may become subject under any statute or at law or in equity or otherwise in connection with the transactions contemplated by this Agreement and shall reimburse any such Indemnified Party for any legal or other expenses incurred by it in connection with investigating any claims against it and defending any actions, insofar as such losses, claims, damages, liabilities or actions arise out of the transactions contemplated by this Agreement. In particular, without limitation, the Town shall and hereby agrees, to the fullest extent permitted by law, to indemnify and save the Indemnified Party harmless from and against all claims, losses and damages, including legal fees and expenses, arising out of any breach or default on the part of the Town in the performance of any of its obligations under this Agreement.

[END OF ARTICLE IX]

ARTICLE X
DISCLAIMER OF WARRANTIES

Section 10.1 ***No Representations by the Lender***. The Town acknowledges and agrees that the design for the Equipment has not been made by the Lender, and the Lender has not supplied any plans or specifications with respect thereto and that the Lender (a) is not a manufacturer of, nor a dealer in, any of the component parts of the Equipment; (b) has not made any recommendation, given any advice nor taken any other action with respect to (i) the choice of any supplier, vendor or designer of, or any other contractor with respect to, the Equipment or any component part thereof or any property or rights relating thereto, or (ii) any action taken or to be taken with respect to the Equipment or any component part thereof or any property or rights relating thereto at any stage of the construction thereof; (c) has not at any time had physical possession of the Equipment or any component part thereof or made any inspection thereof or any property or rights relating thereto; and (d) has not made any warranty or other representation, express or implied, that the Equipment or any component part thereof or any property or rights relating thereto (i) will not result in or cause injury or damage to persons or property, (ii) has been or will be properly designed, or will accomplish the result which the Town intends therefor, or (iii) is safe in any manner or respect.

Section 10.2 ***Disclaimer by the Lender.*** The Lender makes no express or implied warranty or representation of any kind whatsoever with respect to the Equipment of any component part thereof to the Town or in regard to any other circumstance whatsoever with respect thereto, including but not limited to any warranty or representations with respect to: the merchantability or the fitness or suitability thereof for any purpose; the design or condition thereof; the safety, workmanship or quality thereof; compliance thereof with the requirements of any law, rule, specification or contract pertaining thereto; any latent defect; the title to or interest of the Lender therein; the ability thereof to perform any function; that the Advance will be sufficient (together with any other available funds of the Town) to pay the cost of implementing the Equipment; or any other characteristics of the Equipment, it being agreed that all risks relating to the Equipment, the completion thereof or the transactions contemplated hereby are to be borne by the Town and the benefits of any and all implied warranties and representations of the Lender are hereby waived by the Town.

[END OF ARTICLE X]

ARTICLE XI
DEFAULT AND REMEDIES

Section 11.1 ***Definition of Event of Default***. The Town is deemed to be in default hereunder upon the happening of any of the following events of default (each, an ***"Event of Default"***):

(a) The Town fails to pay any Installment Payment or Additional Payment when due;

(b) The Town fails to budget and appropriate money sufficient to pay all Installment Payments and the reasonably estimated Additional Payments coming due in the following Fiscal Year of the Town;

(c) The Town deletes from its duly adopted budget any appropriation for the purposes specified in clause (b) above;

(d) The Town fails to perform or observe any term, condition or covenant of this Agreement on its part to be observed or performed, other than as referred to in clauses (a), (b) or (c) above, or breaches any warranty by the Town herein contained, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Town by the Lender, unless the Lender agrees in writing to an extension of such time prior to its expiration; provided, however, that if the failure stated in the notice cannot be corrected within the applicable period and if corrective action is instituted by the Town within the applicable period and diligently pursued, the Town shall have such additional period of time to correct the failure as shall be necessary to correct such failure so long as such correction is diligently pursued;

(e) Any bankruptcy, insolvency or reorganization proceedings or similar litigation, is instituted by the Town, or a receiver, custodian or similar officer is appointed for the Town or any of its property, and such proceedings or appointments are not vacated or fully stayed within 90 days after the institution or occurrence thereof;

(f) Any representation, warranty or statement made by the Town herein or in any other document executed or delivered in connection herewith is found to be incorrect or misleading in any material respect on the date made; or

(g) An attachment, levy or execution is levied on or against any of the Equipment.

Section 11.2 ***Remedies on Default***. Upon the occurrence of any Event of Default, the Lender may exercise any one or more of the following remedies as the Lender, in its sole discretion, elects:

(a) Declare the unpaid portion of the then outstanding principal component of the Installment Payments immediately due and payable, without notice or demand to the Town;

(b) Proceed by appropriate court action to enforce the performance by the Town of the applicable covenants of this Agreement or to recover for any breach thereof;

(c) Exercise all the rights and remedies of a secured party or creditor under the Uniform Commercial Code of the State and the general laws of the State with respect to the enforcement of the security interest granted or reserved hereunder and to sell, lease, sublease or make other disposition of the same in a commercially reasonable manner for the account of the

Town, and apply the proceeds of any such sale, lease, sublease or other disposition, after deducting all costs and expenses, including court costs and attorneys' fees, incurred with the recovery, repair, storage and other sale, lease, sublease or other disposition, toward the balance due under this Agreement and, thereafter, to pay any remaining proceeds to the Town; or

(d) Pursue any other remedy available at law or equity to the Lender.

NOTWITHSTANDING ANY OTHER PROVISIONS HEREIN, IT IS THE INTENT OF THE PARTIES HERETO TO COMPLY WITH SECTION 160A-20 OF THE GENERAL STATUTES OF NORTH CAROLINA, AS AMENDED. NO DEFICIENCY JUDGMENT MAY BE ENTERED AGAINST THE TOWN IN FAVOR OF THE LENDER IN VIOLATION OF SECTION 160A-20 OF THE GENERAL STATUTES OF NORTH CAROLINA, AS AMENDED, INCLUDING, WITHOUT LIMITATION, ANY DEFICIENCY JUDGMENT FOR AMOUNTS THAT MAY BE OWED HEREUNDER WHEN THE SALE OF ALL OR ANY PORTION OF THE EQUIPMENT IS INSUFFICIENT TO PRODUCE ENOUGH MONEY TO PAY IN FULL ALL REMAINING OBLIGATIONS UNDER THIS AGREEMENT.

Section 11.3 ***Further Remedies***. This Agreement will remain in full force and effect and the Town will be and remain liable for the full performance of all its obligations under this Agreement. All remedies of the Lender are cumulative and may be exercised concurrently or separately. The exercise of any one remedy will not be deemed an election of such remedy or preclude the exercise of any other remedy.

[END OF ARTICLE XI]

ARTICLE XII
ASSIGNMENT

Section 12.1 ***Assignment.*** Except pursuant to this Agreement, the Town will not sell, assign, lease, sublease, pledge or otherwise encumber or suffer a lien or encumbrance on or against any interest in this Agreement, and the Equipment (except for any permitted encumbrances under Section 6.2) without the prior written consent of the Lender. The Town's interest in this Agreement may not be assigned or transferred by operation of law.

Except as set forth below, the Lender may, at any time and from time to time, assign all or any part of its interest in the Equipment or this Agreement, including, without limitation, the Lender's rights to receive Installment Payments payable to the Lender hereunder. Any assignment made by the Lender or any subsequent assignee will not purport to convey any greater interest or rights than those held by the Lender pursuant to this Agreement.

The Town agrees that this Agreement may become part of a pool of obligations at the Lender's or its assignee's option. Any assignment by the Lender may be only to a bank, insurance company, or similar financial institution. Notwithstanding the foregoing, no assignment or reassignment of the Lender's interest in this Agreement will be effective unless and until the Town receives a duplicate original counterpart of the document by which such assignment or reassignment is made disclosing the name and address of each such assignee.

The Town agrees to execute any document reasonably required in connection with any assignment. Any assignor must provide notice of any assignment to the Town, and the Town will keep a complete and accurate record of all assignments as required by the Code. After the giving of any such notice, the Town will thereafter make all payments in accordance with the notice to the assignee named therein and will, if so requested, acknowledge such assignment in writing, but such acknowledgment will in no way be deemed necessary to make the assignment effective.

[END OF ARTICLE XII]

ARTICLE XIII
LIMITED OBLIGATION OF THE TOWN

Section 13.1 ***Limited Obligation of the Town***. No provision of this Agreement will be construed or interpreted as creating a pledge of the faith and credit of the Town within the meaning of any State constitutional debt limitation. No provision of this Agreement will be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the Town within the meaning of the constitution of the State. This Agreement will not directly or indirectly or contingently obligate the Town to make any payments beyond any payments appropriated in the sole discretion of the Town for any Fiscal Year in which this Agreement is in effect; *provided, however,* that any failure or refusal by the Town to appropriate funds which results in its failure to make any payment coming due hereunder will in no way obviate the occurrence of an Event of Default resulting from such nonpayment. No deficiency judgment may be rendered against the Town in any action for breach of a contractual obligation hereunder, and the taxing power of the Town is not and may not be pledged directly or indirectly or contingently to secure any amounts due hereunder. No provision of this Agreement will be construed to pledge or to create a lien on any class or source of the Town's funds, nor will any provision of this Agreement restrict the future issuance of any of the Town's bonds or obligations payable from any class or source of the Town's funds. To the extent of any conflict between this Article XIII and any other provision of this Agreement, this Article XIII will take priority.

[END OF ARTICLE XIII]

ARTICLE XIV
MISCELLANEOUS

Section 14.1 ***Notices***. Any and all notices, requests, demands, and other communications given under or in connection with this Agreement are only effective if made in writing and delivered either personally, by overnight delivery service or mailed by certified or registered mail, postage prepaid, or return receipt requested, and addressed as follows:

IF TO THE TOWN: [Town of Holly Springs
128 South Main Street
Holly Springs, North Carolina 27540
Attention: Town Manager]

IF TO THE LENDER: Pinnacle Bank, a Tennessee bank
3515 Glenwood Avenue, Suite 100
Raleigh, North Carolina 27612
Attention: Margaret C. Melton, Senior Vice President

The Town and the Lender may, by written notice to each other, designate any further or different addresses or method of delivery to which subsequent notices, certificates or other communications will be sent.

Section 14.2 ***Time***. Time is of the essence of this Agreement and each and all of its provisions.

Section 14.3 ***If Payment or Performance Date not a Business Day***. If the date for making any payment, or the last date for performance of any act or the exercising of any right, as provided in this Agreement, is not a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day, with the same force and effect as if done on the nominal date provided in this Agreement, and no interest will accrue for the period after such nominal date.

Section 14.4 ***Waiver***. No covenant or condition of this Agreement can be waived except by the written consent of the Lender. Any failure of the Lender to require strict performance by the Town or any waiver by the Lender of any terms, covenants or contracts in this Agreement will not be construed as a waiver of any other breach of the same or any other term, covenant or contract in this Agreement.

Section 14.5 ***Section Headings***. All section headings contained in this Agreement are for convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

Section 14.6 ***Entire Agreement***. This Agreement, together with the schedules and Exhibits attached to this Agreement, constitutes the entire agreement between the parties, and this Agreement will not be modified, amended, altered or changed except as the Town and the Lender may subsequently agree in writing.

Section 14.7 ***Binding Effect***. Subject to the specific provisions of this Agreement, this Agreement is binding on and inures to the benefit of the parties and their respective successors and assigns (including expressly any successor of the Lender).

Section 14.8 ***Covenants of Town not Covenants of Officials Individually***. No covenant, stipulation, obligation or agreement contained herein will be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, agent or employee of the Town in such person's individual capacity, and neither the members of the Town Council nor any other officer of the Town Council or the Town will be subject to any personal liability or accountability by reason of the execution of this Agreement. No member of the Town Council or any agent or employee of the Town will incur any personal liability in acting or proceeding or if not acting or not proceeding, in good faith, reasonably and in accordance with the terms of this Agreement.

Section 14.9 ***Severability***. If any portion of this Agreement is determined to be invalid under any applicable law, such provision will be deemed void and the remainder of this Agreement will continue in full force and effect.

Section 14.10 ***Governing Law***. This Agreement will be construed, interpreted and enforced in accordance with, the laws of the State.

Section 14.11 ***Execution in Counterparts; Electronic Signature***. This Agreement may be executed in any number of counterparts, by manual, facsimile, digital, electronic, or .pdf signatures, each of which will be deemed an original, but all of which taken together will constitute but one and the same instrument. An executed copy of this Agreement delivered by facsimile, email, or other electronic means will be deemed to have the same legal effect as delivery of a manual signed copy of this Agreement. This Agreement and related documents may be sent and stored by electronic means.

Section 14.12 ***E-Verify***. The Lender understands that "*E-Verify*" is a federal program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with Section 64-25(5) of the General Statutes of North Carolina, as amended. The Lender uses E-Verify to verify the work authorization of its employees in accordance with Section 64-26(a) of the General Statutes of North Carolina, as amended. The Lender will not use any subcontractors in connection with this Agreement.

Section 14.13 ***Iran Divestment Act Certification***. As of the date of this Agreement, the Lender is not on any list created and maintained by the North Carolina Department of State Treasurer pursuant to the Iran Divestment Act of 2015, Article 6E of Chapter 147 of the General Statutes of North Carolina.

Section 14.14 ***Companies that Boycott Israel Act Certification***. As of the date of this Agreement, the Lender is not listed on any list created and maintained by the North Carolina Department of State Treasurer pursuant to the Divestment from Companies that Boycott Israel Act, Article 6G, as amended, of Chapter 147 of the General Statutes of North Carolina.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Town and the Lender have caused this Installment Financing and Security Agreement to be executed by their duly authorized officers as of the day and year first above written.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

[SEAL]

By:_____
[Randy Harrington], Town Manager

_____
[Linda McKinney]
Clerk to the Town Council
of the Town of Holly Springs, North Carolina

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

[TOWN SIGNATURE PAGE TO THE INSTALLMENT FINANCING AND SECURITY AGREEMENT (DATED AS OF FEBRUARY [__], 2026 BETWEEN PINNACLE BANK, A TENNESSEE BANK AND THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA]

[COUNTERPART SIGNATURE PAGE TO THE INSTALLMENT FINANCING AND SECURITY AGREEMENT (DATED AS OF FEBRUARY [__], 2026 BETWEEN PINNACLE BANK, A TENNESSEE BANK AND THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA]

PINNACLE BANK, A TENNESSEE BANK
as Lender

By:_____
Name: Margaret C. Melton
Title: Senior Vice President

EXHIBIT A
Payment Schedule

[To be inserted]

EXHIBIT 1

1. The Equipment consists of all equipment and motor vehicles and all other items of personal property acquired with the proceeds of the Installment Financing and Security Agreement, dated as of February [__], 2026, between Pinnacle Bank, a Tennessee bank and the Town of Holly Springs, North Carolina, all additions, attachments, accessions, substitutions and replacements thereof or thereto, any rental payments due or to become due thereunder, and any and all proceeds thereof, including without limitation, the proceeds of insurance thereon.

EXHIBIT B

FORM OF REQUISITION

ACQUISITION FUND REQUISITION

[To Be Prepared on Town's Letterhead for Submission]

[Date]

Pinnacle Bank, a Tennessee bank, as Custodian
Attn: Margaret C. Melton
3515 Glenwood Avenue, Suite 100
Raleigh, North Carolina 27612

RE: Request for disbursement of funds from the Acquisition Fund related to the Installment Financing and Security Agreement, dated as of February [__], 2026, between the Town of Holly Springs, North Carolina and Pinnacle Bank, a Tennessee bank (the "Agreement")

Ladies and Gentlemen:

The Town of Holly Springs, North Carolina (the "Town"), requests the disbursement of funds from the Acquisition Fund established under the terms and provisions of the Agreement for the following Costs of Acquisition of the Equipment and/or Closing Costs of the above-referenced Agreement:

[insert description and Costs of Acquisition of the Equipment and/or Closing Costs]

This is requisition number ____ from the Acquisition Fund.

Disbursements will be made to the [Town][Vendor] as follows:

Amount:

Applicable Vendor Invoices:

Description of Costs of Acquisition of the Equipment/Closing Costs:

Location of Equipment/Facilities:

To receive funds via wire transfer please include:

Receiving Bank:

ABA Routing Number:

Beneficiary Name:

Beneficiary Physical Address:

Account Number:

The Town makes this requisition pursuant to the following representations:

1. The purpose of this disbursement is for partial payment on the Costs of Acquisition of the Equipment and/or Closing Costs under the Agreement.

2. The requested disbursement has not been subject to any previous requisition.

3. No notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable herein to any of the persons, firms or corporations named herein has been received, or if any notice of any such lien, attachment or claim has been received, such lien, attachment or claim has been released or discharged or will be released or discharged upon payment of this requisition.

4. This requisition contains no items representing payment on account of any percentage entitled to be retained on the date of this requisition.

5. Each amount requested for payment in this requisition either (a) represents reimbursement to the Town for a cost related to either the Cost of Acquisition of the Equipment and/or related Closing Costs of the Agreement which have been previously paid by the Town, or (b) as directed by the Town in this requisition, will be paid by the Custodian from the Acquisition Fund directly to the third party vendors described in this requisition to provide for payment of either the Cost of Acquisition of the Equipment and/or related Closing Costs of the Agreement.

6. Attached is evidence that demonstrates that the amounts shown in this requisition are properly payable at this time, such as bills, receipts, invoices, architects' payment certifications or other appropriate documents.

CITY OF HOLLY SPRINGS, NORTH CAROLINA

By:_____

Name:_____

Title:_____

APPROVED BY PINNACLE BANK, A TENNESSEE BANK**:**

By:_____

Name:_____

Title:_____

Bid Record

SOLICITATION: **RFP# 26-1121 FY26 EQUIPMENT AND VEHICLE FINANCING**
ISSUE DATE: **Friday, November 21, 2025**

Evaluation Committee: **Tina Stroupe, Doreen Muetener, Brettany DeVolld**
Date of Evaluation: **Friday, December 12, 2025**

Total To be Financed= $ 2,312,000.00

BANK	TERM (in months)	INTEREST RATE (fixed)	MAXIMUM ANNUAL INTEREST		MAXIMUM ANNUAL PRINCIPAL PAYMENTS		SEMI-ANNUAL PAYMENT	TOTAL INTEREST (life of loan)	TOTAL DEBT SERVICE
Bank Funding LLC	59	3.690%	$ 80,425.94	in FY27	$ 496,616.72	in FY31	$ 255,201.25	$ 240,012.50	$ 2,552,012.50
First National Bank of Pennsylvania	59	3.51% (BQ) 3.64% (NBQ)	-		-		$ 253,689.20	$ 224,891.98	$ 2,536,891.98
Huntington National Bank	59	4.110%	$ 82,900.29	in FY27	$ 499,143.25	in FY31	$ 257,290.75	$ 260,907.50	$ 2,572,907.50
Pinnacle Financial Partners	59	3.42% (NBQ)	$ 68,994.91	in FY27	$ 492,941.26	in FY31	$ 252,810.48	$ 216,104.80	$ 2,528,104.80

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
REQUEST FOR PROPOSALS
RFP# 26-1121 FY26 EQUIPMENT AND VEHICLE FINANCING
Issue Date: November 21, 2025
Due Date: December 5, 2025 by 2:00 PM

I. PURPOSE

The Town of Holly Springs desires to secure and enter into an installment financing agreement pursuant to NC General Statute §160A-20 in the principal amount not to exceed $2,312,000 (bank qualified) for the purpose of financing the purchase, upfit and North Carolina Tax and Tag costs of various vehicles and equipment. The Town is soliciting proposals to provide the necessary financing, subject to the terms and conditions set forth in this Request for Proposals.

II. BACKGROUND

- The Town bond rating is AAA with Standard and Poor's and AAA with Moody's Rating Services.
- The Town of Holly Springs ***2024 Annual Comprehensive Financial Report*** for the most recently audited year ending June 30, 2024, is available at the provided link or on the Town of Holly Springs website.

III. VEHICLES AND EQUIPMENT LIST

QUANTITY	PURCHASE
3	2025 or 2026 Ford Escape
13	2026 Ford Interceptor
1	John Deere 250P Excavator
1	PAC MAC 20yd Freightliner – Leaf Vac Truck
1	2026 Ford E-Transit T350
4	John Deere Z970R 72in Mower
1	Ford Transit - 15 Passenger Van
1	2026 Ford Maverick Hybrid XL
1	Ventrac 4520N Kubota Tractor
1	2026 Ford F250 SuperCab
1	Tandem Dump Bed Freightliner – Dump Truck
1	John Deere 5105m Utility Tractor
1	2025 Ford F150 SuperCab XL 4X4

IV. CONTRACT SPECIFICATIONS

1. The desired amount of the financing is not to exceed $2,312,000.
2. The desired term of the financing will be 59 months.
3. The amortization schedule shall not require the first payment prior to July 1, 2026.
4. Installment payments are to be made in level, semi-annual payments, payable in arrears.
5. The interest rate is to be fixed for the entire term of the agreement.
6. The interest rate(s) proposed must be guaranteed through January 31, 2026. The desired closing date is January 31, 2026. If the closing date surpasses January 31, 2026, the proposed rate must remain locked in through closing.
7. The Town of Holly Springs desires prepayment of the principal at any time without penalty.
8. The Town of Holly Springs obligation under the installment financing agreement will be secured by financing statements and security interests in all or a portion of the equipment and vehicles being financed as negotiated between the Town of Holly Springs and the awarded bidder. No deficiency judgment may be rendered against the Town of Holly Springs for breach of a contractual obligation under the installment financing agreement, the taxing power of the Town of Holly Springs will not be pledged to secure repayment there under.
9. The Installment Financing Agreement must include a non-appropriation clause, a non-substitution clause is not acceptable.
10. Successful bidder will file on behalf of the Town of Holly Springs any IRS documentation required by the U.S. Treasury.
11. Successful bidder shall be chartered in North Carolina by the North Carolina Commissioner of Banks.
12. Contract will be in accordance with state and federal statutes, rules and regulations; including but not limited to NCGS §159-30, NCGS §159-31, and 20 NCAC 07.0107.
13. Funds must be collateralized in the state of North Carolina via the pooling method -OR- be deposited into North Carolina Capital Management Trust (NCCMT).
    - If collateralized under the pooling method, the funds shall be placed into an interest-bearing demand deposit account, where interest earned remains in the bank account and belongs to the Town.
14. Reimbursement: The contract must allow for reimbursement of prior expenses incurred within an agreed upon lookback period, ideally 90 days. Please indicate your firm's maximum lookback period for reimbursable prior expenses in Required Form 1.

V. PROPOSAL SUBMISSION INSTRUCTIONS

Proposals must be submitted electronically, via email, to the contact listed below by the response due date. Please reference the solicitation name and number in the email's subject line. Upon receipt, all responses and supporting materials become property of the Town and are subject to public record. Proposals submitted after the stated due date and time will **NOT** be accepted and deemed non-responsive.

Brettany DeVolld, Purchasing Manager
RFP 26-1121 FY26 Equipment and Vehicle Financing
brettany.devolld@hollyspringsnc.gov

Format
Proposals shall be submitted in a single, digital PDF file and contain the content described below.

Content
Proposals must satisfy the criteria outlined below to be responsive to this solicitation.

1. Cover Letter: Provide the legal name, address, and telephone number of the firm along with the designated contact's name, title, email address, and telephone number. Include a statement attesting to the proposal's accuracy and signed by an individual authorized to execute binding legal documents for the firm.
2. Required Form 1: "Proposal Form"
3. The terms of repayment. Please attach amortization schedule for 59 months.
4. A copy of your proposed Installment Financing Agreement.

VI. QUESTIONS INSTRUCTIONS

Respondents shall submit all questions, in writing, to the contact listed below. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable.

Deadline to submit questions: December 1, 2025 at 2:00PM
Email to: Brettany DeVolld brettany.devolld@hollyspringsnc.gov

VII. CONTRACT AWARD

The standard of award will be based on the lowest total financing cost (including both interest cost, upfront fees and expenses), and terms deemed to be in the best interests of the Town. Contract award is subject to approval by Town Council and anticipated to occur at the January 20, 2026 meeting. The ideal financier would be able to accomplish a negotiated contract ready for signatures by January 1, 2026, in order to meet this timeline and a January 31, 2026 closing date.

REQUIRED FORM 1

PROPOSAL FORM
RFP# 26-1121 FY26 EQUIPMENT AND VEHICLE FINANCING

Proposals shall include pricing based on gross funding (without consideration of investment earnings) and the requirements and terms set forth in this solicitation. **Pricing must be all-inclusive and cover every fee/cost of the scope/services that the Town will be financially responsible for.** Cost must be in United States Dollars and rounded to the nearest quarter of a dollar. If there are additional costs associated with the services, please add them in the spaces provided. You may also include a separate page in the pricing response section of your proposal submission if additional space is required.

Proposals shall be guaranteed through January 31, 2026 or the closing date.

LOAN AMOUNT:	**$2,312,000 (not to exceed)**
TERM:	**59 months**
INTEREST RATE (fixed):	**%**
SEMI-ANNUAL PAYMENT AMOUNT:	**$**
TOTAL INTEREST PAID OVER LIFE OF LOAN:	**$**
MAXIMUM LOOKBACK PERIOD *(in days)* FOR REIMBURSABLE PRIOR EXPENSES	**days**

ALL FEES/COSTS: List all additional costs associated with this transaction, including origination or placement fees, escrow fees, counsel fees and expenses, information detailing capped fees or expenses, etc.

EXCEPTIONS: List any exceptions to the terms included in this Request for Proposals.

No additional charges to the Town of Holly Springs for this installment financing agreement will be permitted. All charges must be listed in this proposal. By submitting this proposal, the lender agrees to the specifications set forth in this Request for Proposals, with the exception of the following:

VIII. DISCLOSURES

Town's Rights and Options.

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

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

Accuracy of Solicitation and Related Documents.

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

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

Expense of Bid Preparation.

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

Vendor Inclusion
The Town's vendor management philosophy supports a fair, open, and inclusive process that offers the same access and information to all vendors. The Town provides an email alert option to allow vendors optimal notice and access to all solicitations as they are posted. This can be found on the Town of Holly Springs website at the following hyperlink: https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals.

Dispute Resolution Process
No services shall be delayed or postponed pending the resolution of any dispute unless Town otherwise agrees in writing. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or non-performance of, this Agreement shall be brought exclusively in the General Court of Justice of North Carolina sitting in Wake County, North Carolina and it is agreed by the parties that no other court shall have jurisdiction or venue with respect to such suits or actions. For any amount in controversy in excess of $15,000 the Contractor shall participate in the Town's dispute resolution process which shall be considered part of Basic Services or Scope of Work unless specifically agreed otherwise herein. The Town's dispute resolution process is to engage in prelitigation mediation under the rules of Mediation for Superior Court notwithstanding the amount in controversy.

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

Equal Employment Opportunity
The Town of Holly Springs does not discriminate in administering any of its programs and activities. The firm awarded the contract for work must have a written policy and will be required to ensure that no person shall be denied employment, fair treatment or be discriminated against on the basis of race, sex, gender, religion, age, national origin, or handicap.

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

Good Faith Efforts.
The Town will make a good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, where applicable, and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by this solicitation.

Contracting
Any installment financing agreement or other contract shall be construed and enforced in accordance with the laws of the State of North Carolina. Any controversy or claim arising because of contracting shall be settled by an action initiated in the appropriate division of the General Court of Justice in Wake County, North Carolina.

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

Date Advertised: 11-26-2025

ADDENDUM NO. 1

SOLICITATION: RFP# 26-1121 Equipment and Vehicle Financing advertised on Nov. 21, 2025

PURPOSE: To document and communicate corrections to the named description list of the anticipated vehicles and equipment we would like to purchase, the total requested pricing remains unchanged.

INSTRUCTIONS: Respondents are required to acknowledge receipt and understanding of this addendum by submitting the signed copy with their solicitation response.

I. CORRECTION

The previous Vehicles and Equipment List (pictured on Pg 1 of 7, section III) listed the following:

1 – John Deere 250 P Excavator

1 – PAC MAC 20 yd Freightliner – Leaf Vac Truck

These items will be replaced with the following corrections as listed:

1 – Caterpillar 320 Hydraulic Excavator

1 – X-Treme Vac Debris Truck

II. ACKNOWLEDGEMENT OF ADDENDUM

The undersigned acknowledges receipt and use of this Addendum in preparation of their response submission for the solicitation.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Dept	Replacement #	To Purchase	Financed Amount
Police	1001	2025 Ford Escape	$ 49,203.54
Police	1002	2025 Ford Escape	$ 49,203.54
Police	1003	2025 Ford Escape	$ 40,800.26
Police	1021	2026 Ford Interceptor	$ 75,816.80
Police	1056	2026 Ford Interceptor	$ 75,816.80
Police	1058	2026 Ford Interceptor	$ 75,816.80
Police	1059	2026 Ford Interceptor	$ 75,816.80
Police	1070	2026 Ford Interceptor	$ 75,816.80
Police	1090	2026 Ford Interceptor	$ 75,816.80
Police	1091	2026 Ford Interceptor	$ 75,816.80
Police	1093	2026 Ford Interceptor	$ 75,816.80
Police	1094	2026 Ford Interceptor	$ 75,816.80
Police	1098	2026 Ford Interceptor	$ 79,959.87
Police	1100	2026 Ford Interceptor	$ 79,959.87
Police	1111	2026 Ford Interceptor	$ 79,959.87
Police	1405	2026 Ford Interceptor	$ 79,959.87
PW	97	Caterpillar 320 Hydraulic Excavator	$ 289,038.49
PW	1066	X-Treme Vac Debris Truck	$ 252,455.40
PW	NEW	2026 Ford E-Transit T350	$ 58,661.76
P&R	1275	John Deere Z970R 72in Mower	$ 17,305.08
P&R	1277	John Deere Z970R 72in Mower	$ 17,305.08
P&R	1278	John Deere Z970R 72in Mower	$ 17,305.08
P&R	3008	John Deere Z970R 72in Mower	$ 17,305.08
P&R	1036	Ford Transit - 15 Passenger Van	$ 57,556.95
Finance	1132	2026 Ford Maverick Hybrid XL	$ 30,831.33
U&I	1015	Ventrac 4520N Kubota Tractor	$ 47,140.00
U&I	1064	MY26 Ford F250 SuperCab	$ 62,595.46
U&I	1102	2026 Freightliner M2106 w Godwin Tandem Dump Bed	$ 164,498.85
U&I	1121	John Deere 5105m Utility Tractor	$ 94,430.98
Dev Svcs	1065	2025 Ford F150 SuperCab XL 4X4	$ 43,511.29
			$ 2,311,338.88
			$ 2,312,000.00

A regular meeting of the Holly Springs Town Council of the Town of Holly Springs, North Carolina, was duly held on February 17, 2026 at [6:00] p.m. in the Holly Springs Town Hall Council Chambers, 128 South Main Street, Holly Springs, North Carolina. Mayor Mike Kondratick presiding.

Council Members Present: Mayor Mike Kondratick

Council Members Absent:

* * * * *

Mayor Kondratick introduced the following resolution, a summary of which had been provided to each Council Member, a copy of which was available with the Clerk to the Holly Springs Town Council and which was read by title:

Resolution No. 26-02
Date Adopted: February 17, 2026
Effective Date: February 17, 2026

A RESOLUTION APPROVING AN INSTALLMENT FINANCING AND SECURITY AGREEMENT TO FINANCE EQUIPMENT AND MOTOR VEHICLES AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS

WHEREAS, the Town of Holly Springs, North Carolina (the *"Town"*) is a political subdivision validly existing under the constitution, statutes and laws of the State of North Carolina (the *"State"*);

WHEREAS, the Town has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Holly Springs Town Council of the Town (the *"Holly Springs Town Council"*) has determined that it is in the best interest of the Town to enter into an installment financing and security agreement under North Carolina General Statutes Section 160A-20 (the *"Agreement"*) with Pinnacle Bank, a Tennessee bank (the *"Lender"*) in order to obtain funds

to purchase various items of equipment and motor vehicles (the *"Equipment"*) and pay costs of executing and delivering the Agreement, and to put a security interest on the Equipment in favor of the Lender in order to provide security for the Town's obligations under the Agreement;

WHEREAS, the Town will enter into the Agreement in an aggregate principal amount of not to exceed $2,312,000;

WHEREAS, there has been made available to the Holly Springs Town Council in the office of the Town's Finance Director the form of the Agreement which the Town proposes to approve, enter into and deliver, as applicable, to effectuate the proposed financing; and

WHEREAS, it appears that the Agreement is in appropriate form and is an appropriate instrument for the purposes intended;

NOW, THEREFORE, BE IT RESOLVED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina as follows:

Section 1. ***Ratification of Prior Actions.*** All actions of the Town Manager and the Finance Director, and their respective designees, in effectuating the proposed financing are approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Agreement.

Section 2. ***Approval, Authorization and Execution of Agreement.*** The Holly Springs Town Council approves the acquisition and financing of the Equipment in accordance with the terms of the Agreement, which will be a valid, legal and binding obligation of the Town in accordance with its terms. The Holly Springs Town Council approves the amount advanced by the Lender to the Town pursuant to the Agreement in an aggregate principal amount not to exceed $2,312,000 at an interest rate of 3.42%, such amount to be repaid by the Town to the Lender as provided in the Agreement. The form, terms and content of the Agreement are in all respects authorized, approved and confirmed. The Town Manager, the Town Attorney, the Finance Director and the Town Clerk, or their respective designees (the *"Authorized Officers"*), are authorized, empowered and directed to execute and deliver the Agreement for and on behalf of the Town, including necessary counterparts, in substantially the form made available to the Holly Springs Town Council, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the approval of the Holly Springs Town Council of any and all such changes, modifications, additions or deletions. From and after the execution and delivery of the Agreement, each Authorized Officer is authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

Section 3. ***Further Actions.*** Each Authorized Officer is designated as the Town's representative to act on behalf of the Town in connection with the transactions contemplated by the Agreement. The Authorized Officers are authorized and directed to proceed with acquisition and financing of the Equipment in accordance with the terms of the Agreement, and to seek opinions on matters of law from the Town Attorney, which the Town Attorney is authorized to furnish on behalf of the Town, and opinions of law from such other attorneys for all documents contemplated under this Resolution as required by law. The Authorized Officers are authorized to designate one or more employees of the Town to take all actions which they are authorized to perform under this Resolution, and each is in all respects authorized on behalf of the Town to

supply all information pertaining to the transactions contemplated by the Agreement. The Authorized Officers are authorized to execute and deliver for and on behalf of the Town any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the Agreement or as they may deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution and the on-going administration of the Agreement. Any and all acts of the Authorized Officers may be done individually or collectively.

Section 4. ***Reimbursement Resolution.*** The Town intends that the adoption of this resolution serve as a declaration of the Town's official intent to reimburse expenditures previously paid by the Town for the Property to be financed from the proceeds of the Agreement, to the extent that such prior expenditures for the Property may be reimbursed from the proceeds of the Agreement under applicable law.

Section 5. ***Severability.*** If any section, phrase or provision of this Resolution is for any reason declared invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 6. ***Repealer.*** All motions, orders, resolutions, ordinances and parts thereof in conflict herewith are repealed.

Section 7. ***Effective Date.*** This Resolution is effective on the date of its adoption.

* * * * *

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution entitled **"A RESOLUTION APPROVING AN INSTALLMENT FINANCING AND SECURITY AGREEMENT TO FINANCE EQUIPMENT AND MOTOR VEHICLES AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**" was duly approved by the following vote:

AYES:

NAYES:

STATE OF NORTH CAROLINA)

) ss:

TOWN OF HOLLY SPRINGS)

I, Linda C. McKinney, Clerk to the Holly Springs Town Council of the Town of Holly Springs, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled "A **RESOLUTION APPROVING AN INSTALLMENT FINANCING AND SECURITY AGREEMENT TO FINANCE EQUIPMENT AND MOTOR VEHICLES AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**" adopted by the Holly Springs Town Council of the Town of Holly Springs, North Carolina at a regular meeting held on the 17th day of February, 2026.

WITNESS my hand and the corporate seal of the Town of Holly Springs, North Carolina, this the 17th day of February, 2026.

_____

Linda C. McKinney
Clerk to the Holly Springs Town Council
Town of Holly Springs, North Carolina

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

Consent Agenda
Title: Janitorial Services at Town Facilities and Public Restrooms
Strategic Priority Area: Organizational Excellence
Staff Resource: Paige Scott, Director, Public Works

Action(s):
Authorize the Town Manager to execute a one-year contract with two, one-year optional renewal years for a maximum contract length of three years with DeWhitt Facility Services, LLC (Dewhitt) for janitorial, day porter, and as-needed custodial services related to town facilities and public restrooms, not to exceed $266,640 for the first term with a 3% increase for each subsequent term, if extended by the Town.

Explanation:

- In August 2025, the Town issued a Request for Proposal (RFP) for janitorial services, as the current contractor's service agreement expires on October 31, 2025.
- Twenty-five (25) companies participated in the solicitation's mandatory facilities tour; fifteen (15) companies submitted proposals; four companies were selected as finalists and were interviewed by the review committee.
- A recommendation was made to Council at the January 20th business meeting and Council authorized the approval of the janitorial contract with MIJACO, Inc (dba Environment Control Triangle (ECT)). At the contract kickoff meeting with the selected vendor, the company stated they were unable to meet the performance expectations as required by the Town, declined to sign the contract, but agreed to a 60-day extension to provide transition to a new company. As a result, staff negotiated with the next qualified vendor DeWhitt.
- DeWhitt was among the top qualified firms based on the solicitation's evaluation process: (1) Qualifications and Experience, (2) Completeness and Quality of the entire Proposal Submission, (3) Cost Effectiveness and Value.
- DeWhitt provides comparable services for universities and large public and private facilities, including: (1) NC State Centennial Campus, (2) Greenville Technical College Center for Manufacturing, (3) Lockheed Martin, (4) Durham County Government, with over 40 years of experience specializing in high-profile, public buildings.
- DeWhitt stated that the resources required to start the Town's janitorial cleaning service on April 1, 2026, are readily available.
- As future facilities come online (Operations Campus), they will be incorporated into this contract for janitorial services.

Background:

- In FY 21, staff consolidated Town janitorial service under one contract as multiple

contracts managed by different departments were set to expire.
- The contract encompasses the following facilities: Town Hall, Law Enforcement Center, Public Works, Utley Creek Reclamation Facility Administration Offices, Bass Lake Retreat and Visitors Center, Village Office Condos, Cultural Center and Library and public restroom facilities as Bass Lake, Womble Playground, Womble Baseball, Jones Park, and Veteran's Park.

Funding Source(s):

Operating Budget - General Fund- Public Works

Attachment(s):

1. Contract for MASTER SERVICES AGREEMENT- DeWhit Facility Services



MASTER SERVICES AGREEMENT FOR

JANITORIAL SERVICES

THIS CONTRACT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **DEWHIT FACILITY SERVICES, LLC**; (herein after called the "Contractor")

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

SERVICES OF CONTRACTOR

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

For contracts for construction on Town property in excess of $300,000.00 total, the Contractor shall provide a Payment and Performance Bond issued by a licensed North Carolina firm. Where subcontractors are employed for a substantial amount of work, the subcontractors must be approved by the Town. Failure of the Contractor to make payments on materials or to subcontractors shall be a material breach of this Agreement.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities to the Contractor and shall not impede the work of the Contractor except as necessary. The Contractor is responsible for the facility during the

term(s) of the work. The Contract Manager is responsible for ensuring that all bidding requirements are met.

PAYMENT

As stated in **Exhibit B**, the Town shall pay the Contractor within thirty (30) days of receipt of itemized invoice(s) from the Contractor, according to the rates contained in **Exhibit B**. The initial term of this Contract **shall not exceed $266,640.00** annually (4/1/2026 to 5/31/27), without the prior written authorization of the Contract Manager. If the parties mutually agree to extend this Contract beyond the initial term, a 3% increase shall be applied to the annual total. If the parties agree to extend the Contract, the second term (4/1/2027 to 5/31/2028) annual total **shall not exceed $273,740.00** without the prior written authorization of the Contract Manager, and the third term (4/1/2028 to 5/31/2029) **shall not exceed $311,953.00** annually without the prior written authorization of the Contract Manager.

[For work authorizations exceeding $2,500.00, a Purchase Order is required from the Finance Department.] Invoices shall be e-mailed to accountspayable@hollyspringsnc.gov and to the Town's Contact, as follows:

Gregory Sponseller, Facilities Manager (Name*, Title)

Gregory.sponseller@hollyspringsnc.gov (e-mail)

*The parties intend that this Agreement remains in full force and effect in the event that there are personnel changes in the Town without the need to amend the Agreement. If the Contract Manager changes, the Town will notify the Contractor per Section 4 of this Agreement.

No liability of the Town is incurred without compliance with this Section.

TIME FOR RENDERING SERVICES

The initial term of this Contract is for one (1) year, commencing on April 1, 2026 and terminating on May 31, 2027, with the option for up to two (2) annual renewals. If the parties wish to extend this contract beyond the initial term, they shall notify the other in writing no less than sixty (60) days prior to the expiration of the initial term, or the second term, if applicable. If both parties agree to extend the contract, the second term shall commence April 1, 2027 and expire on May 31, 2028, and the third term shall commence on April 1, 2028 and expire on May 31, 2029.

This Contract is intended to cover ongoing maintenance and/or repair work on Town Property or other assets without the need for a separate contract for each servicing by the same Contractor. The regular daily and weekly cleaning services, along with any additional services, to be performed are detailed in **Exhibit A**.

GENERAL CONSIDERATIONS

CONTRACT FOR ONGOING MAINTENANCE AND REPAIR WORK

1. Standards of Performance

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

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

1.3. Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Contract is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation. If the scope of services requires the Contractor to be professionally licensed, Contractor shall at all times remain licensed. If in the event of any action of any administrative agency regarding the licensee's status or any investigation thereto, Contractor shall immediately inform the Town.

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

2. Termination

2.1. The mutual obligations of the Parties contained in this Contract may be terminated:

2.1.1. For cause by either party upon 30 days written notice, providing an opportunity to cure, in the event of a failure by the other party, which remains uncured, to perform in accordance with the terms hereof.

2.1.2 Upon Mutual Agreement.

3. Controlling Law

3.1. This Contract is to be governed by the law of the State of North Carolina.

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

4. Notices

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

4.1.1. Town Contact:

Gergory Sponseller, Facilities Manager (Name, Title)

Public Works	(Department)
P.O. Box 8	
Holly Springs, NC 27540	
(919) 577-3220	(Phone)
Gregory.sponseller@hollyspringsnc.gov	(e-Mail)

For the Contractor:

Charles Epps, President	(Name, Title)
DeWhit Facility Services, LLC	(Company)
3500 Westgate Drive, Suite 703	(Address)
Durham, NC 27707-2540	
(919) 251-6187	(Phone)
cepps@dewhit.com	(e-Mail)

5. Severability

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

6. Waiver

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

7. Attorney's Fees

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

8. Insurance & Indemnification Requirement

8.1 Contractor shall provide annually, and upon any change in coverage, general liability insurance, or self-insured coverage, for a minimum of $1,000,000.00 per occurrence, $2,000,000.00 aggregate, and an umbrella policy of at least $5,000,000 for the complete term of the Contract. Additionally, the Contractor shall supply Worker's Compensation insurance coverage to all employees within the statutory limits. Any waiver of the insurance requirement, or an acceptance of lower limits shall be stated on the **Exhibit B** cover page and a certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold

the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and the Contractor performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract relating to the Contractor's work in under this Agreement or any addendums or modifications thereto, except to the extent that the same are by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

9 E-Verify.

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

10 Prohibition Against Sex Offenders.

10.1 Contractor is being granted access to the Town's Park system and/or Town Facilities (collectively "Facility") during hours of operation. Contractor hereby agrees that it shall not employ or otherwise allow to perform any aspect of the Contract any person who is a registered sex offender for any scope of work requiring such employee or contractor of the Contractor to access any area of the Facility. Contractor shall have an affirmative duty to ensure compliance with this section by checking the state and national registry for sex offenders against any employee, agent, contractor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Contractor shall check the registry initially and periodically during the term of the Contract as often as necessary to ensure compliance with this section at all times. Contractor additionally agrees to indemnify and hold the Town harmless for any act or omission that may arise out of the operation of the Contract, the ACP, or any parole agreement among the parties that arise from, directly or indirectly, the Contractor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

11. Non-Discrimination.

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

12. Contractor's Employees.

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

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

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

3) is currently a registered sex offender.

13. Non-Appropriations.

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

14. Full Agreement.

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

15. Exhibits.

The following Exhibits are attached hereto and incorporated by reference:

Exhibit A: Scope of Work/Proposal

Exhibit B: Contractors Rates, Services and Price List*

Exhibit C: Certificate of Insurance

Exhibit D: eVerify Affidavit

*****Must include an itemized list of services with costs, including all labor charges and hourly rates, and costs of materials. This Exhibit may only be updated per the terms contained above in the Payment Section.

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

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

CONTRACTOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

Exhibit A

Scope of Master Services Agreement: The Town and **DeWhit Facility Services, LLC** enter into this Master Agreement for the expedient engagement of services and procurement relating to:

Town-wide janitorial services, as detailed further below.

*The Contractor shall not perform any work without prior written authorization from the Town, as described further on page 2 of the Agreement under the section entitled “Payment”.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
REQUEST FOR PROPOSALS

RFP# 2025-0613 Town Facilities Janitorial Services

Issue Date: August 1, 2025
Due Date: August 28, 2025 by 2:00 PM

I. ~~PURPOSE~~

~~The Town of Holly Springs is seeking proposals for comprehensive professional janitorial services at designated Town facilities. Services include, but are not limited to, cleaning of town facilities, offices, training rooms, conference rooms, breakrooms, restrooms, showers, lockers, gyms, kitchen areas, hallways, elevators, stairwells, common areas, and park restrooms.~~

~~Holly Springs prides itself on its high quality of life, exceptional services, and clean, well-maintained environment. Maintaining this standard requires a professional cleaning company that can ensure the health, safety, and well-being of the community. Cleanliness impacts not just aesthetics, but also residents' health, economic growth, and public trust.~~

II. SCOPE OF WORK

The Service Provider shall provide the following janitorial services at all locations and per the schedule identified in **Attachment A**.

Daily Cleaning Tasks:

1. Empty waste and recycling receptacles, clean waste and recycling receptacles, and replace liners.
2. Move trash, waste, and recycling to a central location for removal.
3. Clean all surfaces to ensure they are free of dust, debris, fingerprints, spots, and spills.
4. Wipe ledges, handrails, and horizontal surfaces free of dust and debris.
5. Clean building entrance and exit glass to be free of streaks, fingerprints, dust, and debris.
6. Clean interior glass partitions, display cases, mirrors, and interior doors to be free of streaks, fingerprints, dust, and debris.
7. Sanitize, wash, and polish drinking fountains, sinks, and basins. Scour the mouthpiece, nozzle, and bowl of drinking fountains. Report leaks, clogs, or operational deficiencies to the Town representative.
8. Sanitize and clean portable drinking units (water coolers) and fixtures - use sanitizing wipes every day.
9. Sweep and damp mop stair landings and steps.
10. Maintain areas free of dust, loose dirt, and debris.
11. Lactation Rooms – Clean, sanitize, dust, and wipe down furniture.
12. Sweep outside entrance and exit areas and stairs within 10’ of the existing wall; clean entrance mats to remain free of dust, loose dirt, debris, and leaves.
13. Vacuum all hallways, conference rooms, and common areas.
14. Spot vacuum carpets in cubicles and offices.
15. Kitchens:
    a. Empty trash
    b. Mop floors

c. Dust
d. Wipe down countertops and cabinets

16. Elevators:

a. Vacuum the interior of all carpeted elevators.
b. Sweep the interior of non-carpeted elevators.
c. Wipe down interior and exterior panels, buttons, handrails, and doors with sanitizer; floor to ceiling.
d. Shine and polish all stainless and aluminum surfaces; floor to ceiling.

17. Shower, Lockers, and Changing Areas (at LEC only):

a. Clean the entire shower area with germicidal detergent
b. Remove encrustation, stains, scale, and deposits from fixtures
c. Change shower liners twice a year
d. Sweep floors and clean baseboards
e. Empty and clean receptacles and change plastic liners
f. Clean and polish dispensers, and partitions, floors, vents, ADA chair, and furniture.

18. Restrooms:

a. Clean commodes, urinals, and lavatories with a germicidal detergent; remove encrustation, stains, scale, and deposits from fixtures, and replace deodorant tablets.
b. Replace urinal screens monthly or as needed.
c. Sweep floors and stairs and clean baseboards; damp mop resilient tile floors with a germicidal detergent; wet-mop ceramic tile floors with a germicidal detergent.
d. Restock supplies.
e. Empty and clean trash receptacles, change plastic liners, and remove bagged trash/garbage to the appropriate outdoor trash/garbage containers.
f. Clean and polish dispensers, mirrors, partitions, doors, vents, shelves, and furniture.
g. Polish stainless-steel fixtures, sinks, partitions, toilets, handrails, and drinking fountains with cleaner.
h. Replace feminine napkin waste bags nightly.

Weekly Cleaning Tasks:

These tasks shall be completed by Thursday of each full work week.

1. Thoroughly dust blinds, windowsills, cobwebs, ceiling fans, and railings.
2. Machine buff all tile and VCT with spray buff, including marble floors.
    a. *Locations: Town Hall, LEC, Water Treatment Plant, and Library & Cultural Center*
3. Spot clean scuff marks on walls and baseboards.
4. Vacuum all carpets throughout the entire facility.
5. Clean all glass doors and inside office windows.
6. Dust all HVAC vents, supply, and return.
7. Polish all the fine wood surfaces where applicable.
    a. *Locations: Fine wood includes the Town Hall, LEC, and wood desks and furniture at all facilities.*

8. Polish and buff any stainless-steel surfaces.
9. Dust and polish all conference/meeting room tables and chairs.
10. Dust and clean all HVAC vents, supplies, and returns
11. Flush all floor drains with water.

Day Porter Services:

This is a required daily service, Monday through Friday from 8:00 AM to 12:00 PM.

1. The Day Porter (assumed as a single employee) shall report in daily via phone by calling the Town Representative to receive any feedback or input on cleaning standards and shall leave a voice message if the Town Representative is unavailable to ensure consistent communication.
2. The Day Porter shall primarily focus on touch -ups and restocking at Town Hall, Cultural Center, Bass Lake Visitor Complex, and the LEC.
3. Additionally, tasks may include checking the status of the park restrooms, restocking, and cleaning as necessary.
4. The Town Representative may call upon the Day Porter to handle emergency service requests.
5. These requirements are mandatory, and non-compliance may result in termination of this contract.

Additional Services:

These tasks will be completed semi-annually at a time and date scheduled with the Contract Manager.

1. Deep clean and polish the wall and floor tile in restrooms and hallways.
2. Strip and wax all VCT floors.
3. Shampooing of all carpeted areas.
    a. *Location: Public Works, Town Hall, LEC, VOC, Water Treatment Plant, Library & Cultural Center.*
4. Dust and clean all HVAC grills, supplies, and returns.
5. Entire facility glass cleaning—interior and exterior, as scheduled.

III. General Requirements

A. Contract Time

The work under this contract will begin on **April 1, 2026** through **March 31, 2027** with the option to renew annual for 2 additional terms.

B. Standards.

Facilities included in this scope of services shall be maintained at a high standard and consistent level of cleanliness: free of dust, dirt, odors, stains, discoloration, deposits, and any other foreign material.

The Service Provider shall immediately notify the Town Representative of vandalism, damages, defects, leaks, power outages, graffiti, or any other problems with Town facilities that require

immediate corrective action. All damage and routine wear and tear must be reported immediately to the Contract Manager.

C. Materials.

The Town will provide electricity, water, paper products, hand soap, shower curtains, urinal screens, urinal mats, feminine waste bags, and trash bags for the Service Provider to perform janitorial services.

The Service Provider shall furnish all equipment, tools, and consumable materials required to perform the janitorial services outlined in this contract. This includes, but is not limited to, commercial-grade cleaning agents, disinfectants, waxes, floor polishes, and quiet-operating, HEPA-filter-equipped vacuum cleaners suitable for use in occupied public spaces. The Service Provider must implement and enforce a cleaning protocol that adheres to industry best practices for sanitation and infection control, especially in high-traffic or sensitive areas. For example, to maintain sanitary conditions and prevent cross-contamination, cleaning cloths must be distinctly color-coded and designated for specific surfaces (e.g., sinks, toilets, general surfaces). Under no circumstances shall cloths be used for restroom fixtures, such as toilets or urinals, and be reused on other surfaces.

All cleaning supplies, materials, and equipment used under this contract must be of high commercial quality, appropriate for their intended use, and capable of delivering the level of cleanliness and consistency required by this scope of services. All cleaning methods must meet industry standards for safety and effectiveness, particularly in high-traffic areas, and must not cause damage to Town facilities. The Town reserves the right to prohibit the use of any products, materials, or equipment that pose a risk to property, employees, or the public.

D. Inspection/Reports/Logs/Schedules.

1. The Service Provider shall acknowledge receipt of Town keys on a memorandum receipt form furnished by the Town Representative. All such keys shall remain the property of the Town and shall be promptly returned to the Town Representative at the end or termination of this contract. In the event of a lost key, the Service Provider is to notify the Town immediately.

2. A daily “Work Sign-in/Sign-out log” shall be provided by the Service Provider at all locations. The Service Provider’s employees shall sign in and sign out on each workday. Work logs shall be kept in the janitorial closet at each location and include the technician's name, date, and start and end times of cleaning.

3. The Service Provider shall provide a detailed cleaning checklist for each facility and work schedule to include cleaning routes by location at the kickoff meeting.

E. General Information

1. The Service Provider shall deliver comprehensive janitorial services at all designated Town of Holly Springs facilities.

2. The Town will provide storage space for janitorial supplies at various locations. The Town shall not receive janitorial shipments from the Service Provider's supply vendors.
3. The Service Provider shall maintain site safety and security for public areas at all times.
4. While working on Town property, the Service Provider's employees shall wear uniforms with the appropriate company name and logo. Service Provider employees shall wear Town-issued badges at all times during work performance. The Service Provider shall ensure that employees maintain a professional demeanor at all times while working in town facilities.
5. The Service Provider shall refrain from other commercial or political activity while performing janitorial services at Town Facilities.

F. Safety Requirements

Service Provider shall abide by all local, state, federal, OSHA, and Town safety codes, policies, and procedures. The Service Provider will be responsible for fines incurred if not in compliance with all the above regulations. Before the start of work, the Service Provider shall post temporary signs and provide barricades to safely protect the public and Town employees. The Service Provider shall remove all signs and barricades after the service.

G. Damages/Deductions.

The Service Provider shall repair, replace, and/or restore to its original condition any lost, misplaced, or damaged Town property caused by the Service Provider's operations at no additional cost to the Town. The Service Provider shall notify the Town Representative of damage immediately preceding the incident.

The primary objective in handling contractor damages shall be the timely and competent repair of property to conditions as close to pre-existing conditions as possible. All repairs shall be approved by the Town Representative and performed without charge to the Town.

In cases where repair is not possible or pre-existing conditions cannot be reasonably attained, the Town retains the right to assess damages by appropriate methods and to charge the value of those damages back to the contractor.

The Service Provider shall not be responsible for damages that are not attributable to the Contractor, such as vandalism or acts of God.

The Town representative will routinely inspect the Service Provider's work. In cases where work is not completed to agreed upon standards, the Town will communicate the deficiency and the Service Provider will have reasonable time, not to exceed 4 hours, for correction. If corrective action fails, the Town retains the right to self-correct unacceptable work performed by the Service Provider and to deduct associated costs from the preceding monthly invoice.

The Town Representative is the final authority on the quality of the Service Provider's work.

H. Service and Response Time.

The Service Provider shall provide a single point of contact to respond to all service calls. The Service Provider's point of contact shall have the authority to dispatch staff to meet the following response times:

Schedule Services: All scheduled services shall be performed as indicated in Attachment A. The Service Provider shall have an answering service, cell phone, or office personnel available to receive service calls.

Task Authorizations – As Needed Janitorial Services: As-needed janitorial services shall only be undertaken by the Service Provider upon issuance of a Task Authorization for said services. The Service Provider shall not perform services until the Town Representative provides written authorization for said services.

I. Submittals.

Safety Data Sheets (SDS) - The Service Provider shall furnish a copy of the SDS for all chemicals used on Town properties. All chemicals, bottles, and supplies used for janitorial cleaning shall be properly labeled in their original container.

The Service Provider shall submit to the Town Representative a list of employees that will require a Town badge under this contract. The Service Provider will promptly update the Town representative of any changes to this list.

J. Security Background Check and Badging.

The Service Provider shall conduct criminal background checks on all employees and subcontractors working at the direction of the Service Provider in this contract and shall exclude any employees from working in any Town facility that:

1. had a conviction of a felony within the past 10 years.
2. has a conviction in the past 10 years of any violent crime.
3. crime involving theft or dishonesty or is currently a registered sex offender.

Additional Requirements, Cultural Center:

Service Provider employees providing janitorial services at the Holly Springs Library and Cultural Center must complete the following:

1. Wake County's prescreen form: Gerald Baker form.
2. Wake County's ID/badge request form.
3. Provide a clear copy of their social security card and driver's license.
4. The current address must match the driver's license.
5. Staff must pass a recent background check to continue service.
6. Upon passing, the badge photo must be a headshot from the waist up in JPEG format.

Additional Requirements, Law Enforcement Center:

Service Provider employees assigned to work at the Holly Springs Police Department (HSPD) Law Enforcement Center (LEC) must complete the following:

1. Provide two (2) copies of fingerprints.
2. Pass a thorough HPSD background check.
3. Must provide a current copy of driver's license.
4. Must provide a Social Security card.

5. Must provide a headshot photo from the waist up.

   NOTE: The HSPD will not conduct fingerprinting. Fingerprints are to be obtained at the Wake County Sheriff's Department, CCBI Unit. The Town reserves the right to deny any Service Provider's employees access to all facilities, the HSPD, at the Chief of Police's discretion.

K. Licensing and Certification.

Other than state or federally required business licensing, there are no additional Town required licenses. Below is a list of suggested/advantageous licenses:

CIMS – Cleaning Industry Management Standard
IICRC – Institute of Inspection Cleaning and Restoration Certification

Attachment A

Facility Name	Address	Day Porter	Daily Cleaning & Weekly Cleaning Services		Sqft	RR	Sinks	Toilets	Urnals	BR	Carpet	VTC LVT Tile	Stories	Windows	Exterior Trash
Abbreviations: Break Room (BR), Center (Ctr), Rest Room (RR)		M-F 8 AM - 12 PM	Day of Week	Cleaning HRs											
Bass Lake, Park	900 Bass Lake Rd.														
1. Bass Lake, Visitor's Ctr	900 Bass Lake Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	800	2	5	3	2	1	No	Ceramic Hardwood	1	4	Yes (1)
2. Bass Lake, Multi-Purpose Room	900 Bass Lake Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	800	2	3	2	1	1	No	Ceramic	1	10	No
3. Bass Lake, Picnic Shelter	900 Bass Lake Rd.		M-F, Sat- Sun	8:30 AM- 1:30 PM	650	2	2	3	1	0	No	Concrete	1	0	No
Cultural Center & Library	300 W. Ballentine St.	X	M- Thurs: F- Sat: Sun:	9 PM - 8 AM 6 PM - 8 AM 5 PM - 8 AM	19,939	5	10	8	4	2	No	Carpet Terrazzo Tile	1	~50 +/-	Yes (4)
Holly Grove Module (RR)	1401 Avent Ferry Rd.		M-F, Sat- Sun	8:30 AM- 1:30 PM	300	2	4	3	2	0	No	Epoxy Wood	1	0	No
Jones park (RR)	405 School Day Ln.		M-F, Sat- Sun	8:30 AM- 1:30 PM	648	2	2	4	2	0	No	Epoxy Concrete	1	0	No
Law Enforcement Ctr	750 Holly Springs Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	26,593	10	14	12	3	4	Yes	Carpet Ceramic	2	~100 +/-	Yes (6)
Public Works Department	101 Thomas Mill Rd.		M- F	5:30 PM- 8 AM	2,856	3	5	3	2	1	Yes	LVT	1	13	Yes (2)
Sugg Farm, Dog Park (RR)	2104 Grisby Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	600	2	4	5	2	0	No	Concrete (bare)	1	0	Yes (2)
** Town Hall	128 S. Main St.	X	M- F	5:30 PM- 8 AM	28,247	6	13	10	4	2	Yes	Carpet Ceramic Marble	2	70	No
Water Waste Treatment Plant	150 Treatment Plant Rd.														
1. Administration Bldg.	150 Treatment Plant Rd.		M- F	5:30 PM- 8 AM	2,800	2	3	2	1	1	No	VCT	1	16	No
2. Maintenance Shop, Offices	150 Treatment Plant Rd.		M- F	5:30 PM- 8 AM	440	1	1	1	0	1	No	LVT Tile	1	2	No
Womble Park	340 Stinson Ave.														
1. Womble Park, Tennis Pavilion (RR)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	681	2	2	3	1	0	No	Concrete (bare)	1	0	No
2. Womble Park, Playground Pavilion (RR)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	670	2	2	3	1	0	No	Epoxy Concrete	1	0	No
3. Womble Park, Score Tower (Baseball)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	600	4	4	6	4	0	No	Epoxy Concrete	1	0	No
Veterans Park (RR)	600 Bikram Dr.		M-F, Sat- Sun	8:30 AM- 1:30 PM	650	2	2	3	1	0	No	Epoxy Concrete	1	0	No
Village Office Condos (VOC)	376 & 378 Raleigh St.		M- F	5:30 PM- 8 AM	1,500	2	4	2	0	2	No	Carpet Linoleum	2	16	No

****Special Note on Council Chambers located in Town Hall**: This room is utilized for high-profile meetings several times a week after normal business hours and is unavailable for cleaning during those times. The janitorial services must occur after 10 p.m. on those evenings. The Day Porter will ensure every weekday morning, before 9 a.m., that this room has been cleaned; and if not, the Day Porter will perform the necessary cleaning services that morning. Janitorial services occurring in all other Town Hall areas should avoid disturbing ongoing meetings.

EXHIBIT B

Contractor's Rates and Service Costs:

Attached: __X____

Link to Rates/Costs: _____

Facility Name	Address	Day Porter	Daily Cleaning & Weekly Cleaning Services		Monthly Cost
Abbreviations: Break Room (BR), Center (Ctr), Rest Room (RR)		M-F 8 AM - 12 PM	Day of Week	Cleaning HRs	
Bass Lake, Park	900 Bass Lake Rd.				$499.10
1. Bass Lake, Visitor's Ctr	900 Bass Lake Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	
2. Bass Lake, Multi-Purpose Room	900 Bass Lake Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	
3. Bass Lake, Picnic Shelter	900 Bass Lake Rd.		M-F, Sat- Sun	8:30 AM- 1:30 PM	
Cultural Center & Library	300 W. Ballentine St.	X	M- Thurs: F- Sat: Sun:	9 PM - 8 AM 6 PM - 8 AM 5 PM - 8 AM	$4,422.93
Holly Grove Module (RR)	1401 Avent Ferry Rd.		M-F, Sat- Sun	8:30 AM- 1:30 PM	$93.00
Jones park (RR)	405 School Day Ln.		M-F, Sat- Sun	8:30 AM- 1:30 PM	$143.74
Law Enforcement Ctr	750 Holly Springs Rd.	X	M-F, Sat- Sun	5:30 PM- 8 AM	$5,898.95
Public Works Department	101 Thomas Mill Rd.		M- F	5:30 PM- 8 AM	$633.53
Sugg Farm, Dog Park (RR)	2104 Grisby Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	$133.09
** Town Hall	128 S. Main St.	X	M- F	5:30 PM- 8 AM	$6,265.84
Water Waste Treatment Plant	150 Treatment Plant Rd.				$718.71
1. Administration Bldg.	150 Treatment Plant Rd.		M- F	5:30 PM- 8 AM	
2. Maintenance Shop, Offices	150 Treatment Plant Rd.		M- F	5:30 PM- 8 AM	
Womble Park	340 Stinson Ave.				$432.78
1. Womble Park, Tennis Pavilion (RR)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	
2. Womble Park, Playground Pavilion (RR)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	
3. Womble Park, Score Tower (Baseball)	340 Stinson Ave.		M-F, Sat- Sun	8:30 AM- 1:30 PM	
Veterans Park (RR)	600 Bikram Dr.		M-F, Sat- Sun	8:30 AM- 1:30 PM	$144.19
Village Office Condos (VOC)	376 & 378 Raleigh St.		M- F	5:30 PM- 8 AM	$332.73

REQUIRED FORM 1 (CONTINUED)

Additional Services: **Requires Issuance of Written Task Authorization.*

DESCRIPTION OF SERVICES	***Minimum Dollar Threshold***	***Unit of Measure***	***Rate***
Deep clean and polish the wall and floor tile in restrooms and hallways	***$300.00***	*Sq Ft*	***$.20***
Strip and wax VCT floors	***$300.00***	***Sq Ft***	***$.52***

Carpet Shampooing	$300.00	Sq Ft	***$.25***
Exterior & Interior Glass Cleaning	$700.00	Sq FT	***$12,446.25***

Additional Terms: The contract will be renewed annually for a maximum contract length of three (3) years. Vendors should indicate the percentage the contract total will increase in the space provided below (put zero if no increase will occur).

TERM 2: April **1, 202**7 – March **31, 202**8 **____3_____ % percentage of contract increase**
(enter zero if none)

TERM 3: April **1, 202**8 – March **31, 202**9 **____3_____ % percentage of contract increase**
(enter zero if none)

ADDITIONAL FEES/COSTS: List all additional costs your company may charge. If a cost is not included in this section or form, it will not be accepted or paid by the Town.

____Annual cost $17,800.01 if we need to add a cleaners **NOTE: this cost shall require a Modification of the Contract.**

_____

_____

_____

_____

_____

EXCEPTIONS: List any exceptions to the specifications set forth in this solicitation. By submitting a proposal, the lender agrees to the specifications set forth in this solicitation, with the exception of the following:

_____

_____

_____

_____

_____

_____

_____

EXHIBIT C

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

____X____ **Certificate of Insurance attached**

COI Expires: 2/3/2027

Client#: 2172628 20DEWHIFAC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/05/2026

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

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

PRODUCER
McGriff, a MMA LLC Company
4309 Emperor Blvd, Suite 300
Durham, NC 27703
919 281-4500

CONTACT NAME: Tammy McClure
PHONE (A/C, No, Ext): 919 281-4500 **FAX (A/C, No):** 8887468761
E-MAIL ADDRESS: tammy.mcclure@marshmma

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Middlesex Insurance Company	23434
INSURER B : Hartford Fire Insurance Company	19682
INSURER C : Sentry Insurance A Mutual Company	24988
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
DeWhit Facility Services, LLC
3500 Westgate Drive Suite 703
Durham, NC 27707-2540

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			A0164947004	02/03/2026	02/03/2027	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$500,000
							MED EXP (Any one person)	$15,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$3,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY			A0164947001	02/03/2026	02/03/2027	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			A0164947005	02/03/2026	02/03/2027	EACH OCCURRENCE	$5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$5,000,000
	DED X RETENTION $0							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Employee Theft			22TP02919662	02/03/2026	02/03/2027	$1,000,000	

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

CERTIFICATE HOLDER
Town of Holly Springs
128 F Main st
PO Box 8
Holly Springs, NC 27540

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

AUTHORIZED REPRESENTATIVE

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EXHIBIT D

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S
COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **DeWhit Facility Services, LLC** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

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

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

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

a. YES _____, or

b. NO _____

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

This date:_____

Signature of Affiant: _____

Print or Type Name: _____

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Public Hearings
Title: Rezoning 24-REZ-06 Sunset Lake Road Bank - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):
Conduct Legislative Public Hearing.

Explanation:

- The legislative hearing process for Type 6 (receive public comments regarding the proposal) (Legislative Action) Reviews, including Rezoning, is prior to the Planning Board review and recommendation.
- Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.
- Option 1 Conditional District Rezoning was included in the June 2024 Unified Development Ordinance Amendments. This option allows the applicant to combine the Development Plan with the rezoning application in order to provide the Town Council and general public with specific development proposal information while also providing a faster process for the applicant. If approved, this option allows the applicant to submit Construction Drawings for the project.
- The Town has received a Conditional District Rezoning Option 1 request to rezone 0.92 acres located at 5260 Sunset Lake Road from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional District to allow for a Financial Institution.

Background:

- The project area is located within Town limits.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, February 17th - Town Council Public Hearing
    - Tuesday, February 24th - Planning Board review and recommendation
    - Tuesday, March 17th - Town Council consideration and decision

Funding Source(s):
N/A

Attachment(s):
1. 24REZ06_SunsetLakeChaseBank_StaffReport_PH
2. 24REZ06_Application
3. 24REZ06_Planset

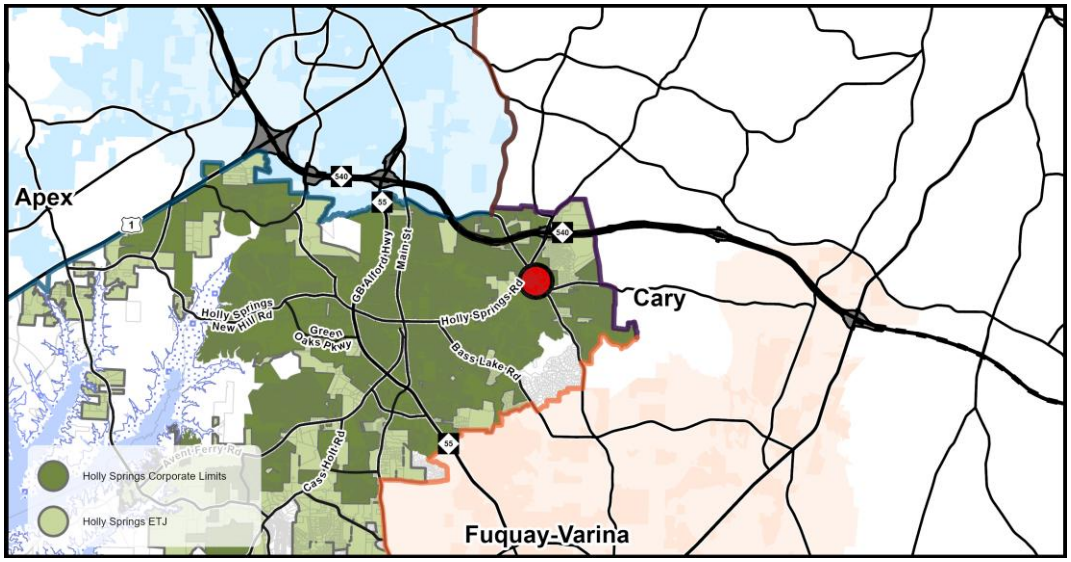
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
SXCW Temp, LLC. (on behalf of Chase Bank)

Property Address: 5260 Sunset Lake Rd.

Property Area: 0.92 ac.



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

Project Summary:

A rezoning of 0.92 acres from SR Suburban Residential to NMX-CD Neighborhood Mixed-Use Conditional Zoning District location at 5260 Sunset Lake Rd. for the development of a 3,432 square foot financial institution with a drive through. The site includes 22 parking spaces and .11 acres of open space. The Option 1 rezoning allows the applicant to combine the Development Plan with the rezoning application in order to provide specific development proposal information with the rezoning request.

Requested Action:

Public Hearing: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal prior to Planning Board consideration.

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Case Summary

Current Zoning:
SR Suburban Residential
☐ Conditional Zoning District

Proposed Zoning:
NMX Neighborhood Mixed-Use
☒ Conditional Zoning District
Detailed Plan (Option 1)



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
Northeast Gateway Master Plan

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

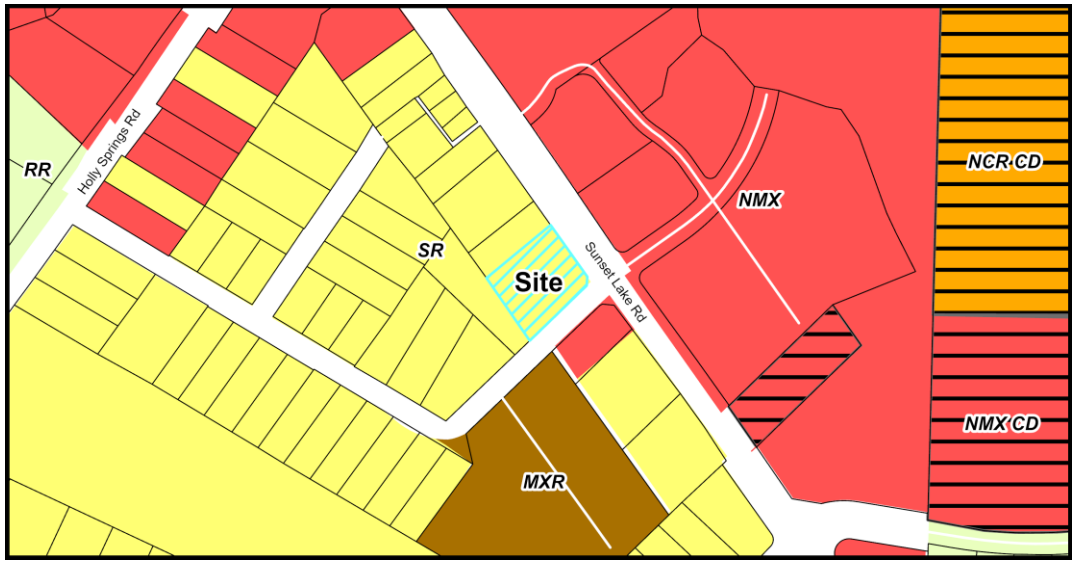
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. The proposed rezoning, and associated development plan, implements these goals through minimal UDO modifications, such as small front setbacks which allows the building to serve as the focal point at the corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort. By requesting a Conditional Zoning District, the applicant is able to provide a detailed site plan at time of zoning, rather than having to submit a Special Use Permit (SUP) to the Board of Adjustment, which helps provide certainty of the development to adjacent property owners and decision-makers.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0669064639	SR	0.92 acres
	Total Area	**0.92 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	SR Suburban Residential	Single Family Home
North	SR Suburban Residential	Single Family Home
South	NMX Neighborhood Mixed Use & MXR Mixed Residential Neighborhood	Commercial & Apartments
East	NMX Neighborhood Mixed Use	Commercial
West	SR Suburban Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update Zoning Reassignment)
Original Zoning: R-10
Approved Zoning: SR Suburban Residential
Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

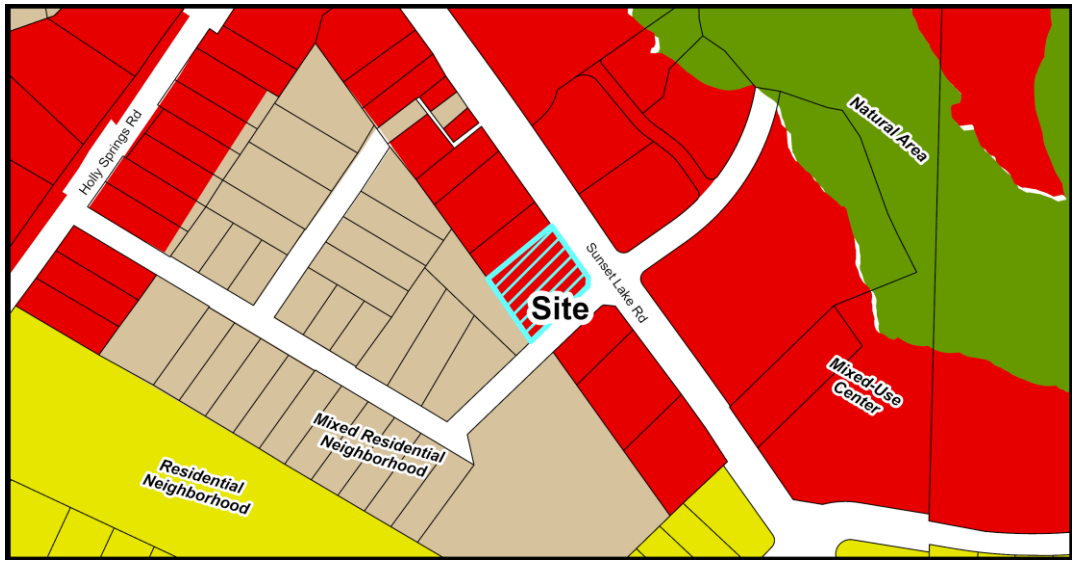
Small Area Plan: Northeast Gateway Master Plan

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform
Specific focus areas in Holly Springs provide opportunities to grow and transform in the Future. These areas will evolve over time in terms of land use mix, density, and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investments – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment – to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

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

A large-scale, **Mixed-Use Center** may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Some areas designated **Mixed-Use Center** on the Future Land Use Map started off as suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change. Build-out under the Mixed-Use Center category should follow the same use, height, mix, design, and parking expectations described for this character area in the paragraphs above; however, infill development and redevelopment activities should be coordinated closely with the Town (on a case-by-case basis) to phase development, program improvements, and set expectations during the transformation.

Key Characteristics Include:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.

Land Use & Character Information (cont.)

- Primarily auto-oriented, but should also be located along corridors served by transit.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: Northeast Gateway Master Plan
The property is located within the boundaries of the Northeast Gateway Master Plan and is located within Function Subarea 4 Commercial Center. Functional Subarea 4 is located in the southwest portion of the Northeast Gateway, including the land area around the intersection of Holly Springs Road and Sunset Lake Road. Much of the area is developed with primarily auto-oriented commercial uses. Future development in this Functional Subarea should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right of way. Special consideration should be given to housing affordability in this area to minimize the displacement of current residents.

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The Future Land Use Map of the Land Use and Character Plan designates this site as Mixed-Use Center and shows that it is located within the Commercial Center of the Northeast Gateway Masterplan. The proposed Option 1 Conditional Zoning District rezoning includes a detailed plan for an approximately 3,500 square foot financial institution (Chase Bank) with drive-through.

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. To implement these goals, the proposed building is located at the corner of Sunset Lake Road and Lassiter Road providing small front setbacks which allows the building to serve as the focal point at this corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort.

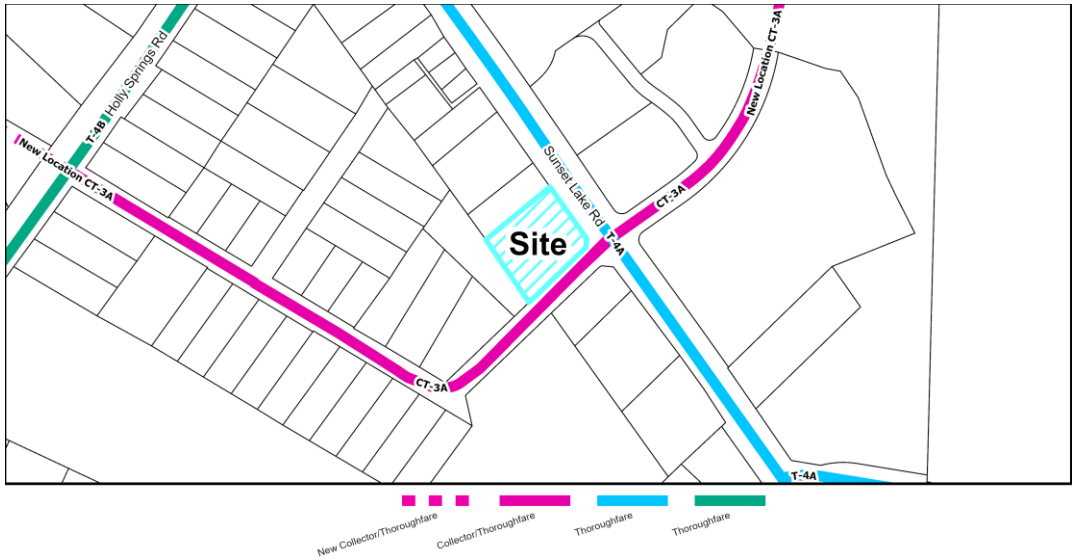
The site and building design also meet key characteristics of the Land Use & Character Plan and Northeast Getaway Master Plan. The stormwater control measure serving the site will be located underground to minimize the impact on adjacent properties and help to hide this from the public view. The building's height allows for an appropriate transition from the adjacent lower density residential and achieved a design guideline of the Northeast Gateway Masterplan. Additional design guidelines from the Northeast Gateway Master Plan being achieved by this plan include main entrance being visually defined by the inclusion of the double doors, increased glazing and located on a tower feature of the building. The design of the drive through, with it being located on the rear of the building with a screening wall blocking the drive isle from public right of way, creates minimal visual impacts. Overall, the project meets several key characteristics of both the Mixed-Use Center Designation and the Northeast Gateway Master Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Lassiter Road to meet the ½ of the ultimate cross-section (CT-3A), which is a 3-lane roadway. Previous projects on the south side of Lassiter Road constructed road improvements including curb, gutter, and sidewalk at a location that is not consistent with the current 3-lane CTP cross section. This project is proposing to provide enough right-of-way dedication and will construct the roadway to accommodate the complete 3-lane cross section along the Lassiter Road frontage. Included with the road frontage improvements, this project will construct a new 5-foot sidewalk along the property frontage on Lassiter Road, and will replace the existing 5-foot sidewalk on Sunset Lake Road with a 10-foot sidepath.

New Location Roadways:

There are no new location roadways on this site. This project will provide a drive aisle stub to the northern property line for future connectivity.

Hotspot/Safety Study Location:

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

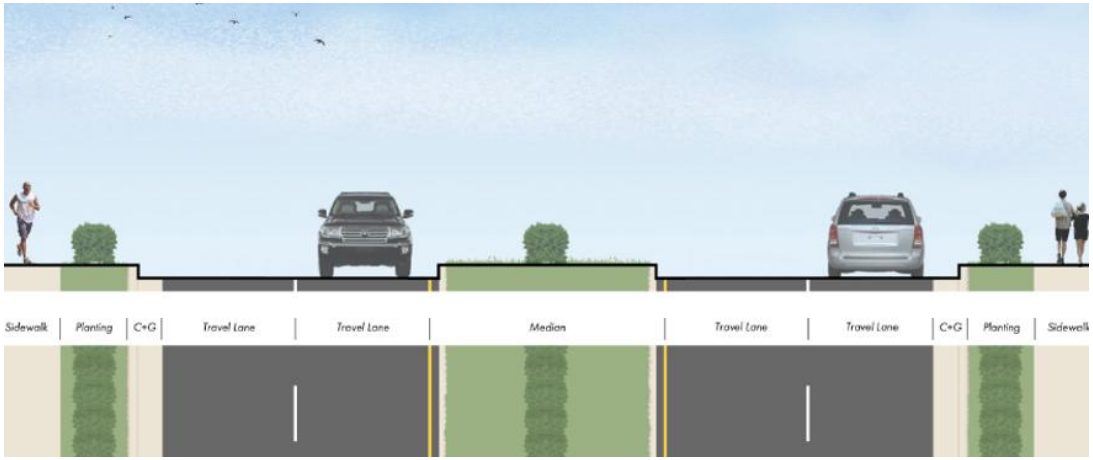
Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary
A Trip Generation and Distribution Assessment (Tier 1 Study) was completed with this project in accordance with the Traffic Study Policy. The project is anticipated to generate approximately 232 new daily trips. Due to the minimal trip generation, this project will have minimal impact on the surrounding roadway network. Therefore, further analyses of nearby intersections, or mitigation improvements are not warranted with this project.

Transportation Staff Analysis:

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

The traffic study and proposed frontage widening are consistent with the Town's policies and Comprehensive Transportation Plan.

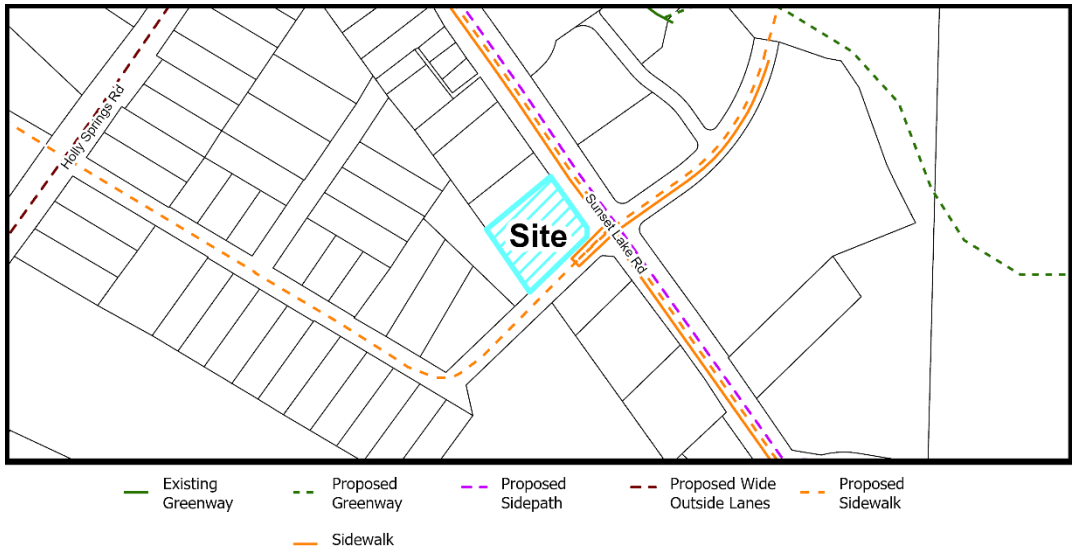
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

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

Parks, Recreation, & Greenways Summary

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

Parks, Recreation, & Greenways Staff Analysis:

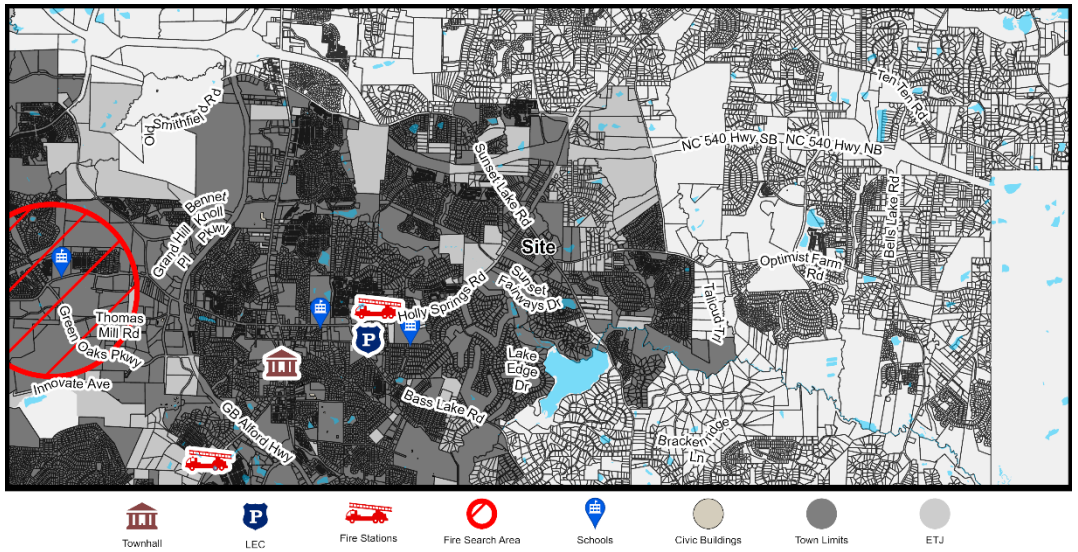
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along the south side of Sunset Lake Road in accordance with the Parks, Recreation, & Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☐ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map under which this project was submitted (note the recently updated Community Facilities Section identifies the project in the search area of future Fire Station #4).

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

This site is currently occupied by a single-family home that is connected to Town water and sewer. The project will utilize the existing water and sewer service connections. Water mains exist within Sunset Lake Road and Lassiter Road, so no water line extensions are required with this project. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system to support this project.

Sanitary Sewer:

This project will utilize an existing sewer service. The project provided a Sewer Verification Memo to show the proposed use (bank) generates the same or less wastewater than the existing use (single-family home).

Reclaim:

This project is outside of the Town's reclaimed service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

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

Water Resource Management Policy Summary

This project is not subject to the Water Resource Management Policy. The proposed development will be removing a 2-bedroom single-family home (150 GPD) and replacing it with a bank (150 GPD). Therefore, there would be no net increase in sewer flow to the wastewater treatment plant.

Infrastructure & Utility Staff Analysis:

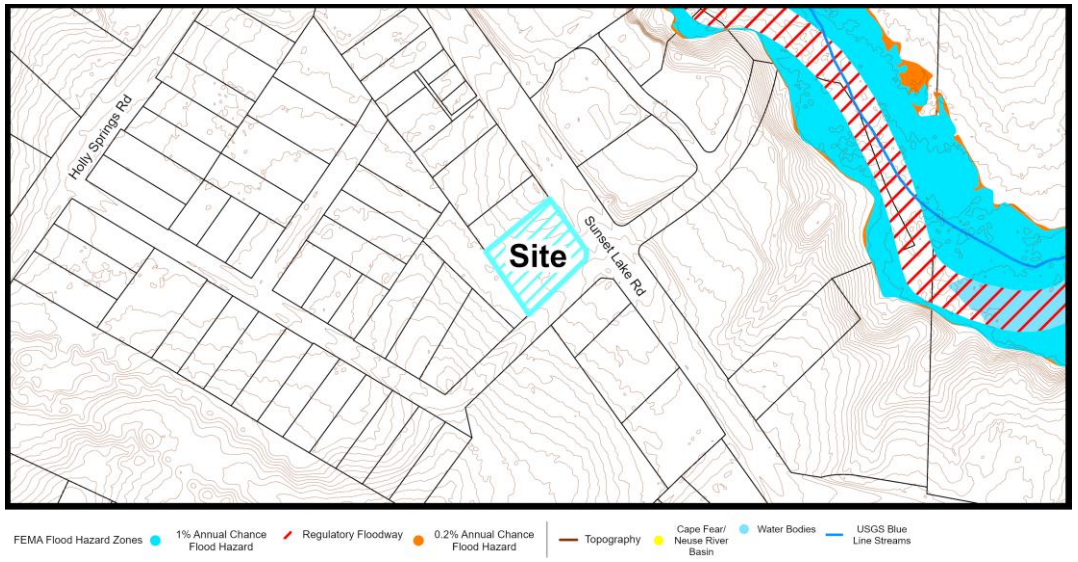
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed water and sewer connections and completed Engineering Studies are consistent with the UDO and other Town policies and standards.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**12% or 0.11 ac.**
Tree Preservation Area	10%
Active Recreation Area	0%
Urban Civic Space	0.5%
Flexible Space	1.5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is providing the minimum required open space for this development. This site is less than 2 acres and not required to provide Tree Preservation Area, however, the applicant is preserving existing trees on the site and dedicating this toward a tree preservation area for a total of .04 acres. The proposed application is providing a 3,117 square foot urban civic space. Overall, the site is providing the minimum required .11 acres of open space.

Stormwater:

The project is located within the Neuse River Basin and is proposing to treat new impervious surfaces onsite with underground Stormwater Control Measures (SCM).

Natural Resources & Open Space Staff Analysis:

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

The project is proposing to meet the minimum required open space of 12% with Urban Civic Space and some Tree Preservation Area. New impervious will be treated with underground SCM. Overall, the open space is consistent with the Unified Development Ordinance.

Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District & Development Standards Summary

Development Standards (UDO Section 2):

Use	UDO Standard	Proposed Standard
Drive In / Drive Through	SUP	P

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback (front)	25'	14.4'
Side – Corner Setback	5'	9.6'
All Other Setbacks (Side and Rear)	5'	101.1' & 120.8'

Building Height	UDO Standard	Proposed Standard
Minimum Building Height	20'	21.5'
Maximum Building Height	45'	

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	Type A- Open	Type A - Open
North	Type B– Semi-Opaque	Type B – Semi-Opaque
South	Type A- Open	Type A - Open
West	Type B– Semi-Opaque	Type B – Semi-Opaque
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 understory tree
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	123 small shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	4 islands: 4 trees & 45 shrubs
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	7 trees

Parking (UDO Section 6):

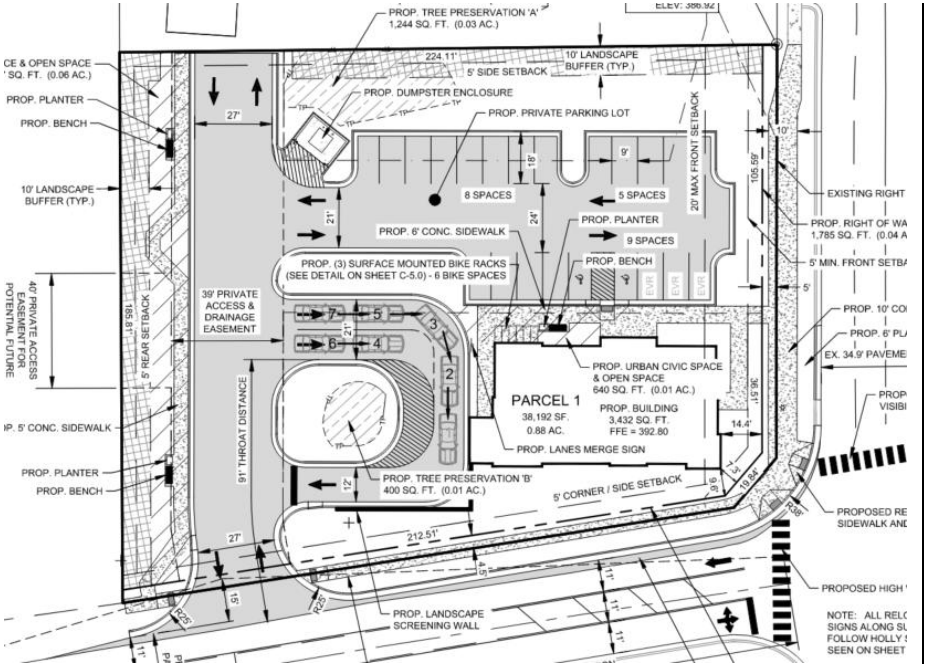
	UDO Standard	Proposed Standard
Vehicle Parking Locations	Side & Rear Yard Only	Side & Rear Yard Only
Minimum Parking	7 spaces	22 Spaces
Maximum Parking	14 spaces	
Bike Parking	5 spaces	6 spaces
EV Parking	10% EVSE Ready: 2.2 spaces	3 spaces

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

	Proposed Standard
Building Design	
Building Materials	Interstate Brick, Cultured Stone, & Aluminum Composite Material Panel.
Horizontal Variation	Base, Middle & Top of the building are provided with the middle being greater than 50%.
Vertical Variation	Variations provided a minimum of every 30'.
Roof Expression	Expression provided a minimum of every 60'.

	Proposed Standard
Site Design	
Pedestrian Access & Circulation	Sidewalks provided around the building and from the public right of way.
Public Realm	50% increase in the Urban Civic Space

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



Site Design Highlights

- 3,432 square foot financial institution with a drive-through ATM.
- 22 parking spaces with 3 spaces being EV Ready.
- Urban Civic Space located in front of the building as well as along the Southern property line.

Building Elevations (UDO Section 8 and Conditional Zoning District)



Building Elevation Highlights

- Large glazing feature located at the corner of the building and the road frontages.
- Type 1 materials (Brick & Stone) are utilized over much of the building.
- Human scale design elements include repeating soldier course and horizontal sunshade.

Conditional Zoning District Standards Staff Analysis

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

The Comprehensive Plan and the Northeast Gateway Master Plan both emphasize that future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. To accomplish these goals, the applicant is proposing modifications to the Unified Development Ordinance through this Conditional Zoning District, the largest change being a reduction of the front setback, which allows the building to be moved closer to the corner of the property and become the focal point. Without this reduction to the front setback, the building would be required to be pushed further into the site and would limit opportunities for interaction with the public right-of-way.

The applicant is also requesting an increase in parking requirements for the building. This request is in response to the neighborhood meeting in which residents shared concerns regarding both this building and adjacent uses not having enough parking to serve their buildings. The applicant has shared the potential for a shared parking agreement in the future with adjacent uses to help mitigate some of the existing parking concerns. While this increase in parking may impact design goals for the Northeast Gateway area, the parking is located to the side of the building and is hidden from the right-of-way with a low wall that also increases pedestrian comfort.

Through the staff review process and following conversations with adjacent property owners, the development has changed several times. Additional properties along Lassiter Road are no longer being included in the application partially based on feedback from residents about a potential stormwater control measure being too close to homes. The exclusion of those properties has required the applicant to modify the location of the stormwater control measure to underground and minimize the impact of this site element on the adjacent properties.

Overall, the applicant is requesting minimal changes to the Unified Development Ordinance and the standards they are requesting to change are either in response to concerns shared by the neighbors or to help achieve better design more consistent with the Comprehensive Plan.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

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

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

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

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

As highlighted in the Northeast Gateway Master Plan, future development should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. The proposed rezoning, and associated development plan, implements these goals through minimal UDO modifications, such as small front setbacks which allows the building to serve as the focal point at the corner. While the use being proposed with this development does include a drive-through, which is notably a more auto-oriented use, the development provides the drive-through lane and parking to the side of the building, and hides the drive-through behind a low wall to reduce the visual impacts of the parking area and drive-through which increases pedestrian comfort. By requesting a Conditional Zoning District, the applicant is able to provide a detailed site plan at time of zoning, rather than having to submit a Special Use Permit (SUP) to the Board of Adjustment, which helps provide certainty of the development to adjacent property owners and decision-makers.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 5/29/2024
Summary of Issues:

- Concerns regarding vehicular and pedestrian safety with the existing amount of cut-through traffic on Lassiter Rd.
- Concerns regarding existing uses and buildings not having enough parking.
- Concerns regarding the site access being located along Lassiter Rd. rather than Sunset Lake Rd.
- Concerns regarding the stormwater Control Measure that is being utilized for the site.

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

Legislative Decision:

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

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)

Zone Map Amendment (Rezoning) for Sunset Lake Road Bank will be forwarded to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 2/24/2026 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 3/17/2026

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☑ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: SXCW Temp, LLC c/o Ashley Terrazas	Company: Parker Poe Adams & Bernstein
Mailing Address: 301 Fayetteville Street, Suite 1400	
City, State, Zip: Raleigh, NC 27601	
Telephone: 919-835-4043	E-Mail: ashleyterrazas@parkerpoe.com
Design Professional	
Name: Jeremy Roberts and Steven Prophet	Company: Eagle Engineering
Mailing Address: 2013 Van Buren Avenue, Suite A	
City, State, Zip: Indian Trail, NC 28079	
Telephone: 704-893-1263	E-Mail: jroberts@eagleonline.net
Developer	
Name: SXCW Temp, LLC c/o Genie Lucas	Company: Chase Bank
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.com
Architect	
Name: Stephanie Calamari	Company: VergesRome Architects
Mailing Address: 320 N Carrollton Avenue, Suite 100	
City, State, Zip: New Orleans, LA 70119	
Telephone: 504-488-7739	E-Mail: steph@vergesrome.com
Landscape Architect	
Name: J. Camille LaFoy	Company: J.C. LaFoy & Associates, LLC
Mailing Address: 101C N. Greenville Ave., Suite 242	
City, State, Zip: Allen, TX 75002	
Telephone: 214-502-4036	E-Mail: clafoy@lafoyservices.com
Financially Responsible Party (REQUIRED)	
Name: SXCW Temp, LLC c/o Genie Lucas	Company:
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.com
Property Owner (REQUIRED)	
Name: SXCW Temp, LLC c/o Genie Lucas	Company:
Mailing Address: 7935 Council Place, Suite 200	
City, State, Zip: Matthews, NC 28105-1007	
Telephone: 704-209-4507	E-Mail: jlucas@samsxpress.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

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

PROJECT INFORMATION https://www.hollyspringsnc.gov/742/Maps	
Project Name	Sunset Lake Bank
Project Location *Use street address. If none, use closest intersection*	5260 Sunset Lake Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0669064639
Real Estate ID	0065466
Project Acreage	0.88 Partial Parcel? ☑ Yes ☐ No
Current Zoning	Suburban Residential (SR)
Proposed Zoning	Neighborhood Mixed-Use Conditional Zoning District (NMX-CD)
Current Future Land Use Designation	Mixed Use Center and Mixed Use Residential
Proposed Future Land Use Designation	No Change
Small Area Plan Designation *(if applicable)*	N/A
Special Study Scoping Meeting Dates	Sewer: 5/23/24; Traffic: 5/30/24
Sketch Plan Review *(pre-submittal)* Meeting Date:	July 7, 2024
Neighborhood Meeting Date:	May 29, 2024

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: Date: 1/30/2025

PLAN CONSISTENCY STATEMENT

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

See attached consistency statement

SECTION 1: LAND USE & CHARACTER

See attached consistency statement

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached consistency statement

SECTION 3: PARKS, RECREATION

See attached consistency statement

SECTION 4: COMMUNITY FACILITIES

See attached consistency statement

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached consistency statement

SECTION 8: NATURAL RESOURCES

See attached consistency statement

STATEMENT OF REASONABLENESS

See attached consistency statement

PUBLIC BENEFITS STATEMENT

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

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

See attached consistency statement.

SUNSET LAKE BANK

CONSISTENCY STATEMENT

A PROPOSED BANK DEVELOPMENT
IN HOLLY SPRINGS, NORTH CAROLINA

SUBMITTED TO

The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR

SXCW Temp, LLC
7935 Council Place
Matthews, NC 28105

PREPARED BY

Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Eagle Engineering
2013 Van Buren Avenue, Suite A
Indian Trail, NC 28079

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4. DESIGN GOALS 8

ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL

SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE REFERENCED SECTION IS NO LONGER APPLICABLE

PROJECT OVERVIEW

This document and the accompanying exhibits submitted herewith (collectively, the "Rezoning") are provided pursuant to Town of Holly Springs Unified Development Ordinance ("UDO") provisions for Conditional Zoning Districts. This Rezoning addresses the development of approximately .88 acres located on the corner of Sunset Lake Road and Lassiter Road. The property is comprised of one tax parcel, PIN 0669064639 (the "Property"). The Property is within the Town's corporate limits.

This Rezoning proposes to rezone the Property from Suburban Residential (SR) to Neighborhood Mixed Use Conditional District (NMX-CD) to allow for the redevelopment of one older, single-family home into a small bank branch with a drive-through ATM. The Rezoning is accompanied by a full development plan, and thus all details of the project will be a part of the zoning. The Property's frontage on Sunset Lake Road is planned to be redeveloped for smaller-scale commercial uses to serve surrounding residents and add to the Town's commercial tax base. The Rezoning helps accomplish this planned change in use, recognizing that single-family residential uses are no longer appropriate on Sunset Lake Road, as it is now a major avenue that supports commercial and office uses. A traffic study has been submitted, as has a sewer memo, which shows that the proposed bank uses the same amount of sewer capacity as the current single-family home it is replacing, making the sewer impact of the project neutral.

The proposed design provides appropriate internal site circulation and street stubs to adjacent properties, attractive landscaping and buffering, and pedestrian improvements on the frontage of Sunset Lake and Lassiter Roads. It is an appropriate design and scale for the proposed commercial use, very near to other residential uses along Lassiter Road.

CONSISTENCY STATEMENT

A. FUTURE LAND USE & COMMUNITY CHARACTER

On the Future Land Use Map (the "FLUM") and on the Northwest Gateway Master Plan, the Property is at the edge of a Mixed Use Center on Sunset Lake Road, and the rear portion of the Property is in a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, ("Comp Plan"), Mixed Use Center areas "offer[] the opportunity to serve broader economic . . . needs in the community." According to the Comp Plan, there are multiple parking strategies that can be appropriate, such as "rear-lot parking strategies," and have a "compact, walkable environment." Comp Plan, p. 66. The Mixed Residential Neighborhood portion of the property is not planned to have commercial uses and is intended to stay residential. Comp Plan, p. 44.

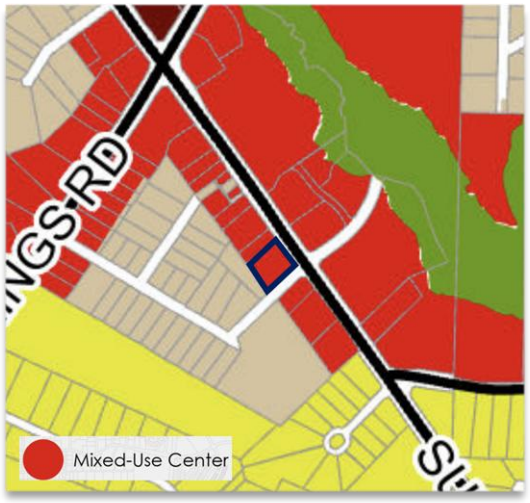
This Rezoning is consistent with the Mixed Use Center and Mixed Residential Neighborhood FLUM designations because the master plan commits to a site design that places the commercial use in the Mixed Use Center, and only stormwater control and landscaping on the portion of the Property that is meant for less-intense residential uses.

The FLUM recommends NMX zoning, and thus this proposal is directly consistent with that guidance. The Sunset Lake Bank project and master plan will include a drive-up ATM, which is a service modern banks typically provide and customers expect, at a location and with a lane configuration that complies with NMX standards.

The Property is also located in the Functional Subarea 4 in the Northeast Gateway Master Plan, which notes that, "[f]uture development in this Functional Subarea should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way." Northeast Gateway Master Plan (NEMP), p. 38. The site design responds to this guidance by providing a 10' sidepath on Sunset Lake Blvd for better pedestrian and bicycle accommodations, a sidewalk from Lassiter Rd along the internal access street, new high-visibility crosswalks at across Sunset Lake Blvd and Lassiter Road, and provides a building orientation that is only about 20' from the pedestrian facilities on Sunset Lake Blvd and provides direct pedestrian access and a street-facing entrance from the building to those facilities. "Parking should be to the side or rear of buildings," NEMP, p. 39, as shown on the proposed development plan. The Town's planned sections here provide appropriate bicycle facilities on each of the public street frontages. *See* NEMP p. 38.

- Sunset Lake Blvd (T-4A): a behind-the-curb sidepath to protect cyclists from faster, heavier traffic on the road most likely to see cyclist trips
- Lassiter Rd (CT-3A): on the road with slower vehicular traffic and fewer trips, a sidewalk provides a behind-the-curb option, and the wider pavement will provide an improved on-street travel option.

The Rezoning proposes a small-scale commercial use that is appropriate at the edge of the Mixed Use Center, in the transitional location between existing commercial uses and residential uses along Lassiter Road. The planned multi-use path on Sunset Lake Road will help contribute to a more compact walkable environment envisioned for Mixed Use Centers.



B. TRANSPORTATION/COMPREHENSIVE TRANSPORTATION PLAN

The Town adopted an updated Comprehensive Transportation Plan on May 17, 2022 (the "Transportation Plan"). The Transportation Plan designates Sunset Lake Road as a 4-lane, median divided Thoroughfare and Lassiter Road as 3-lane Collector or Thoroughfare. Transportation Plan p. 132. The project will also provide a sidepath along the Sunset Lake Road frontage. According to the Town's UDO, this Rezoning shall dedicate and construct the sidepath and half of the ultimate cross section recommended by the Transportation Plan for Sunset Lake Road and Lassiter Road along the Property's frontage. A stub will be provided to the property to the north, which is also designated for commercial development on the FLUM and the NEMP, and a cross-access easement will be provided to the west, which will facilitate a connection if this .75-acre property were to be rezoned and developed for a more intense use than the planned and permitted low-density residential use under this neighboring property's Suburban Residential zoning.

C. PARKS, RECREATION & OPEN SPACE/BEYOND THE GREEN: A PARKS & RECREATION MASTER PLAN

The project is consistent with the goals and themes of the Parks, Recreation, and Greenways Master Plan (the "Parks Plan"). The Greenways Map and Park Search Areas Map do not propose a greenway or park in the vicinity of the Property, but they do identify a proposed sidepath along Sunset Lake Road. This Rezoning includes a 10' sidepath with the required street frontage improvements along Sunset Lake Road. The Rezoning also includes a sidewalk and urban civic space at the rear of the site, which would connect to future development to the north.

D. COMMUNITY FACILITIES

As discussed above, the project will feature public sidewalks and a sidepath along its frontage. It has not been identified as a location for additional community facilities.

E. INFRASTRUCTURE AND UTILITIES

The Property is in the Town's corporate limits and be served by Town water and sewer services. A sewer memorandum has been completed by the applicant, which demonstrates that, because the proposed project will be redeveloping a single-family home with small bank branch, the proposed use will use the same sanitary sewer and public water capacity than the current user. A fire flow analysis was also conducted, which showed that the Property has sufficient flow for fire protection.

F. NATURAL RESOURCES

The project will exceed minimum requirements for open space and urban civic space area in UDO Section 4 by providing .11 acres (12% of the site area) as open space.

PUBLIC BENEFITS STATEMENT

The proposed project will provide benefits to the general public by providing important frontage improvements on Sunset Lake Blvd and Lassiter Rd, that will include a 10' sidepath on Sunet Lake, and widening, curb and gutter, and new sidewalk on Lassiter Rd where there is none today. These important frontage improvements would not be required if the subject lots were redeveloped with larger detached or attached homes under their current zoning. It will also increase the Town's tax base by providing a new and attractive small-scale commercial use on property that is currently occupied by an older single-family home. This will be a small convenient retail use that will be walkable for residents in the area.

DESIGN GOALS

The project will incorporate and/or achieve the following design goals as described in UDO Section 2.4.3.A.

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural features.

   The development is a redevelopment of an existing single family home and will preserve trees along the perimeter with residentially-zoned areas behind the Property.

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns.

   The Property is located in a developed area of Holly Springs, across the street from a popular shopping center and close to significant coming road infrastructure with the Holly Springs road widening and I-540 extension. It accomplishes the planned redevelopment of low-density single-family homes into smaller scale commercial uses on Sunset Lake Road.

3. Development of pedestrian oriented communities; development of traditional style neighborhoods.

   This project will incorporate new pedestrian infrastructure that is a part of the Town's larger pedestrian connectivity goals for the area.

4. Development of communities that are visually and functionally connected to one another.

   This Rezoning will facilitate infill commercial redevelopment that is visually and functionally consistent with the shopping center across Sunset Lake Road and the small commercial business across Lassiter Road.

5. Protection of significant watershed areas in order to preserve water quality.

   The Property is not located in a critical or water supply watershed. Stormwater design will comply with Town of Holly Springs and State requirements. The site will not increase the peak flows from pre-development conditions for the 1-year, 24-hour storm event and will treat total nitrogen as required by the Town of Holly Springs.

6. Creativity and imagination in the process of development.

The project will feature a well-designed small commercial development where commercial development is planned to replace existing single-family residential.

7. Unique architecture or sustainable design.

The project will provide an attractive commercial amenity that fits in the surrounding context.

8. Efficient, aesthetic, and desirable use of open space.

The project will meet, if not exceed, the required area of open space and will provide attractive landscaping throughout the development.

9. Variety in housing types and physical development patterns.

The Rezoning does not propose any housing, but it provides appropriate transitions to residential areas.

10. Special considerations for property with a unique history or outstanding physical features.

The Property does not have a unique history or outstanding physical features.

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	May 29, 2024
Meeting Time:	7:00 - 8:00 PM
Meeting Location:	Holly Springs Cultural Center

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached neighborhood meeting report.

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

See attached neighborhood meeting report.

Additional attachments required:

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

Preparer's Signature: Date: 1/30/25

Sunset Lake Bank - Neighborhood Meeting Report

On May 29, 2024 at 7:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 13 neighbors attended the meeting. After a presentation of the project, the applicant team answered questions about the project. The following is a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. Multiple comments and concerns about vehicular and pedestrian safety with the existing amount of cut-through traffic on Lassiter Road. There are not any sidewalks adjacent to the single-family residential homes on Lassiter Rd, and the road is narrow. There is a bus stop on Lassiter Road near apartment complex.

   Response: The development team's traffic engineer explained that the proposed bank branch will generate relatively little traffic to Lassiter Rd and the surrounding road network. Additional significant road improvements in the immediate vicinity, such as the Holly Springs Road widening and improvements, improvements to the Sunset Lake Road/Holly Springs Road intersection, and even the coming I-540 extension, should direct some traffic away from Lassiter Road. While the developer of the new residential lots and homes on Lassiter Rd (where many attendees live) was not required to provide frontage improvements, current regulations will require this project to provide frontage improvements adjacent to the development. The Town of Holly Springs has long-term plans to improve Lassiter Rd, and at some point in the future, would likely work with NCDOT on those improvements, as NCDOT owns and maintains the residential portions of Lassiter Rd.

2. Multiple comments and concerns about the existing issues related to G13 Brazilian Jiu-Jitsu (across Lassiter Rd from the rezoning site) not having enough on-site parking and patrons taking jiu-jitsu classes parking on Lassiter Rd. Safety issues related to this situation.

   Response: The development team understands that this is an issue and will provide plenty of on-site parking for employees and patrons of the proposed bank. Perhaps in the future, the bank could have some kind of parking agreement with G13, as G13 holds most of its classes when the bank will likely be closed, but cannot guarantee this. In any event, the bank will not contribute to this issue or make it any worse.

3. Multiple questions and comments about whether site access can be moved to Sunset Lake Road. Many neighbors do not want site access on Lassiter Road. Comments about other existing businesses that had site access points close to major intersections on Sunset Lake Road.

   Response: The development team's traffic engineer explained that, while other businesses in the past may have been able to locate driveways closer to intersections on Sunset Lake Road, under current regulations, this very likely would not be allowed. The development team will explore this with the Town and NCDOT, but it most likely would not be allowed, and the access point would need to be on Lassiter Road.

4. Concern about visibility at the bend on Lassiter Rd. Could the applicant remove or thin out the large existing trees in that area to improve visibility?

Response: Yes, the development team will look at removing those trees to improve visibility and safety at that corner.

5. Questions about the proposed permitted uses for the property and whether other uses could be established later.

   Response: The applicant is proposing a conditional use rezoning, which will have a master plan and design manual that only allows for a bank development in the general configuration shown on the master plan. That would be the only permitted use. If another user were to wish to locate there at some point in the future, they would have to go through a rezoning.

6. Question about the traffic analysis that will be performed.

   Response: The development team's traffic engineer explained that he had not yet held a traffic scoping meeting with Town staff to determine the exact traffic analysis that would be required; however, he expected that, based on the small size of the proposed bank and the relatively small traffic generation of this use, a full traffic impact analysis would not be required.

7. Question about how stormwater runoff will be managed.

   Response: The town and state have strict requirements on managing stormwater runoff volume and quality, which this project with conform to. The main stormwater control device is a dry pond, so it will not have water in it most of the time, and is located at the Lassiter Rd bend, which is the natural drainage location. It will collect stormwater and release it slowly. Stormwater is not being controlled on the property today.

8. Concern and comment about coyotes in the area being attracted to SCM. There are coyotes around the stormwater pond for the apartment complex on Lassiter Rd.

   Response: The applicant was not aware of this issue but does not believe that coyotes will be attracted to the proposed dry pond.

9. Question about SCM screening.

   Response: The applicant plans to screen the dry pond with landscaping, so it should not be very visible and will not have water most of the time.

10. Question about hours of operation of bank.

    Response: The bank would likely be open during normal bank business hours, 9-5 during the weekday and Saturday mornings. The ATM would be accessible 24/7.

11. Question about how this project will be able to change to respond to neighbor's concerns.

Response: The development team will regroup to evaluate the questions and concerns raised by the surrounding community. The team will also respond to staff comments. Through the rezoning process, with several rounds of submission expected, the team plans to make revisions to the project to adapt to feedback where feasible.

12. Question about how view application when it is submitted.

Response: The Town of Holly Springs posts rezoning applications on its website.

AFFIDAVIT OF OWNER'S CONSENT

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

0669064639	
0669062446	

and does hereby authorize Ashley Terrazas to act

(name of representative/applicant)

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

J Lucas

Signature of Owner

SXCW Temp, LLC,
a North Carolina limited liability company

By: Jeannette Lucas, Project Manager

Sworn to or affirmed and subscribed before me this 14th day of February, 2025.

NOTARY PUBLIC:

Patricia Marie Wheeler

Official Signature of Notary

(Official Seal)

Patricia Marie Wheeler, Notary Public

Print Name

PATRICIA MARIE WHEELER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Oct. 20, 2026

My commission expires: October 20, 2026

CHASE BANK

5260 SUNSET LAKE ROAD, HOLLY SPRINGS, NC.

DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT # PLRZ202400129 / 24-REZ-06

SITE AND DEVELOPMENT DATA	
JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0669064639
REAL ESTATE ID(S):	0065466
SITE ADDRESS:	5260 SUNSET LAKE ROAD
ZONING	NMX - CD
USE CLASSIFICATION	FINANCIAL INSTITUTION
TOTAL SITE AREA	0.88 AC.
R/W DEDICATION	0.04 AC.
MIN-MAX FRONT SETBACK	5-20 FEET
MINIMUM CORNER/SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT	21.5 FEET (1 STORY)
PROPOSED BUILDING AREA	3,432 SQ. FT.
MINIMUM OPEN SPACE	0.11 AC. (12% OF SITE)
PROPOSED OPEN SPACE (TOTAL) (URBAN CIVIC + TREE PRESERVATION)	0.11 AC. (12% OF SITE)
PROPOSED MINI-PARK	2,000 SF. MINIMUM 3,117 SF. PROVIDED
REQUIRED FLEXIBLE SPACE	0.013 AC. (1.5% OF SITE)
PROVIDED FLEXIBLE SPACE (AS URBAN CIVIC SPACE)	0.013 AC. (1.5% OF SITE)
MINIMUM ACTIVE RECREATION	N/A (NMX ZONING)
MINIMUM URBAN CIVIC SPACE	0.004 AC. (0.5% OF SITE)
PUBLIC REALM INCREASE	0.007 AC. (0.75% OF SITE)
URBAN CIVIC SPACE PROVIDED	0.07 AC. (8.0% OF SITE)
MINIMUM TREE PRESERVATION	N/A (LESS THAN 2 AC.)
TREE PRESERVATION PROVIDED	0.04 AC.
MIN. REQUIRED PARKING	2 SPACE / 1000 SQ. FT. = 7 SPACES REQUIRED
MAX. ALLOWED PARKING	4 SPACE / 1000 SQ. FT. = 14 SPACES ALLOWED
PROVIDED TOTAL PARKING	22 SPACES
REQUIRED EV READY PARKING	2.2 SPACES (10%)
PROVIDED EV READY PARKING	3 SPACES (13.6%) - EVR
REQUIRED BIKE PARKING	5 SPACES
PROVIDED BIKE PARKING	6 SPACES
SEWER FLOW RATES GENERAL BUSINESS (BANK)	25 GAL / EMPLOYEE / SHIFT 6 EMPLOYEES - 1 SHIFT 25 x 6 x 1 = 150 GPD

ALL RATES BASED UPON NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 2T - WASTE NOT DISCHARGED TO SURFACE WATERS SECTION 0114.



VICINITY MAP

SCALE: 1" = 500'

SITE NOTES:

1. NO TOWN OF HOLLY SPRINGS INSTALLED GEODETIC MONUMENTS ARE LOCATED WITHIN 2,000' OF THIS SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARINGS SHOWN ON THIS PLAN AREA BASED ON NAD 83/2011. THE NEAREST GEODETIC MONUMENT IS THE 'SHORE' MONUMENT LOCATED APPROXIMATELY +/- 6,500' SOUTH OF THE SITE.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PURSUANT TO UDO SECT. 2.4.3.C, THE APPLICANT REQUESTS THE FOLLOWING MODIFICATIONS TO UDO STANDARDS:

- UDO TABLE 3.2-A: DRIVE THROUGH IS PERMITTED IN CONDITIONAL DISTRICT WITHOUT A SPECIAL USE PERMIT.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWINGS APPROVAL PROCESS

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PROJECT APPLICANT:	SXCW TEMP, LLC	PROJECT ENGINEER:	EAGLE ENGINEERING	PROJECT LANDSCAPE ARCHITECT:	J.C. LAFOY & ASSOCIATES, LLC		
CONTACT:	PAXTON WIDENHOUSE	FIRM LICENSE # :	C-0873	CONTACT:	J. CAMILLE LAFOY		
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200	PROJECT ENGINEER:	MATTHEW C. KIRCHNER, P.E.	STREET ADDRESS:	101C N. GREENVILLE AVE, SUITE 242		
CITY, STATE, ZIP	MATTHEWS, NC. 28105	STREET ADDRESS:	2013A VAN BUREN AVENUE	CITY, STATE, ZIP	ALLEN, TX 75002		
PHONE:	704-574-3494	CITY, STATE, ZIP	INDIAN TRAIL, NC 28079	PHONE:	214-502-4036		
EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM	PHONE:	704-882-4222	EMAIL:	CLAFOY@LAFOYSERVICES.COM		
		EMAIL:	PC@EAGLEONLINE.NET				
PROJECT DEVELOPER:	SXCW TEMP, LLC	PROJECT ARCHITECT:	VERGESROME ARCHITECTS, LLC	PROPERTY OWNER:	SXCW TEMP, LLC		
CONTACT:	PAXTON WIDENHOUSE	CONTACT:	MICHAEL ROUSSEL, A.I.A.	CONTACT:	PAXTON WIDENHOUSE		
STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200	STREET ADDRESS:	320 N. CARROLLTON AVENUE, SUITE 100	STREET ADDRESS:	7932 COUNCIL PLACE, SUITE 200		
CITY, STATE , ZIP:	MATTHEWS, NC. 28105	CITY, STATE , ZIP:	NEW ORLEANS, LA 70119	CITY, STATE, ZIP	MATTHEWS, NC. 28105		
PHONE:	704-574-3494	PHONE:	504-488-7739	PHONE:	704-574-3494		
EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM	EMAIL:	MICHAEL@VERGESROME.COM	EMAIL:	PWIDENHOUSE@SAMSXPRESS.COM		

DRAWING INDEX

		REVISION #	DESCRIPTION	1	2	3	4	5	6
				02/07/2025	09/05/2025	11/19/2025	01/05/2026	02/05/2026	
CIVIL DRAWINGS									
C-0.0	COVER SHEET			●	●	●	●	●	
~~C-1.0~~	~~EXISTING CONDITIONS~~			●					
C-1.1	DEMOLITION PLAN			●	●	●		●	
C-2.0	SITE PLAN			●	●	●	●	●	
C-3.0	GRADING & DRAINAGE PLAN			●	●	●		●	
C-4.0	UTILITY PLAN			●	●	●		●	
C-5.0	DETAILS			●	●	●	●	●	
L-1.00	EXISTING TREE PLAN			●	●	●	●		
L-1.01	LANDSCAPE PLAN			●	●	●	●		
A-2.00	BUILDING ELEVATIONS			●	●	●	●		
A-2.02	DUMPSTER ENCLOSURE ELEVATIONS			●	●		●		

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

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

NO.	DATE	BY	ISSUE
1	09/05/2025	SAP	ADDRESSED HOLLY SPRINGS COMMENTS
2	11/19/2025	JLR	ADDRESSED HOLLY SPRINGS COMMENTS
3	01/05/2026	SAP	ADDRESSED HOLLY SPRINGS COMMENTS
4	02/05/2026	SAP	FINAL DEVELOPMENT PLAN - REMOVE REVISION CLOUDS

CHASE BANK
5260 SUNSET LAKE ROAD
HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

COVER SHEET

DESIGNED BY	DRAWN BY	CHECKED BY
SAP	SAP	JLR
SCALE	DATE	JOB NUMBER
AS SHOWN	01/31/2025	8418

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C-0.0

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02/05/2026

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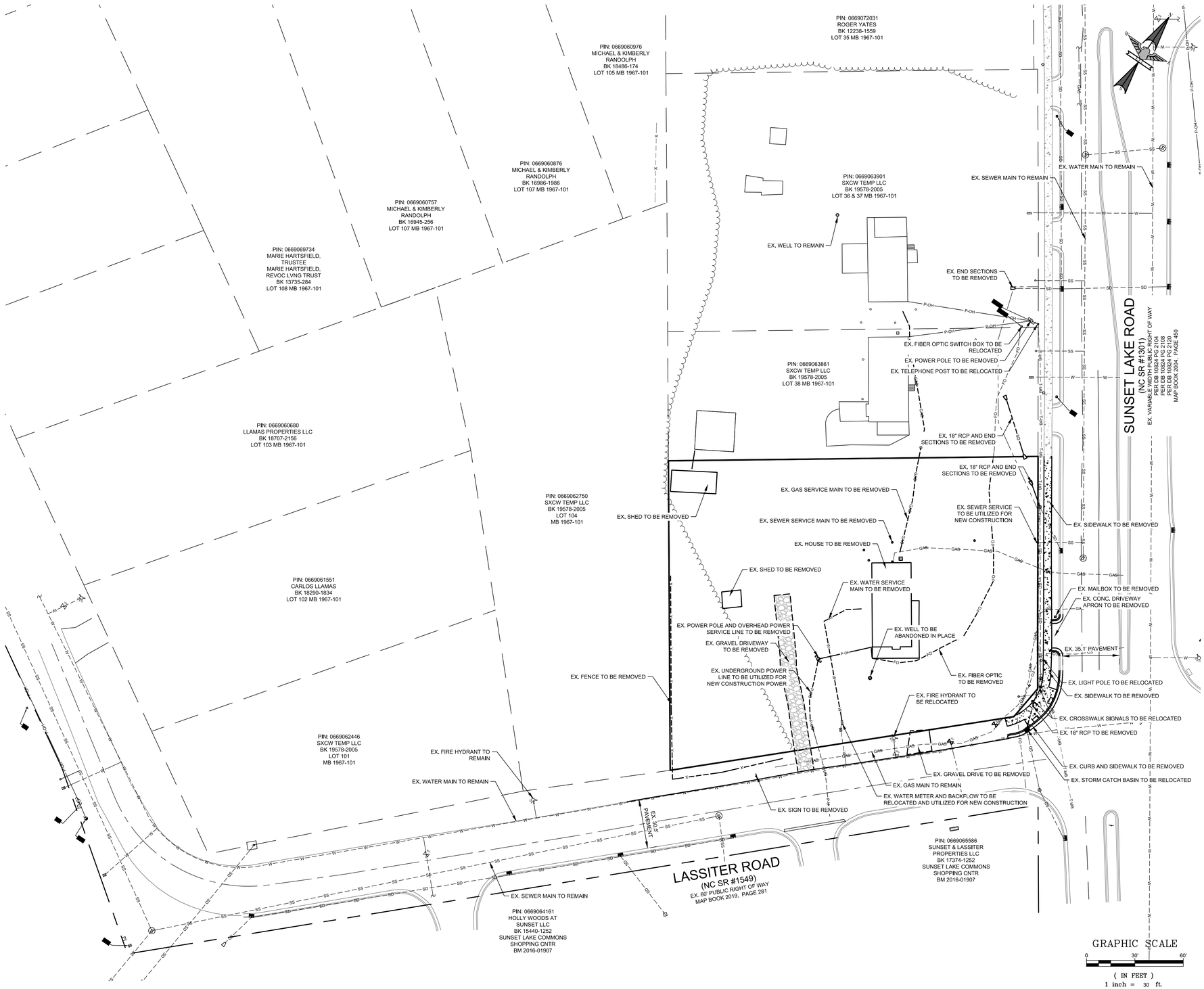
DEMOLITION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
JLR	SAP	JLR
SCALE	DATE	JOB NUMBER
AS SHOWN	01/31/2025	8418

Sheet
C-1.1



SITE AND DEVELOPMENT DATA

JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0669064639
REAL ESTATE ID(S):	0065466
SITE ADDRESS:	5260 SUNSET LAKE ROAD
ZONING	NMX - CD
USE CLASSIFICATION	FINANCIAL INSTITUTION
TOTAL SITE AREA	0.88 AC.
R/W DEDICATION	0.04 AC.
MIN-MAX FRONT SETBACK	5-20 FEET
MINIMUM CORNER/SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT	21.5 FEET (1 STORY)
PROPOSED BUILDING AREA	3,432 SQ. FT.
MINIMUM OPEN SPACE	0.11 AC. (12% OF SITE)
PROPOSED OPEN SPACE (TOTAL) *(URBAN CIVIC + TREE PRESERVATION)*	0.11 AC. (12% OF SITE)
PROPOSED MINI-PARK	2,000 SF. MINIMUM 3,117 SF. PROVIDED
REQUIRED FLEXIBLE SPACE	0.013 AC. (1.5% OF SITE)
PROVIDED FLEXIBLE SPACE (AS URBAN CIVIC SPACE)	0.013 AC. (1.5% OF SITE)
MINIMUM ACTIVE RECREATION	N/A (NMX ZONING)
MINIMUM URBAN CIVIC SPACE	0.004 AC. (0.5% OF SITE)
PUBLIC REALM INCREASE	0.007 AC. (0.75% OF SITE)
URBAN CIVIC SPACE PROVIDED	0.07 AC. (8.0% OF SITE)
MINIMUM TREE PRESERVATION	N/A (LESS THAN 2 AC.)
TREE PRESERVATION PROVIDED	0.04 AC.
MIN. REQUIRED PARKING	2 SPACE / 1000 SQ. FT. = 7 SPACES REQUIRED
MAX. ALLOWED PARKING	4 SPACE / 1000 SQ. FT. = 14 SPACES ALLOWED
PROVIDED TOTAL PARKING	22 SPACES
REQUIRED EV READY PARKING	2.2 SPACES (10%)
PROVIDED EV READY PARKING	3 SPACES (13.6%) - EVR
REQUIRED BIKE PARKING	5 SPACES
PROVIDED BIKE PARKING	6 SPACES
SEWER FLOW RATES *GENERAL BUSINESS (BANK)*	25 GAL / EMPLOYEE / SHIFT 6 EMPLOYEES - 1 SHIFT 25 x 6 x 1 = 150 GPD

ALL RATES BASED UPON NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 2T - WASTE NOT DISCHARGED TO SURFACE WATERS SECTION 0114.

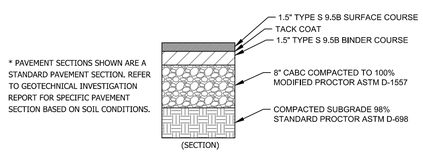
ALL USES PERMITTED IN THE SUBURBAN RESIDENTIAL (SR) DISTRICT ARE PERMITTED ON RESIDUAL PARCEL 2 OUTSIDE OF DESIGNATED TREE PROTECTION AREA. SUCH USES MAY BE DEVELOPED PURSUANT TO THE APPROVAL PROCEDURES IN THE UDO.

NOTES

- ALL TRAFFIC CONTROL BOLLARDS AND SIGN POLE BOLLARDS SHALL BE BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE BUILDING FACADE.

PUBLIC REALM NOTE:

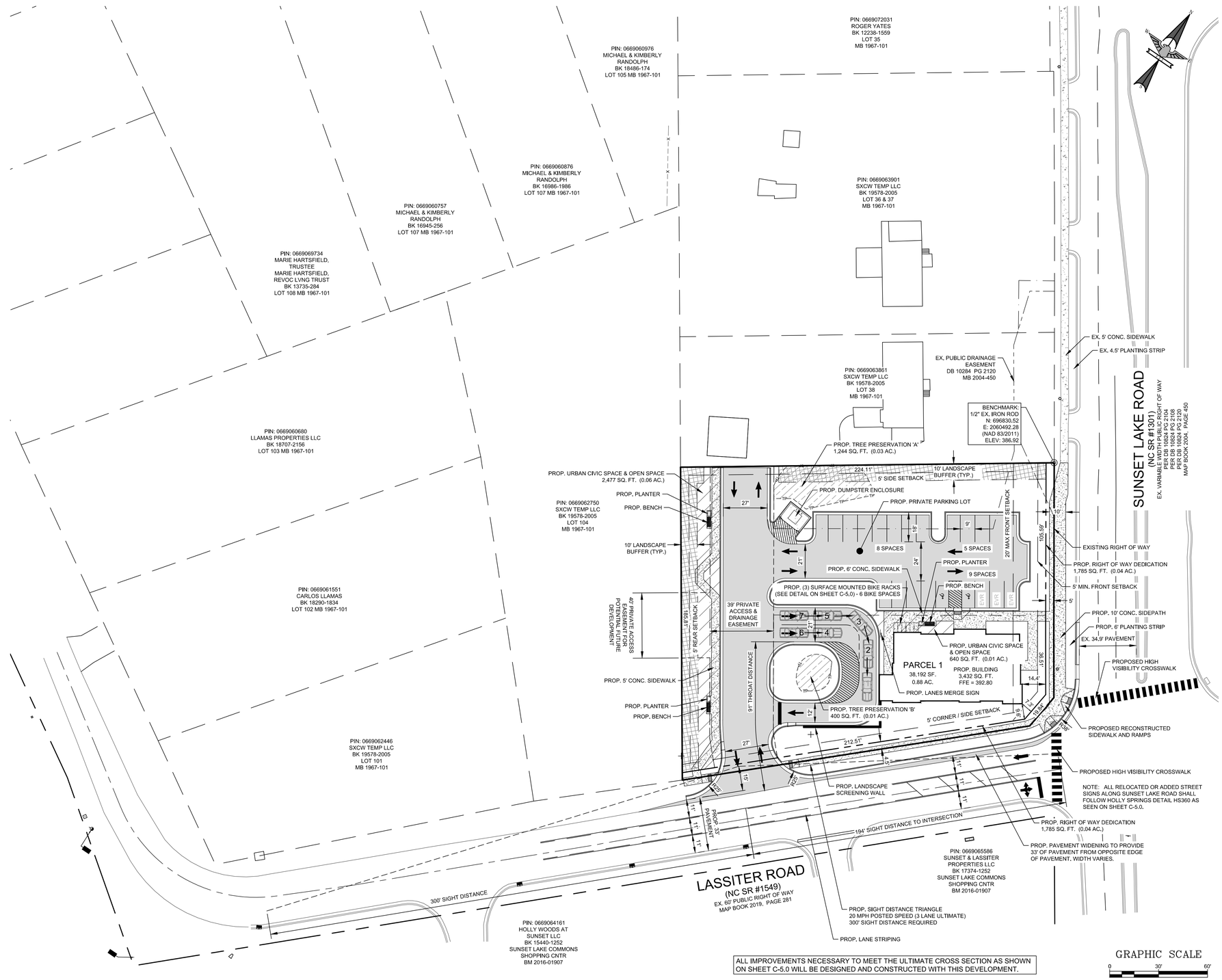
- THIS SITE IS IDENTIFIED AS A MIXED-USE DEVELOPMENT WITH RESPECT TO THE FUTURE LAND USE PLAN, THEREFORE IT REQUIRES 1 PUBLIC REALM OPTION.
  - THIS SITE WILL PROVIDE A 50% INCREASE IN THE URBAN CIVIC SPACE REQUIREMENT.



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

ON-SITE ASPHALT PAVEMENT DETAIL*

(NTS)



ALL IMPROVEMENTS NECESSARY TO MEET THE ULTIMATE CROSS SECTION AS SHOWN ON SHEET C-5.0 WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.

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CHASE BANK
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HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

SITE PLAN

DESIGNED BY	SAP
DRAWN BY	SAP
CHECKED BY	JLR
SCALE	AS SHOWN
DATE	01/31/2025
JOB NUMBER	8418

Sheet
C-2.0

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	------	0.665	1.447	------	------	4.252	6.232	------	------	PRE-DEV A
2	SCS Runoff	------	5.542	7.393	------	------	12.51	15.62	------	------	POST-DEV A
3	Reservoir	2	0.525	0.608	------	------	2.744	5.312	------	------	Underground Detention
4	SCS Runoff	------	0.014	0.060	------	------	0.307	0.510	------	------	POST-DEV A BYPASS
5	Combine	3, 4	0.539	0.658	------	------	3.048	5.809	------	------	POST-DEV A TOTAL
7	SCS Runoff	------	0.050	0.222	------	------	1.120	1.835	------	------	PRE-DEV B
8	SCS Runoff	------	0.057	0.213	------	------	0.983	1.594	------	------	POST-DEV B

Proj. file: 8418 - Stormwater Pond Hydrographs.gpw | Tuesday, 08 / 26 / 2025

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Tuesday, 08 / 25 / 2025

Pond No. 2 - Underground Detention

Pond Data

UG Chambers -Invert elev. = 383.00 ft, Rise x Span = 5.00 x 5.00 ft, Barrel Len = 130.00 ft, No. Barrels = 5, Slope = 0.00%, Headers = Yes

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	383.00	n/a	0	0
0.50	383.50	n/a	736	736
1.00	384.00	n/a	1,279	2,014
1.50	384.50	n/a	1,555	3,569
2.00	385.00	n/a	1,713	5,282
2.50	385.50	n/a	1,789	7,071
3.00	386.00	n/a	1,789	8,861
3.50	386.50	n/a	1,712	10,573
4.00	387.00	n/a	1,554	12,127
4.50	387.50	n/a	1,278	13,405
5.00	388.00	n/a	735	14,140

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	4.00	0.00	0.00
Span (in)	= 18.00	4.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 383.00	383.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

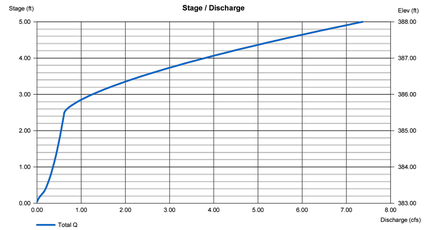
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.50	0.00	0.00	0.00
Crest El. (ft)	= 385.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Discharge



Chase Bank - Holly Springs

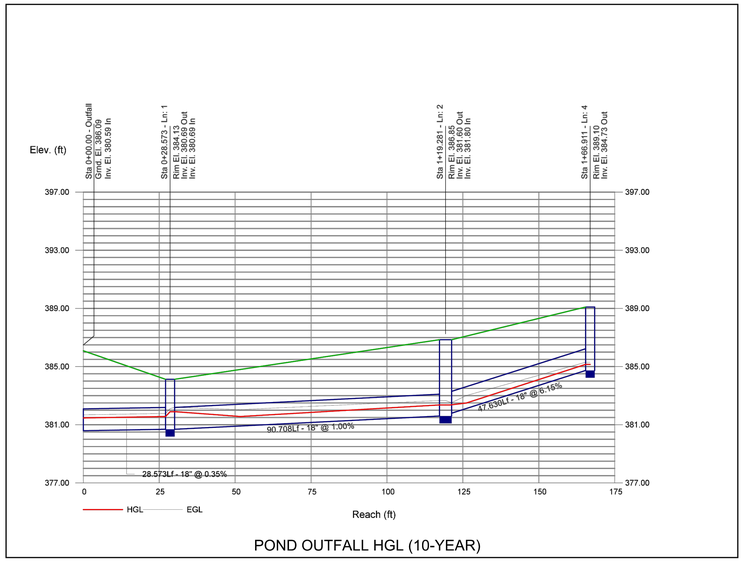
Project Number: 8418 | Original Date: 8/25/2025 | Revision Date: | Client: Verges Rom Arch | Designed By: SAP | Checked By: JLR

Description: Storm drainage pipe design calculations for 10-year storm event.

Location		Inlet Areas	Storm Runoff						Pipe Sizing Calculations											Pipe Calculations						
Upstream Structure	Downstream Structure	(acres)	Percent Pervious (%)	Percent Impervious (%)	Composite Runoff C	I (in/hr)	Inlet Discharge Q (cfs)	Combined Discharge Q(pipe) (cfs)	Material n	Pipe Slope (%)	Pipe Length (ft)	$D_{Req.}$ (in)	Size (in)	Vfull (fps)	Pipe Capacity Q-full (cfs)	Q/Q-full	d/D_o ratio	v/v-full	Actual Slope (ft/ft)	Pipe Time Flow Full Cond.	Actual Pipe Time (min)	Upstream Invert	Downstream Invert	Structure Rim Elevation	Upstream Depth of Cover	Downstream Depth of Cover	O-Ring Gasket Required	Pipe Material	Pipe Flared End Class
106-CB	105-CB	1.26	30%	70%	0.76	7.38	7.1	7.1	0.013	0.30%	31	17.7	24	5.1	15.96	0.45	0.44	0.87	4.42	0.07	0.08	383.45	383.36	390.55	4.84	4.73	-	RCP	III
105-CB	UG Detention	0.21	30%	70%	0.76	7.38	1.2	8.3	0.013	0.30%	32	18.7	24	5.1	15.98	0.52	0.50	0.99	5.02	0.10	0.11	383.16	383.00	390.34	4.93	5.00	-	RCP	III
104-CB	103-CB	0.09	30%	70%	0.76	7.38	0.5	0.5	0.013	1.00%	42	5.7	15	5.3	6.45	0.08	0.17	0.45	2.37	0.13	0.30	387.50	387.08	393.15	2.21	2.21	-	RCP	III
103-CB	UG Detention	0.12	30%	70%	0.76	7.38	0.7	1.2	0.013	2.50%	18	6.6	15	8.3	10.20	0.11	0.23	0.55	4.57	0.04	0.07	386.88	386.43	393.73	2.41	2.46	-	RCP	III
102-CB	101-CB	0.22	30%	70%	0.76	7.38	1.2	1.2	0.013	1.00%	39	8.0	15	5.3	6.45	0.18	0.27	0.66	3.47	0.12	0.19	386.69	386.50	390.33	2.08	2.73	-	RCP	III
101-CB	100-FES	0.13	30%	70%	0.76	7.38	0.7	2.0	0.013	1.00%	60	9.6	15	5.3	6.45	0.30	0.37	0.82	4.31	0.19	0.23	386.30	385.70	390.67	2.93	0.00	-	RCP	III

Storm Sewer Profile

Proj. file: New.stm

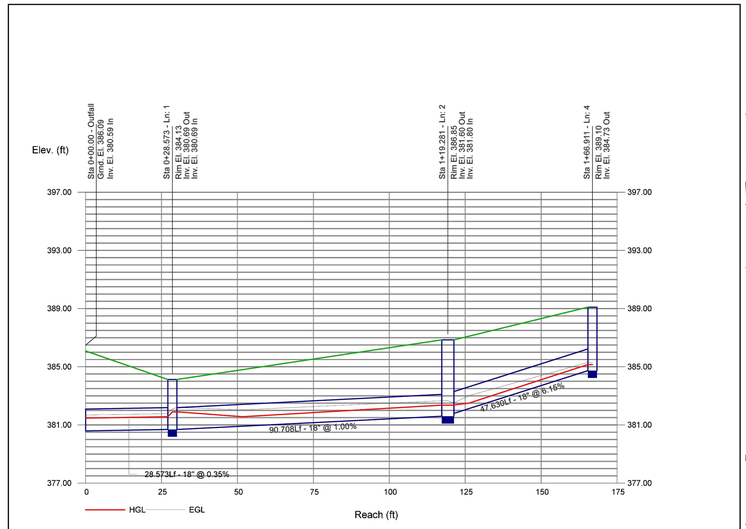


POND OUTFALL HGL (10-YEAR)

Storm Sewers

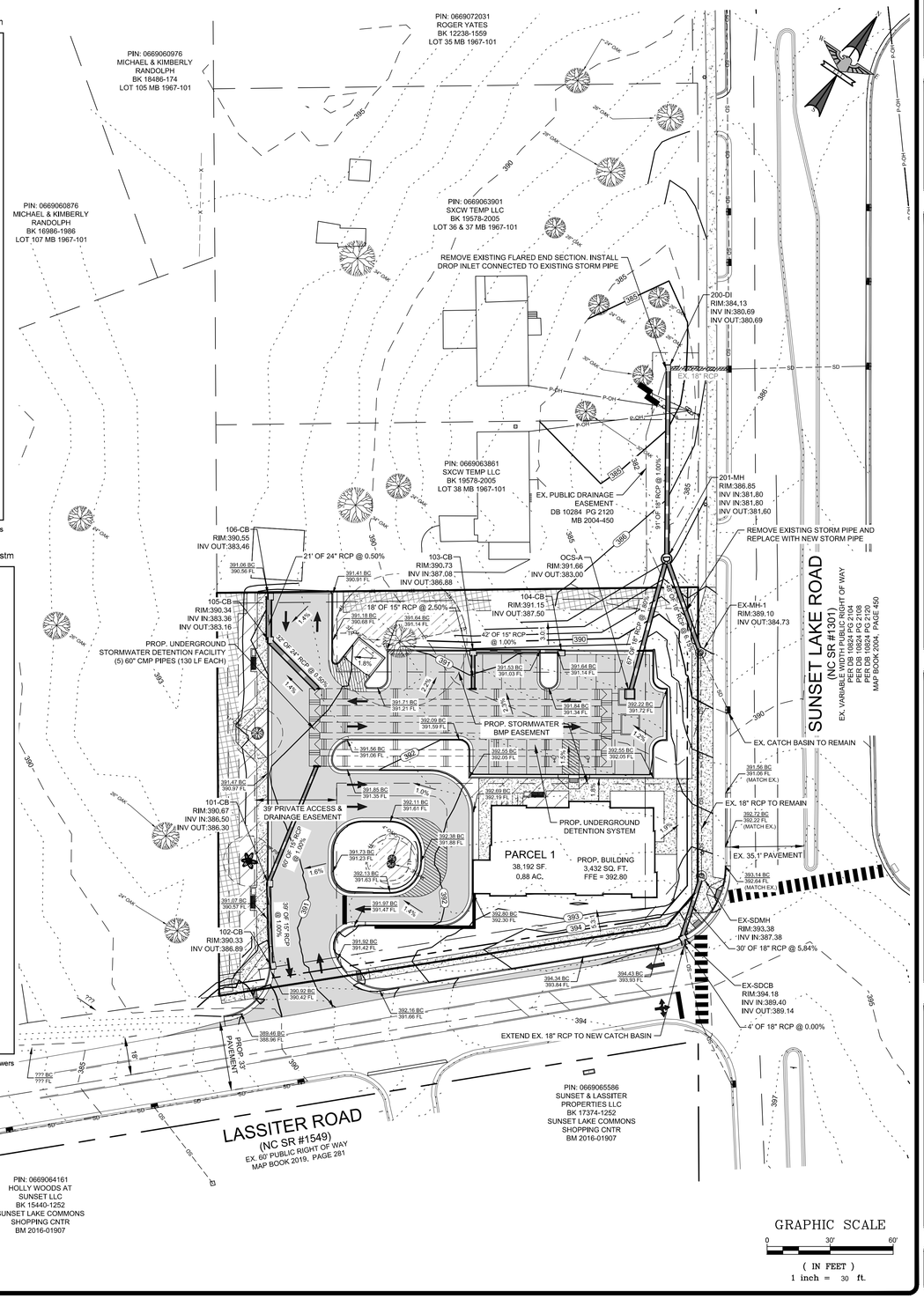
Storm Sewer Profile

Proj. file: New.stm



POND OUTFALL HGL (25-YEAR)

Storm Sewers



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VERGESROME ARCHITECTS, APAC
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NEW ORLEANS, LA 70119

GRADING & DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
SAP	SAP	JLR	8418
SCALE: AS SHOWN	DATE: 01/31/2025		

Sheet C-3.0

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NEW ORLEANS, LA 70119

UTILITY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
SAP	SAP	JLR	8418
SCALE: AS SHOWN	DATE: 01/31/2025		

Sheet
C-4.0

PIN: 0669060976
MICHAEL & KIMBERLY RANDOLPH
BK 18486-174
LOT 105 MB 1967-101

PIN: 0669072031
ROGER YATES
BK 12238-1559
LOT 35 MB 1967-101

PIN: 0669060876
MICHAEL & KIMBERLY RANDOLPH
BK 16986-1986
LOT 107 MB 1967-101

PIN: 0669060757
MICHAEL & KIMBERLY RANDOLPH
BK 16945-256
LOT 107 MB 1967-101

PIN: 0669063901
SXCW TEMP LLC
BK 19578-2005
LOT 36 & 37 MB 1967-101

PIN: 0669069734
MARIE HARTSFIELD, TRUSTEE
MARIE HARTSFIELD, REVOC LVNG TRUST
BK 13735-284
LOT 108 MB 1967-101

PIN: 0669060680
LLAMAS PROPERTIES LLC
BK 18707-2156
LOT 103 MB 1967-101

PIN: 0669063861
SXCW TEMP LLC
BK 19578-2005
LOT 38 MB 1967-101

PIN: 0669061551
CARLOS LLAMAS
BK 18290-1834
LOT 102 MB 1967-101

PIN: 0669062446
SXCW TEMP LLC
BK 19578-2005
LOT 101
MB 1967-101

PIN: 0669065586
SUNSET & LASSITER PROPERTIES LLC
BK 17374-1252
SUNSET LAKE COMMONS SHOPPING CNTR
BM 2016-01907

PIN: 0669064161
HOLLY WOODS AT SUNSET LLC
BK 15440-1252
SUNSET LAKE COMMONS SHOPPING CNTR
BM 2016-01907

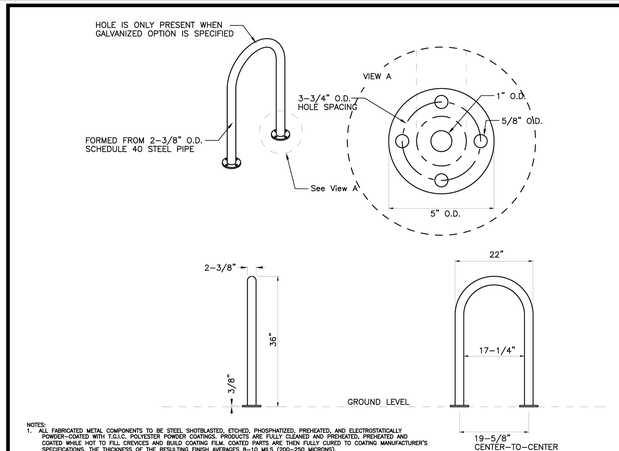
SUNSET LAKE ROAD
(NC SR #1301)
EX. VARIABLE WIDTH PUBLIC RIGHT OF WAY
PER DB 10824 PG 2104
PER DB 10824 PG 2106
PER DB 10824 PG 2108
MAP BOOK 2004, PAGE 450

LASSITER ROAD
(NC SR #1549)
EX. 60' PUBLIC RIGHT OF WAY
MAP BOOK 2019, PAGE 281

PARCEL 1
38,192 SF.
0.88 AC.
PROP. BUILDING
3,432 SQ. FT.
FFE = 392.80

EX. WELL TO REMAIN
EX. TELEPHONE POST TO BE RELOCATED
EX. POWER POLE TO BE REMOVED
EX. 18" RCP
EX. FIBER OPTIC SWITCH BOX TO BE RELOCATED
EX. FIBER OPTIC SERVICE TO BE REMOVED ON SITE - NEW COMMUNICATION LINE TO BE ESTABLISHED BY UTILITY PROVIDER AND CONTRACTOR
EX. 8" SEWER MAIN TO REMAIN
EX. LIGHT POLE TO REMAIN
EX. TELEPHONE LINE TO REMAIN
EX. 4" SEWER SERVICE TO REMAIN IN PLACE, SERVICE LINE TO BE REDIRECTED TO PROP. BUILDING. CONTRACTOR TO PROVIDE TRAFFIC BEARING CLEANOUT COVER.
EX. CLEANOUT TO BE RELOCATED
EX. 12" PVC WATER MAIN TO REMAIN
PROP. 4" PVC SEWER SERVICE LINE. CLEANOUTS ADDED AT ALL BENDS AND 5' OUTSIDE BUILDING
EX. LIGHT POLE TO BE RELOCATED
EX. FIBER OPTIC LINE TO REMAIN
EX. PEDESTRIAN CROSSWALK POST TO BE RELOCATED
EX. FIBER OPTIC SWITCH BOX TO REMAIN
EX. TELEPHONE POST TO REMAIN
EX. GAS SERVICE TO REMAIN AND BE UTILIZED FOR PROP. BUILDING. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER AND RE-ALIGN AS NEEDED
PROP. UNDERGROUND DETENTION SYSTEM
PROP. CLEANOUT
PROP. KNOX BOX
PROP. 5/8" PVC WATER SERVICE LINE
CONDUIT TO BE PROVIDED FOR EV READY SPACES
EX. GAS VALVE TO REMAIN (CONTRACTOR TO RAISE FRAME AND COVER TO PROP. SURFACE GRADE)
EX. FIRE HYDRANT ASSEMBLY TO BE RELOCATED 2' BEHIND PROP. SIDEWALK
EX. GATE VALVE TO REMAIN (CONTRACTOR TO RAISE FRAME TO PROP. SURFACE GRADE AND PROVIDE TRAFFIC BEARING COVER)
EX. 5/8" WATER METER AND BACKFLOW TO BE RESET IN THIS LOCATION. SERVICE LINE TO BE REDIRECTED TO PROP. BUILDING.
EX. WATER MAIN TO REMAIN
EX. 8" PVC WATER MAIN TO REMAIN
EX. FIRE HYDRANT ASSEMBLY TO REMAIN
EX. 8" SEWER MAIN TO REMAIN
PROP. TRANSFORMER PAD CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND SERVICE LINE ROUTE
EX. UNDERGROUND POWER SERVICE LINE TO REMAIN AND BE UTILIZED FOR PROP. BUILDING.
PROP. 32' PAVEMENT
5' SIDE SETBACK
5' REAR SETBACK
5' CORNER / SIDE SETBACK
5' MIN. FRONT SETBACK
20' MAX FRONT SETBACK
EX. 36" RCP
21' OF 24" RCP @ 0.50%
18' OF 15" RCP @ 2.50%
42' OF 15" RCP @ 1.00%
30' OF 18" RCP @ 5.84%
4' OF 18" RCP @ 0.00%
200-DI RIM:384.13 INV IN:380.69 INV OUT:380.69
201-MH RIM:386.85 INV IN:381.80 INV IN:381.80 INV OUT:381.80
EX-MH-1 RIM:389.10 INV OUT:384.73
EX-SDMH RIM:393.38 INV IN:387.38
EX-SDCB RIM:394.18 INV IN:389.40 INV OUT:389.14
106-CB RIM:390.55 INV OUT:383.46
103-CB RIM:390.73 INV IN:387.08 INV OUT:386.88
OCS-A RIM:391.66 INV OUT:383.00
105-CB RIM:390.34 INV IN:383.36 INV OUT:383.16
104-CB RIM:391.15 INV OUT:387.50
101-CB RIM:390.67 INV IN:386.55 INV OUT:386.35
102-CB RIM:390.33 INV OUT:386.69

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. LOCATE ANCHOR BOLTS AFTER THE BIKE RACK IS IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.

DRAWING NOT TO SCALE

STANDARD SURFACE MOUNT BIKE RACK

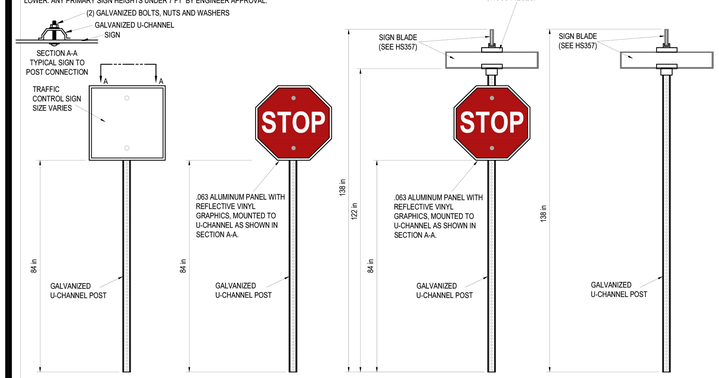
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS008

DATE	REVISIONS
6/18/19	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7 FT (84") TO BOTTOM OF PRIMARY SIGN. PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.

THE SIGN BLADE CONNECTOR IS FURNISHED BY NC DEPT. OF CORRECTIONS: BLADE BRACKETS & CROSS PIECES.



DRAWING NOT TO SCALE

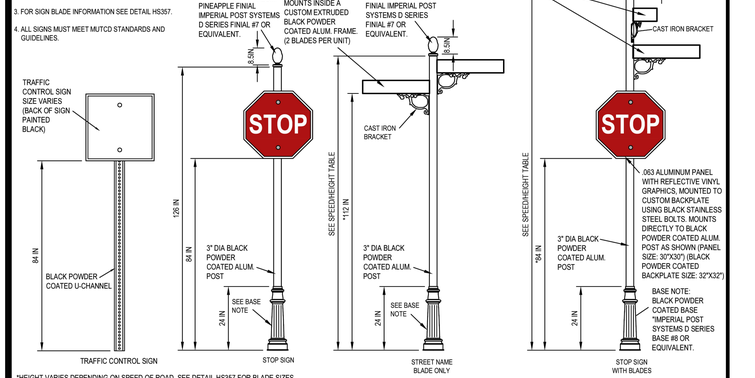
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS359

DATE	REVISIONS
4/2021	
4/2024	
11/2025	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*HEIGHT VARIES DEPENDING ON SPEED OF ROAD. SEE DETAIL HS357 FOR BLADE SIZES.

	W/ TRAFFIC CONTROL	BLADE ONLY
- LOCAL ROAD - UP TO 25 MPH	162"	150"
- SPEED LIMIT - 26-40 MPH	170"	158"
- SPEED LIMIT - OVER 40 MPH	182"	182"

DRAWING NOT TO SCALE

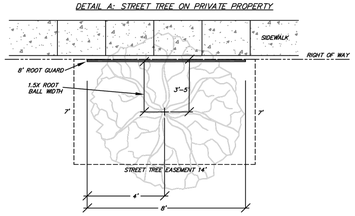
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS

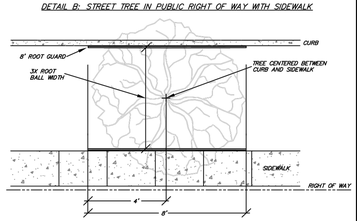
STANDARD DETAIL NUMBER: HS360

DATE	REVISIONS
4/2021	
4/2024	
11/2025	

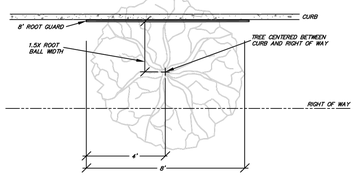
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS816

DATE	REVISIONS
7/27/18	

UB 24–2 Specifications

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

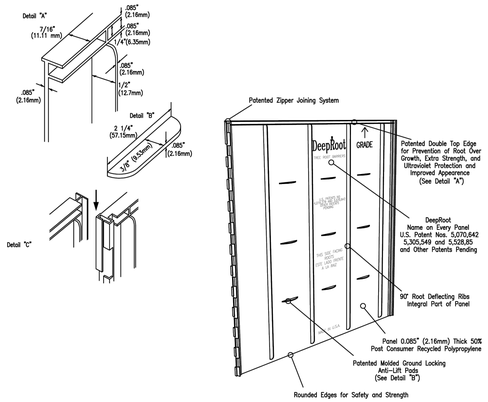
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,848 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.04 (ft-lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

DATE	REVISIONS

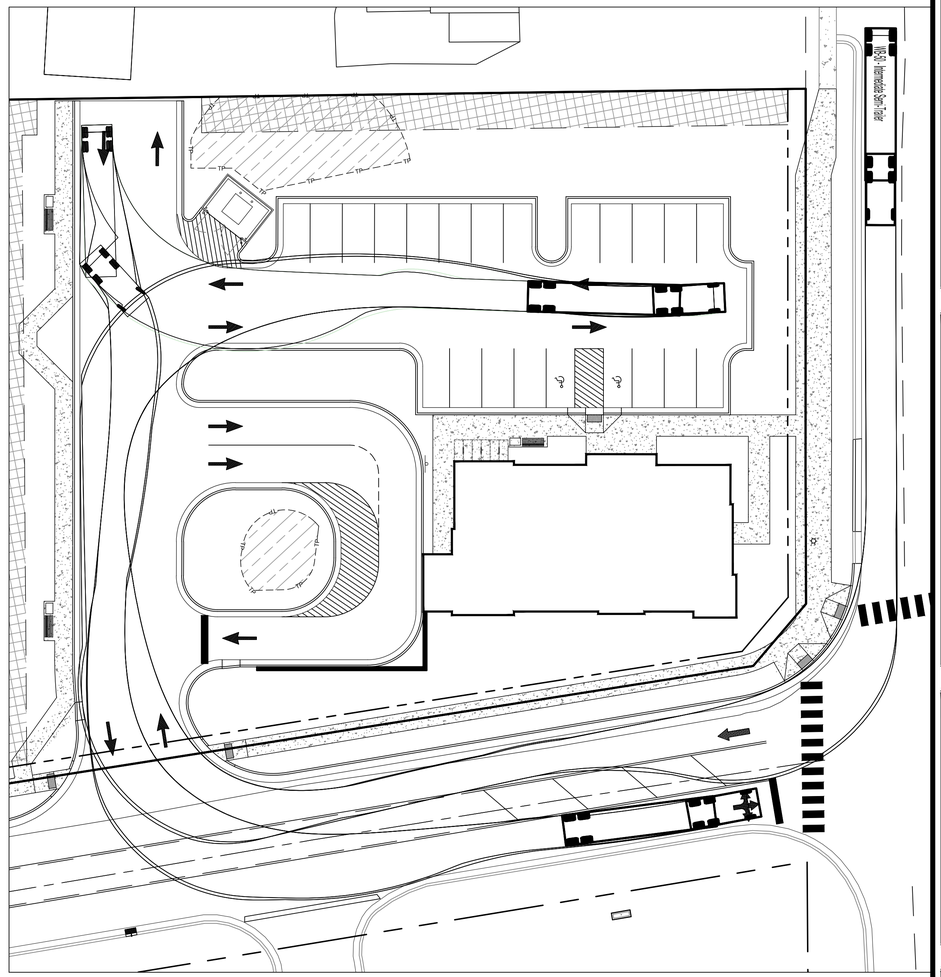
T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

CT-3A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	72'	69'	71'	
Back of Curb to Back of Curb *(B/B)*	Yes	35'	41'	38'	35'	
Travel Lanes	2 Lanes	10'	12'	11'	10'	
Center Turn Lane	Yes	10'	12'	11'	10'	
Median	No	-	-	-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	
Paved Shoulder	No	-	-	-	-	N/A
Planting	2 Sides	6'	6'	6'	6'	
On-Street Parking	No	-	-	-	-	
Sidepath	0-2 Sides*	10'	10'	10'	10'	
Sidewalk	0-2 Sides*	5'	5'	5'	-	
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes	-	Included in Travel Lanes	

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

PRELIMINARY NOT FOR CONSTRUCTION


NEW CONSTRUCTION
EXISTING CONSTRUCTION
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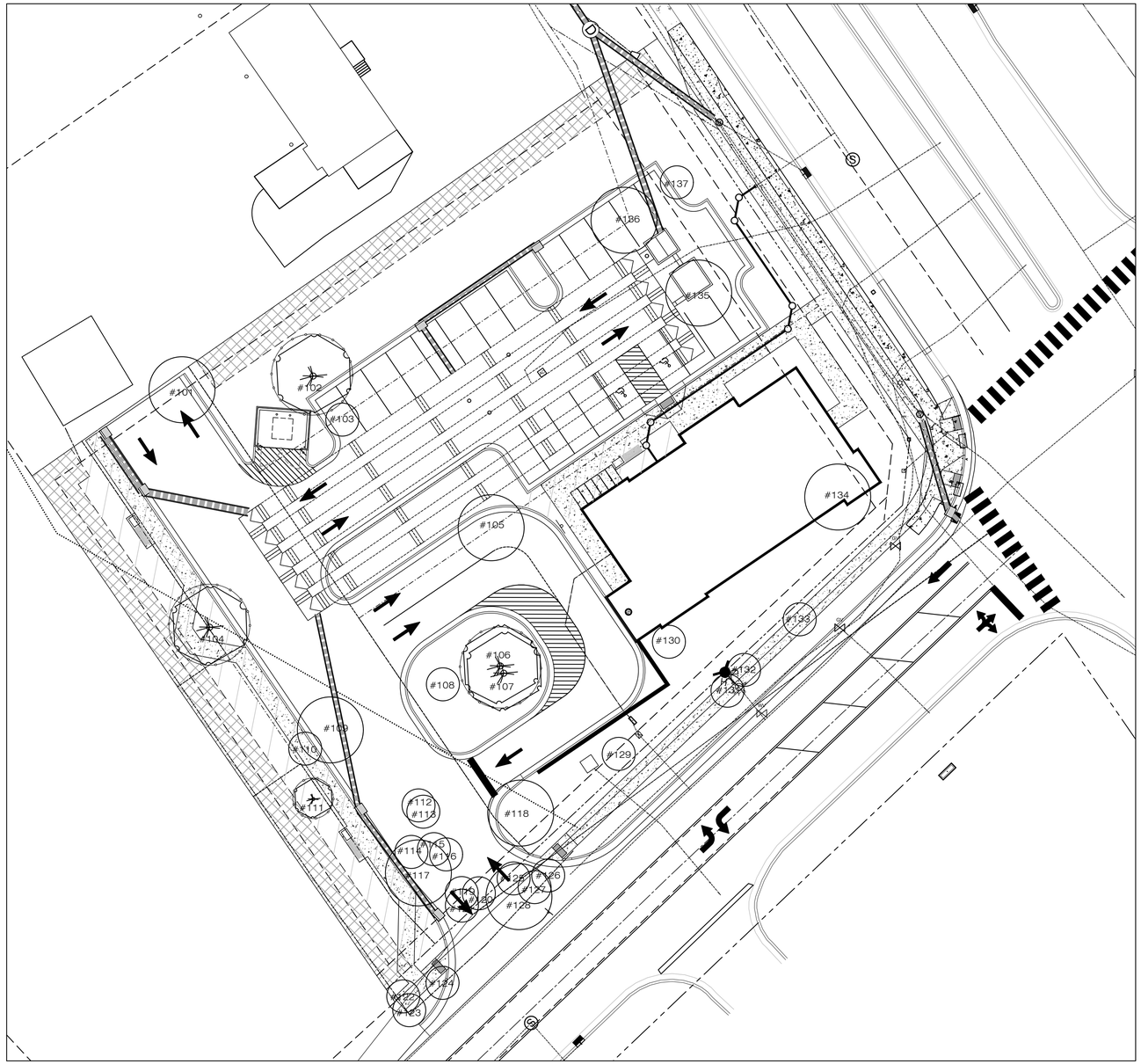

01 **EXISTING TREE PLAN** TRUE NORTH

SCALE: 1" = 20'-0"

EXISTING TREE INVENTORY

ID#	CALIPER INCHES	COMMON NAME	STATUS	NOTES	PROTECTED
101	44	RED OAK	TO BE REMOVED	HEALTHY	Y
102	32	WILLOW OAK	TO REMAIN	HEALTHY	Y
103	10	PEAR	TO BE REMOVED	HEALTHY	N
104	11	WILLOW OAK	TO REMAIN	HEALTHY	Y
105	42	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
106	4	WILLOW OAK	TO REMAIN	HEALTHY	Y
107	3	WILLOW OAK	TO REMAIN	HEALTHY	Y
108	3	FIG	TO BE REMOVED	HEALTHY	N
109	13	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
110	10	PINE	TO BE REMOVED	HEALTHY	N
111	9	PINE	TO REMAIN	HEALTHY	N
112	12	PINE	TO BE REMOVED	HEALTHY	Y
113	12	PINE	TO BE REMOVED	HEALTHY	Y
114	4	PINE	TO BE REMOVED	HEALTHY	N
115	8	PINE	TO BE REMOVED	HEALTHY	N
116	6	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
117	7	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
118	11	TREE OF HEAVEN	TO BE REMOVED	HEALTHY	N
119	3	PINE	TO BE REMOVED	HEALTHY	N
120	12	PINE	TO BE REMOVED	HEALTHY	Y
121	3	PINE	TO BE REMOVED	HEALTHY	N
122	4	SWEETGUM	TO BE REMOVED	HEALTHY	N
123	4	SWEETGUM	TO BE REMOVED	HEALTHY	N
124	12	PINE	TO BE REMOVED	HEALTHY	Y
125	12	PINE	TO BE REMOVED	HEALTHY	Y
126	8	CHESTNUT	TO BE REMOVED	HEALTHY	N
127	4	CHESTNUT	TO BE REMOVED	HEALTHY	N
128	10	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
129	6	PEAR	TO BE REMOVED	HEALTHY	N
130	7	DOGWOOD	TO BE REMOVED	HEALTHY	Y
131	14	EASTERN RED CEDAR	TO BE REMOVED	HEALTHY	Y
132	13.5	CRAPE MYRTLE	TO BE REMOVED	HEALTHY	N
133	13.5	CRAPE MYRTLE	TO BE REMOVED	HEALTHY	N
134	36	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
135	30	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
136	30	WILLOW OAK	TO BE REMOVED	HEALTHY	Y
137	9	DOGWOOD	TO BE REMOVED	HEALTHY	Y
	472				

TREE KEY

EXISTING TREE TO REMAIN WITH FENCE PROTECTION

EXISTING TREE TO BE REMOVED

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

VergesRome
Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

CHASE HOLLY SPRINGS, NC
SUNSET LAKE ROAD
NEW CONSTRUCTION
5260 SUNSET LAKE ROAD

DATE ISSUED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: JCL
CHECKED BY: JCL

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
EXISTING TREE PLAN

SHEET:
L1.00

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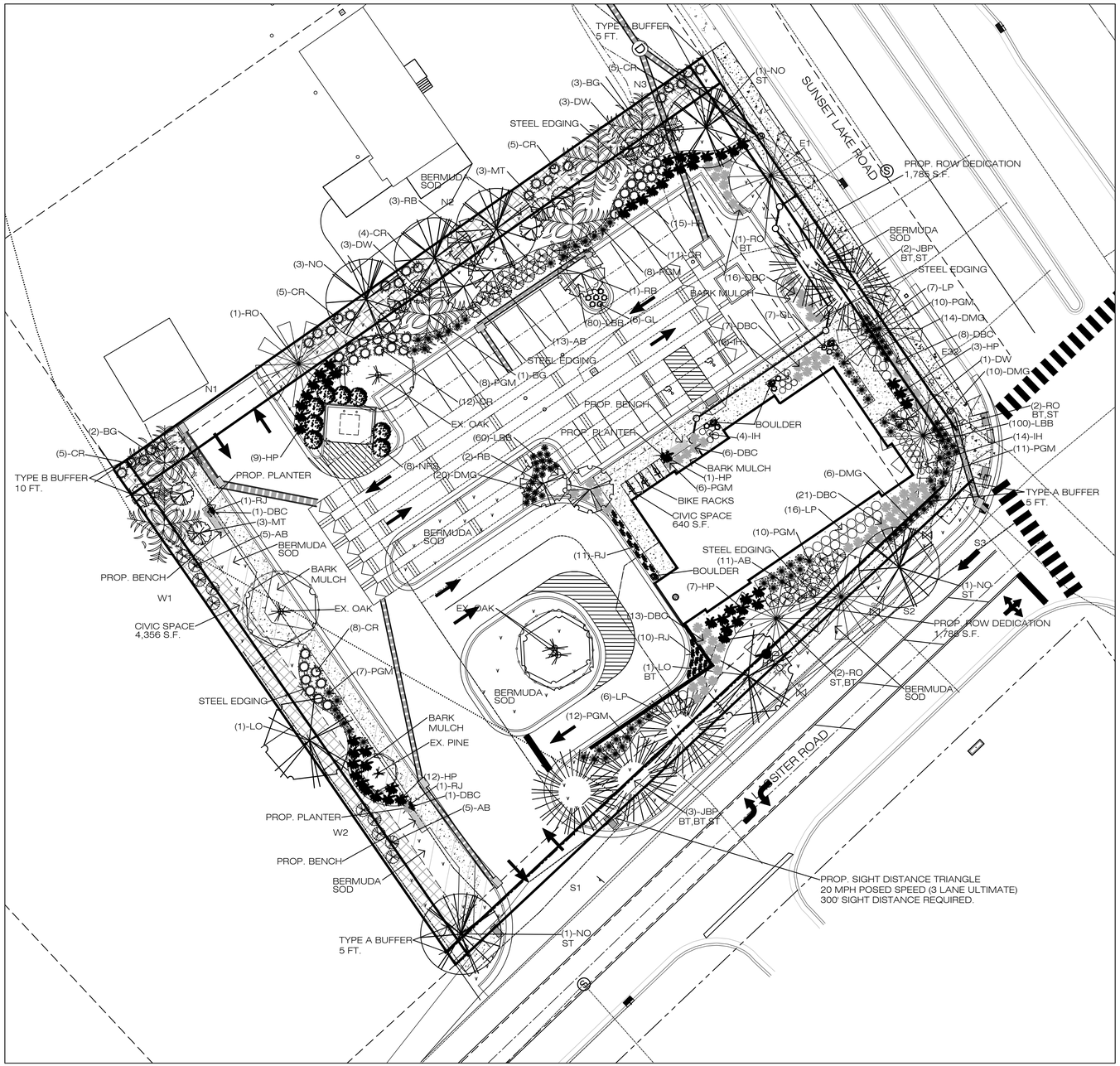

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

SHEET NOTES:

Owner shall be responsible for:
"The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials;
"The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."

PLANT MATERIAL LIST

KEY	QUANTITY	CANOPY TREES DESCRIPTION	SIZE	PERCENT OF PLANT MATERIAL
BG	6	NYSSA SYLVATICA BLACK GUM	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
JBP	5	PINUS THUNBERGII JAPANESE BLACK PINE	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	20
NO	6	QUERCUS NUTTALLII NUTALL OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
LO	2	QUERCUS VIRGINIANA LIVE OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	8
RO	6	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	24
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**	
DW	6	CORNUS FLORIDA FLOWERING DOGWOOD	3" CAL., 6' HT., 3' SPREAD	17
MT	7	MAGNOLIA X 'JANE' JANE MAGNOLIA TREE	3" CAL., 6' HT., 3' SPREAD	19
RB	6	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., 8' HT., 3' SPREAD	17
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**	
AB	34	ABELIA X 'KALEIDOSCOPE' DWARF ABELIA	5 GAL. MIN. 24" HT.,	8
LP	29	LOROPETALUM CHINENSE 'JAZZ HANDS' JAZZ HANDS LOROPETALUM	3 GAL. MIN. 24" HT., A.S.	7
HP	47	HYDRANGEA PANICULATA LIMELIGHT HYDRANGEA	5 GAL. MIN. 24" HT.,	11
RJ	23	JUNIPERUS HORIZONTALIS RUG JUNIPER	1 GAL. MIN. 12" HT., 12" SPD.	6
DBC	73	DISTYLIUM 'BLUE CASCADE' BLUE CASCADE DISTYLIUM	5 GAL. MIN. 24" HT.	18
IH	24	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	5 GAL. MIN. 24" HT.	6
CR	55	RHODODENDRON CATAWBIENSE CATAWBA RHODODENDRON	5 GAL. MIN. 24" HT.	14
NRS	8	ILEX x NELLIE R. STEVENS NELLIE R. STEVENS	20 GAL. MIN. 48" HT.	2
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**	
DMG	49	MISCANTHUS 'YAKUSHIMA DWARF' DWARF MAIDEN GRASS	1 GAL. 10" HT., 10" SPD.	12
PGM	66	MUHLENBERGIA CAPILLARIS PINK GULF MUHLY GRASS	3 GAL. 24" HT., 24" SPD.	16
KEY	**QUANTITY**	**GROUNDCOVER DESCRIPTION**	**SIZE**	
LBB	150	LIRIOPE MUSCARI 'BIG BLUE' LIRIOPE 'BIG BLUE'	4" POT, FULL	N/A
GL	13	LIRIOPE MUSCARI 'EVERGREEN GIANT' GIANT LIRIOPE	1 GAL. MIN. 8" HT.	N/A

LANDSCAPE REQUIREMENTS

Zoning: NMX - Neighborhood Mixed-Use Corridor
Site: 0.80 acres
MINIMUM LANDSCAPE REQUIREMENTS:

PERIMETER BUFFER LANDSCAPING:
North Property Line - Type B Buffer - 10 ft. wide
3 trees and 10 shrubs/100 l.f. @ 229 l.f.
Trees to be deciduous and shrubs 40% evergreen @ 4'

Required:	Provided:
7 trees and 23 shrubs	7 trees and 24 shrubs

West Property Line - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 198 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
4 trees and 10 shrubs * Existing tree	4* trees and 11 shrubs

Lassiter Road - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 214 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
4 trees and 10 shrubs	4 trees and 17 shrubs

Sunset Lake Road - Type A Buffer - 5 ft. wide
2 trees and 5 shrubs/100 l.f. @ 144 l.f.
Trees to be deciduous and shrubs 0% evergreen

Required:	Provided:
3 trees and 7 shrubs	3 trees and 18 shrubs

VEHICLE PARKING AREA SCREENING:
A compact row of shrubs planted 3 ft. o.c. and 24 inches at time of planting provided.

INTERIOR VEHICLE PARKING AREA:
One island for every 10 spaces - 8' x 17' @ 22 spaces and contain 1 large or small deciduous tree and 4 shrubs.

Required:	Provided:
2 islands w/trees & 8 shrubs	4 islands w/trees and 45 shrubs

FOUNDATION LANDSCAPING:
2 x Foundation LF @ 2 x 156 l.f. = 312 s.f. required
1,978 s.f. provided

STREET TREES:
1 street tree every 50 l.f.
Lassiter Road @ 214 l.f.

Required:	Provided:
4 trees	4 trees

Sunset Lake Road @ 144 l.f.

Required:	Provided:
3 trees	3 trees

CIVIC SPACE:
34,848 s.f. @ .5% of the site = 21 s.f. required.
154 s.f. provided with bike racks

WATERING METHOD:
Underground sprinkler system with an automated timer and rain/freeze sensor

BIKE RACK:
4 bike racks are required 50 ft. from building entrance

TREE PRESERVATION:
Trees exist on site.

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

VergesRome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

HOLLY SPRINGS, NC

CHASE 9
SUNSET LAKE ROAD
NEW CONSTRUCTION

5260 SUNSET LAKE ROAD

DATE ISSUED:	07 JANUARY 2026
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	JCL
CHECKED BY:	JCL

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
LANDSCAPE PLAN

SHEET:
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INTERSTATE BRICK- MIDNIGHT BLACK

INTERSTATE BRICK- PEWTER

WESTLAKE ROYAL CULTURED STONE
HEWN STONE

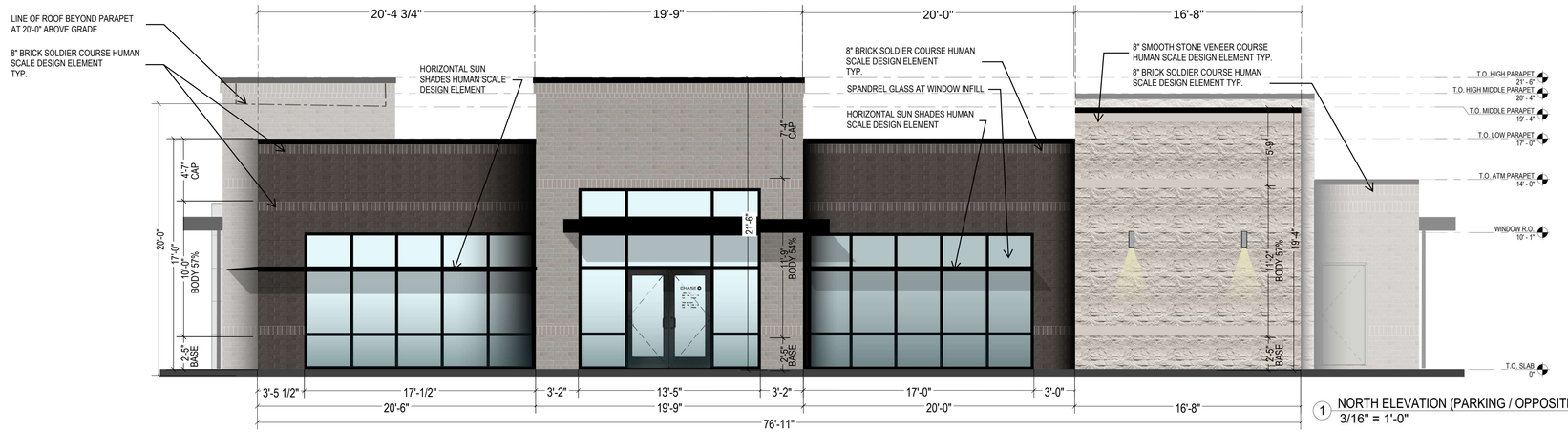
ACM

BLACK ANODIZED
STOREFRONT /
COPING / CANOPIES

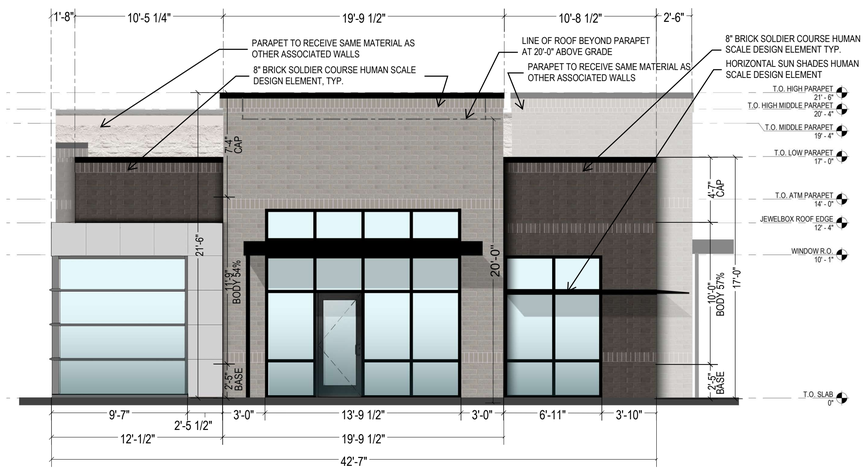
CLEAR GLAZING

SPANDREL GLAZING

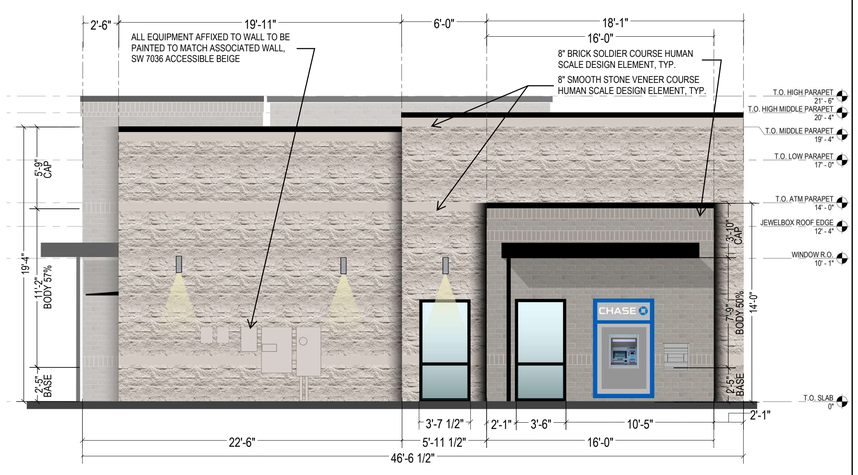
SW 7036
ACCESSIBLE BEIGE



1 NORTH ELEVATION (PARKING / OPPOSITE LASSITER)
3/16" = 1'-0"



2 EAST ELEVATION (SUNSET LAKE ROAD)
3/16" = 1'-0"

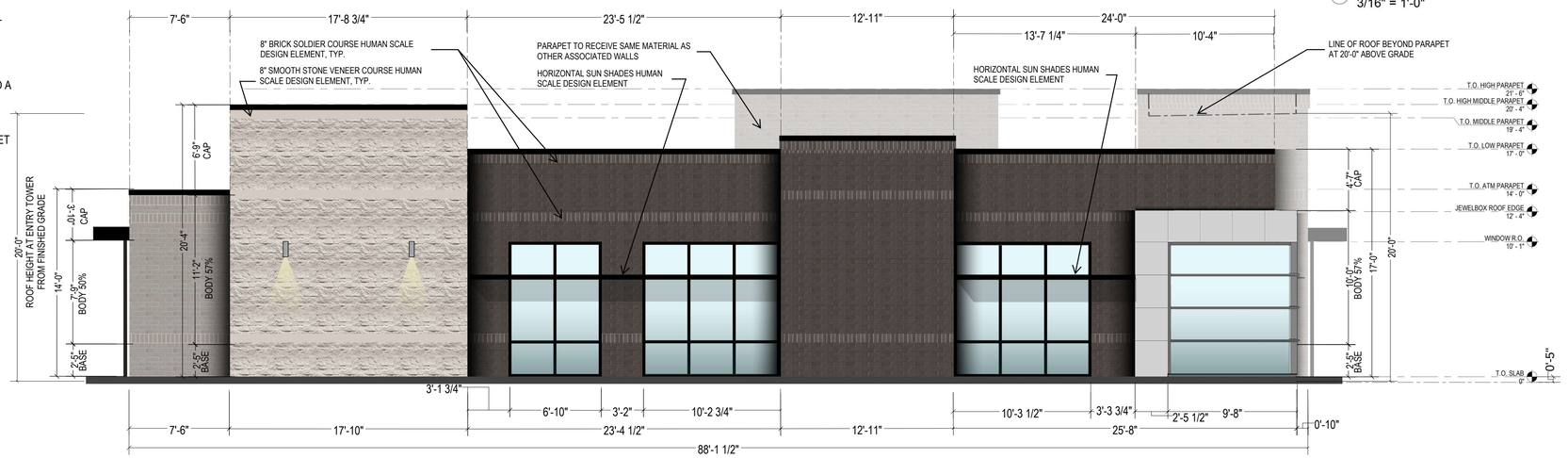


3 WEST ELEVATION (DRIVE-THRU)
3/16" = 1'-0"

NOTE:
1. THE ROOF IS TO RECEIVE A SERIES OF PARAPET WALLS AND A MECHANICAL WELL IN ORDER TO SHIELD ROOFTOP EQUIPMENT AND ROOFING MEMBRANE FROM PEDESTRIAN VIEWS. THE PARAPET WALLS WILL BE CLADDED WITH THE SAME MATERIAL AS THE ASSOCIATED WALLS.

2. ALL EXTERIOR SIGNS ARE FOOR ULLISTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.

3. ALL TRAFFIC CONTROL AND STREET NAMES SIGNS AND POSTS ALONG THOROGOUFARES SHALL FOLLOW TOWN STANDARD DETAIL HS360. ALL STREET SIGNS SHOALL MEET THIS STANDARD.



4 SOUTH ELEVATION (LASSITER ROAD)
3/16" = 1'-0"

VergesRome
Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com
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CHASE
SUNSET LAKE ROAD
5260 SUNSET LAKE ROAD
HOLY SPRINGS, NC

DATE ISSUED:	15 OCTOBER 2024
REVISED:	13 NOVEMBER 2025
REVISED:	07 JANUARY 2026
REVISED:	
REVISED:	
DRAWN BY:	MJR, TSD, GG
CHECKED BY:	MJR

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
ELEVATIONS- RENDERED

SHEET:
A2.00

WESTLAKE ROYAL CULTURED
STONE HEWN STONE

STONE CAP

SW 7036
ACCESSIBLE BEIGE



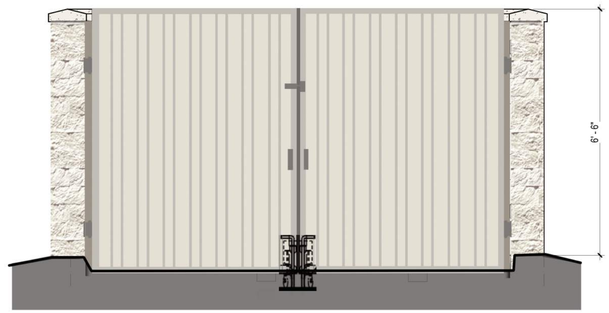
4 P2.01 DUMPSTER ELEVATION- RIGHT
1/2" = 1'-0"



2 P2.01 DUMPSTER ELEVATION- BACK
1/2" = 1'-0"



3 P2.01 DUMPSTER ELEVATION- LEFT
1/2" = 1'-0"



1 P2.01 DUMPSTER ELEVATION- FRONT
1/2" = 1'-0"

Verges Rome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com
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HOLLY SPRINGS, NC

CHASE
SUNSET LAKE ROAD

5260 SUNSET LAKE ROAD

DATE ISSUED: 15 OCTOBER 2024
REVISED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
DRAWN BY: MJR, HB, GG
CHECKED BY: MJR

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
ELEVATIONS- RENDERED

SHEET:
A2.01

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

Public Hearings
Title: Economic Development Agreement (EDA) with Genentech
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Irena Krstanovic, Director, Economic Development

Action(s):

- Hold Public Hearing on an Economic Development Agreement (EDA) with Genentech (Project Asclepius)
- Approve/Deny/Defer EDA with Genentech

Explanation:

- On January 20, 2026, Genentech announced an expansion of its investment at its new Holly Springs manufacturing facility. This investment is in addition to the initial commitment made in May 2025.
- This expansion is anticipated to add $650M in investment and 100 new jobs, in addition to the original company investment of $700M and 420 jobs over 5 years.
- This agenda item is for the Town Council to consider an Economic Development Agreement (EDA) between the Town of Holly Springs and Genentech, which formally establishes the obligations of each party.
- This is an amended version of the original EDA set with Genentech for the first announcement, Apollo 11 project, that was approved at the Aug 19, 2025 Town Council Business Meeting.
- In consideration of an EDA, the Town recognizes that a project will bring direct and indirect benefits to the Town, including, but not limited to job creation, an increase in ad valorem tax base, economic diversification, and economic stimulus to the local economy to locate their project at a site.
- Furthermore, the company fully intends to establish an important presence in the Town by employing a large number of employees and making substantial investment in the project and in training and development of those employees.
- Key terms of the **Project Apollo 11 EDA** (approved at 8/19/2025 Town Council Business Meeting, Public Hearing) include:
    - MONETARY
        - Apollo 11 Business Investment Grant: Annual Business Investment Grant calculated as fifty percent (50%) of Apollo 11 Incremental Taxes for a maximum period of eight (8) consecutive years (the "Apollo 11 Business Investment Grant Term") commencing at such time as a certificate of occupancy ("CO") is granted on the first occupiable building in the Project, unless otherwise elected earlier as described below, up to a maximum amount of thirteen million seven hundred forty thousand ($13,740,000);

Apollo 11 Business Investment Grant payments will be made on or before May 1 of the relevant Fiscal Year in which the Apollo 11 Incremental Taxes are paid, assuming the Company is current on tax payments

- NON-MONETARY
  - Projected Water and Sewer Volume Requirements: Reserve water and sewer volumes based on the Company's anticipated requirements, subject to a hydraulic study. Amounts are anticipated to be water: 78,000 gallons per day (gpd), Sewer: 78,000 gpd and available by Q2 2028
  - Construct Water Loop by Jan 1, 2027
  - Customized Review Schedule
  - Expedited Staff Level Review for the site and the CaMP Helix adjacent retail amenity

8. Key terms of the **Project Asclepius (amended Apollo 11 version) EDA** incentives include:

- MONETARY
  - The Town amended the existing Economic Development Agreement (EDA) and are scaling up the current performance-based Business Investment Grant (BIG) to account for the additional targeted capital investment of $650 million.
  - Eight (8) Year Business Investment Grant (BIG) up to $22,671,000: Town to include a potential additional investment of $650 million (bringing total potential capital investment to $1.65 billion) to increase the cap to $22,671,000 - The Town will provide Project Apollo 11 and Asclepius a 50% property tax grant reimbursement on all assessed property valuation for a period of eight consecutive years, up to a maximum amount of $22,671,000.

Background:

- On May 12, 2025, North Carolina Governor Josh Stein announced the location of Genentech's new biologic fill finish facility in Holly Springs, known as Project Apollo 11, phase 1.
- At that time, Genentech announced an anticipated company investment of $700M and 420 jobs over 5 years.
- On Aug 25, 2025, Genentech held a groundbreaking ceremony for its new facility in Holly Springs where Gov. Stein, elected officials, company officials, and local business leaders gathered to celebrate.
- The EDA for the initial phase of the project was approved by Town Council at the Aug 19, 2025 business meeting.
- Genentech/Roche is a Fortune 500 Global life sciences company founded in 1896 and headquartered in Basel, Switzerland. It is one of the largest biotech companies in the world with expertise across major disease areas and in-vitro diagnostics. The subsidiary employs 13,500 individuals and remains headquartered in South San Francisco with manufacturing and distribution operations across California and Oregon.
- The company is locating within CaMP Helix, a 500 acre business park positioned on the northwest side of Holly Springs. This business park was 1 of 15 sites in NC chosen as part of the NC General Assembly's Selectsite Readiness Program, showing its readiness for industrial manufacturing projects.
- Holly Springs is recognized globally as one of the world’s leading life sciences and biomanufacturing hubs, with a well-established ecosystem, direct access to major

transportation networks, diverse talent, and an exceptional quality of life.
- Genentech will join the likes of existing international life sciences industry leaders in Holly Springs, including CSL Seqirus, Amgen, and FUJIFILM Biotechnologies.
- The Town has made strategic infrastructure investments over the past several years, including water, wastewater and water re-use. Making these investments positioned the Town in order to recruit companies like Genentech to the community.

Funding Source(s):

N/A

Attachment(s):

1. Genentech_ EDA Phase 2-town Council Edition

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AMENDED AND RESTATED ECONOMIC DEVELOPMENT AGREEMENT

BY AND BETWEEN

GENENTECH, INC.

AND

THE TOWN OF HOLLY SPRINGS, NC

JANUARY 20, 2026

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AMENDED AND RESTATED ECONOMIC DEVELOPMENT AGREEMENT

This **AMENDED AND RESTATED ECONOMIC DEVELOPMENT AGREEMENT** (this "***EDA***") is entered into, effective on the date and year first above written, by and between **GENENTECH, INC.**, a corporation incorporated in the State of Delaware (the "***Company***"), and the **TOWN OF HOLLY SPRINGS**, a North Carolina municipality (the "***Town***"). Individually and together the Town and Company are referred to as a "***Party***" and the "***Parties***," respectively. Capitalized terms not otherwise defined herein have the meanings ascribed to them in Article I of this Agreement.

RECITALS

WHEREAS, the Town is vitally interested in the economic welfare of its citizens and the creation and maintenance of sustainable jobs for its citizens in strategically important industries and therefore wishes to provide the necessary conditions to stimulate investment in the local economy and promote business, resulting in an increase in the Town's *ad valorem* tax base, the creation of a substantial number of jobs at competitive wages, development of new industrial and business parks including the Site, and encouragement of economic growth and development opportunities which the Town has determined will be made possible as a result of the Project;

WHEREAS, the Parties previously entered into that certain Economic Development Agreement dated effective August 19, 2025 (the "***Original EDA***"), in connection with the Company's intended project to construct a biologic fill-finish facility located in the Town in one or more buildings, with construction beginning as early as the third quarter of 2025, and an anticipated completion date of fourth quarter 2028 (commonly referred to as "***Project Apollo 11 Initial Scope***"); **WHEREAS**, in connection with the Original EDA, the Company previously proposed to invest or cause to be invested approximately Seven Hundred Million Dollars ($700,000,000) in real property, buildings, fixtures, machinery and equipment, and the Company previously expected to create at least four hundred twenty (420) new full-time equivalent positions as a result of Project Apollo 11 at an average wage exceeding or equal to that of the median average wage for Wake County as described herein;

WHEREAS, the Company has identified a need for additional manufacturing capacity, concentrating on enhanced downstream drug product capabilities and next generation fill-finish operations, to address the rising demand for its expanding pipeline of medicines;

WHEREAS, following a thorough review of other sites and options, the Company plans to add one additional production line at the Site for compounding, filling, inspection, device assembly, and packaging, including respective incremental warehouse space ("***Project Asclepius***");

WHEREAS, the Company now desires to incorporate Project Asclepius into Project Apollo 11 to include an additional Six Hundred Fifty Million Dollars ($650,000,000) investment in real property, buildings, fixtures, machinery and equipment,

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and an additional one hundred (100) new full-time equivalent positions, with an anticipated completion date of 2032 (the "***Combined Project Expanded Scope***").

WHEREAS, the Town acknowledges that Project Apollo 11 and Project Asclepius will bring additional direct and indirect benefits to the Town, including job creation, increasing the *ad valorem* tax base, and economic diversification and stimulus, and has offered those certain Combined Project Local Incentives to induce the Company to locate Project Apollo 11 and Project Asclepius at the Site;

WHEREAS, to implement the foregoing, the Company has proposed to make a capital investment at the Site from sources available to the Company, including the Company's resources and other source financing, to construct and operate a biologics drug fill-finish facility in one or more buildings.

WHEREAS, the Town expects that because of the foregoing investments associated with Project Apollo 11 and Project Asclepius, the Combined Project Increased Tax Value upon completion, including the Combined Project Expanded Scope, is expected to be approximately One Billion Three Hundred Fifty Million Dollars ($1,350,000,000);

WHEREAS, the Company fully intends to continue and establish, through the Project, an important presence in the Town by employing many people and making substantial investments in the Project and in the training and development of such employees;

WHEREAS, the Town and the Company hereby acknowledge that the terms of this EDA, including specifically the Combined Project Local Incentives and other assistance described in this EDA related to the Combined Project, constitute a dispositive inducement to the Company to locate Project Apollo 11 and Project Asclepius at the Combined Project Site; the Company hereby acknowledges that its decision to locate Project Apollo 11 and Project Asclepius at the Combined Project Site following a competitive selection process conducted by the Company among multiple states is based in part, and contingent upon, the Town's offer of the Combined Project Local Incentives and other assistance described in this EDA;

WHEREAS, the Town is authorized pursuant to N.C. Gen. Stat. § 158-7.1 to provide financial and other incentives for economic development purposes;

WHEREAS, in connection with the Original EDA, the Town Council previously held a public hearing on August 19, 2025 pursuant to N.C. Gen. Stat. § 158-7.1(c) and determined that the appropriations by the Town to support the Project Apollo 11 Initial Scope would increase the population, taxable property, employment, industrial output, and business prospects of the Town; and

WHEREAS, in connection with this EDA, the Town subsequently held a public hearing on January 20, 2026 pursuant to N.C. Gen. Stat. § 158-7.1(c) and determined that the appropriations by the Town to support the Combined Project Expanded Scope would further contribute to such benefits to the Town;

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WHEREAS, the Parties desire to enter into this EDA to reflect the Project Apollo 11 Initial Scope as expanded by the Combined Project Expanded Scope and the Town's support for Project Apollo 11 and Project Asclepius in a single amended and restated agreement that replaces the Original EDA.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and the Company intending to be legally bound do hereby agree as follows:

ARTICLE I
DEFINITIONS

The following definitions and any restriction or obligation contained in these definitions shall govern:

"***Affiliate***" shall mean any entity that directly or indirectly controls, or is controlled by, or is under common control with, the Company.

"***Agreement***" or ***"EDA"*** shall mean this Agreement.

"Base Year" means the year 2025.

"Base Year Valuation" shall mean the final assessed value for *ad valorem* tax purposes of Eligible Property as of January 1 of the Base Year. For purposes of this Agreement, such amount as of January 1, 2025 is $5,025,536.41.[1]

"***BIG Payment***" shall have the meaning set forth in Article II, Section (C).

"***Business Investment Grant***" or ***"BIG"*** shall mean, with respect to the Combined Project, the grant as further described in Article II, Section (C) below, a grant by the Town to the Company equal to 50% of Combined Project Incremental Taxes.

"***Camp Helix***" shall mean that certain master-planned mixed-use innovation park designed to support economic development projects, life-science, advanced manufacturing, mixed-use multifamily, and retail uses, together with amenities including dining, lake recreation, sports fields and fitness trails.

"***Capacity Requirements***" shall have the meaning set forth in Article II, Section (B)(1).

"***Clawback***" shall have the meaning set forth in Article IV, Section (A)(2).

"***Clawback Funds***" shall have the meaning set forth in Article IV, Section (A)(2)(i).

[1] Total Value Assessed as of January 1, 2025 was $9,655,435 based on 195.97 acres. The Site includes 102 acres, resulting in the Total Value Assessed applicable to the Site as of January 1, 2025 being $5,025,536.41 (($9,655,435/195.97)*102)

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"***Combined Project" or "Project***" shall mean acquisition of the Site, construction of the Combined Project Facility, and any Combined Project Infrastructure, including the Project Appollo 11 Initial Scope as amended by the Combined Project Expanded Scope.

"***Combined Project Expanded Scope***" shall have the meaning set forth in the Recitals.

"***Combined Project Facility***" or ***"Facility"*** shall mean biologic drug fill-finish facility located at the Combined Project Site, including any other buildings located on the Combined Project Site that are owned and operated by the Company or one of its Affiliates and used in connection with the Company's business.

"***Combined Project Increased Tax Value***" shall mean the assessed value for *ad valorem* tax purposes of Eligible Property as calculated by the Wake County Tax Assessor as of January 1 of each year for which the Town will pay the Combined Project Business Investment Grant to the Company, less the Base Year Valuation. For example, the BIG Payment made in 2029 will be for the assessed value for *ad valorem* tax purposes of Eligible Property on January 1, 2028 less the Base Year Valuation.

"***Combined Project Incremental Taxes***" shall mean the amount of taxes generated and actually received by the Town as a result of the Combined Project Increased Tax Value.

"Combined Project Infrastructure" means any public or private infrastructure necessary to support the Combined Project Facility.

"***Combined Project Expanded Scope***" shall have the meaning set forth in the Recitals.

"***Combined Project Local Incentives***" shall mean those incentives described in Article II below.

"***Combined Project Operation Commitment***" shall have the meaning set forth in Article III, Section C.

"***Combined Project Site***" or ***"Site"*** shall mean that approximately 102 acre site of real estate (with a first right of refusal on five additional acres), depicted in **EXHIBIT A** attached to this EDA, generally located at 4001 Friendship Road, Apex, North Carolina, being Auditor's tax parcel number Pin #0531395 and a Real Estate Tax ID of 0720908783.

"***Combined Project Expanded Scope***" shall have the meaning set forth in the Recitals.

"***Company***" shall mean Genentech, Inc, a Delaware Corporation with a principal place of business of 1 DNA Way, South San Francisco, CA 94080.

"***Company Default***" shall have the meaning set forth in Article IV, Section (A)(2).

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"***Company Indemnified Party(ies)***" shall have the meaning set forth in Article V, Section (G)(2).

"***Construction Schedule***" shall have the meaning set forth in Article II, Section (B)(4).

"***Deadline***" shall mean December 31, 2033.

*"**Eligible Property"*** means (a) the Combined Project Site and all improvements the Company or an Affiliate of the Company constructs or installs, or causes to be constructed or installed, at the Combined Project Site, and (b) all Personal Property (defined below) the Company or an Affiliate of the Company purchases or leases and installs at, or relocates to, the Combined Project Facility.

"***Effective Date***" shall mean, with respect to the Combined Project, the date and year first above written, which is equal to or later than the date of the last signatory hereto.

"***Enforcement Costs***" shall have the meaning set forth in Article IV, Section (A)(1).

"***Fiscal Year***" shall mean the Town's Fiscal Year, i.e., (a) the twelve-month period beginning on July 1 of each year and ending on the next June 30, or (b) such other twelve-month period established by the Town from time to time, upon written notice from the Town, as its fiscal year.

"***Force Majeure Event***" means an event or occurrence that is not within the control of a Party or its Affiliate and prevents a Party from performing its obligation under this Agreement, including without limitation, any of the following so long as they are not within the reasonable control of the Party making a claim of a Force Majeure Event, and so long as reasonable mitigation measures cannot be made by the Party: acts of God; strikes, lockouts or other industrial disturbances (whether or not on the part of agents or employees of either Party); act of public enemies; orders of any kind of the government of the United States of America or of the State or any governing authority or any of their respective departments, agencies, political subdivisions or officials, or any action, inaction, order, ruling, moratorium, regulation statute, condition or other decision of any governmental agency having jurisdiction over the Party hereto, over the Project or over a Party's operations or any civil or military authority; insurrections; war, riots; sabotage, embargo; blockage, failure or inability to secure materials, supplies or labor through ordinary sources by reason of shortages or priority; epidemics; pandemics, including Covid-19; landslides; lightning; earthquakes or other casualty; fires; hurricanes; tornadoes; windstorm, storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; terrorist act, explosions; breakage or accident to machinery, transmission pipes or canals not caused by the Party; partial or entire failure of utilities; or any other cause or event not reasonably within the control of the Party.

"***GPD***" shall mean gallons per day.

"***IUP***" shall mean an Industrial User Permit.

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"***Investment Benchmark***" shall mean fifty percent (50%) of the Target Investment.

"***NCDOT***" shall mean the North Carolina Department of Transportation.

"***Non-Monetary Combined Project Local Incentives***" shall mean those incentives and inducements discussed in Article II, Section (B).

"Original EDA" shall have the meaning set forth in the Recitals.

"Person" means any individual, partnership, trust, estate, association, limited liability company, corporation, custodian, nominee, governmental instrumentality or agency, body politic or any other entity in its own or any representative capacity.

"Personal Property" means all personal property subject to taxation under the North Carolina Machinery Act (Subchapter II, Chapter 105 of the North Carolina General Statutes) the Company or an Affiliate owns or leases and that is located at the Combined Project Facility, including all (a) machinery and equipment, (b) furniture, furnishings, and fixtures, (c) property that is capitalized for federal or state income tax purposes, (d) all additions to any of the foregoing, and (e) all replacements of any of the foregoing.

"***Project Apollo 11 Initial Scope***" shall have the meaning set forth in the Recitals

"***Project Taxpayer***" shall have the meaning set forth in Article III, Section (B).

"***PSI***" shall mean pounds per square inch.

"***Self-Help***" shall have the meaning set forth in Article IV, Section (A)(1).

"***Target Investment***" shall mean Eligible Property of at least One Billion Three Hundred Fifty Million Dollars ($1,350,000,000).

"***Town***" shall mean the Town of Holly Springs, a North Carolina municipality.

"***Town Default***" shall have the meaning set forth in Article IV, Section (A)(1).

"***Town Indemnified Parties***" shall have the meaning set forth in Article V, Section (G)(1).

"***UDO"*** shall mean the Town's Uniform Development Ordinance as it exists at such time as an application for a permit or other development decision is submitted to the Town.

"***Water Loop***" shall have the meaning set forth in Article II, Section (B)(2).

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ARTICLE II
LOCAL ECONOMIC DEVELOPMENT INCENTIVES RELATED TO LOCATION OF COMBINED PROJECT FACILITY, DEVELOPMENT OF THE COMBINED PROJECT SITE, AND RELATED COMBINED PROJECT INFRASTRUCTURE

A. Company Representations and Obligations

1) Necessity of Incentives. The Company represents that, but for the Combined Project Local Incentives provided by the Town, the Company would not locate the Combined Project Facility, complete or cause the completion of the Combined Project Infrastructure, or employ any persons on the Combined Project Site.

2) Consideration. By execution of this Agreement which obligates the Town to grant to the Company those certain Combined Project Local Incentives, the Company agrees to deliver the Town fair consideration for this Agreement, which the Parties hereby agree is the Combined Project Incremental Taxes.

3) Combined Project Commencement. The Parties acknowledge that the Company intends to commence construction of the Combined Project Facility starting as early as the third quarter of 2025 pending receipt of site plan and other required public approvals. For purposes of the preceding sentence, "***commence construction of the Combined Project Facility***" means the date upon which the Company begins or causes to begin a program of on-site construction or on-site modifications, including site clearance, grading, construction of vertical building elements, and all civil engineering work necessary for the construction of the Combined Project Facility such that it is operational by the Deadline**.** The Parties understand that the time frames set forth in this subsection are meant to ensure the Town's compliance with and provision of the Non-Monetary Combined Project Local Incentives.

B. Combined Project Local Incentives – Combined Project Infrastructure

1) Projected Water and Sewer Volume Requirements. The Town shall provide and reserve sufficient capacity for (i) water, as set forth below, and (ii) sewer and discharge, as set forth below, based on 365 day-a-year operations, in an amount to meet the anticipated requirements of the Company, with said requirements understood to be as described below (the "***Capacity Requirements***"):

(a) Water: The Town shall ensure 24-hour a day, 7-day a week availability of potable water in the amounts of 78,000 gallons per day ("***GPD***") with a standard acceptable water pressure based on a later-determined fire flow analysis by the Company, delivered to a mutually agreed termination point at the Site, after completion of the Water Loop, with no interruptions or reductions in capacity, to support the Company's manufacturing operations. In the event additional water pressure is necessary for the Company's operation, the Company may be required to install the necessary equipment on

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site at its own expense. The Parties may negotiate additional gallons per hour on a peak basis as are necessary to meet the Facilities' future demands after completion of the Water Loop (defined below).

(b) Sewer: The Town shall ensure 24-hour a day, 7-day a week availability of 78,000 GPD of domestic discharge sanitary sewer flow with normal delivery parameters used in the Town at the time operations commence at the Facilities; and shall further assure that there shall be adequate conveyance infrastructure from the Site to the Town's treatment facility to accommodate such sewer flow with sufficient capacity and size to prevent risks of overflow or backup. The Parties shall negotiate additional gallons per hour on a peak basis as are necessary to meet the Facilities' future demands.

2) The Town represents and warrants that such water and sewer capacity required to be reserved for the Project is available or will be available not later than the second quarter of 2028 and that there are no known contingencies short of Force Majeure that will limit the availability of such capacity for use by the Project in accordance with applicable law, other than the construction of the Water Loop. The Town further represents and warrants that there are no known conditions precedent to the reservation of the above-referenced capacities which have not been met as of the date of execution of this Agreement,

(a) In the event the Company anticipates a need for water, sewer or reuse water capacity above the amounts noted above, the Company shall provide the Town with twelve (12) months' prior notice of such needs. Upon such notice, the Parties will cooperate and work together to resolve the demand and/or issue in a timely manner, including any unfunded financial obligations of the Town. Nothing herein obligates the Town to (i) incur expense not reimbursed for such additional utility capacity described in this paragraph; or (ii) modify or obviate the Town's existing Water Resource Management Policy in favor of the Company.

(b) Sewer Discharge Characteristics. The Town agrees to handle the Company's discharge components as described below without the need for extraordinary pre-treatment (that is, typical of waste discharge from domestic wastewater).

(c) The Company shall at all times comply with Town's NPDES permit requirements which require an IUP to be obtained from the Town at such time as the Town determines. The Town hereby agrees that it will not, in the absence of a federal or state statutory or regulatory mandate, modify the amounts and discharge component concentrations stated in this Agreement related to wastewater that are applicable to the Company during the term of this Agreement, i.e., domestic and industrial wastewater. It is understood by the Parties that post commencement of operations

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monitoring or other factors may require certain permit limit adjustments in the IUP and the Company and the Town agree to cooperatively work towards a new limit requirement that is no more restrictive than applicable state or federal regulations. In the event of noncompliance with any limits set forth in the issued permit, the Town will provide the Company a reasonable time to develop and execute potential necessary mitigation plans without imposing violations, penalties or fines unless required to do so by applicable state or federal regulatory authority. The Company will work cooperatively with the Town on such remediation plans.

3) Water Loop. The Town is currently working with others to construct a water loop line system to serve the Project and ensure that the Project ties directly to the Town's water system by creating alternate pathways for water to flow from the source to the Project to minimize dead ends, improve water pressure consistency throughout the system, and provide reliable water supply to the Project (the "***Water Loop***"). The construction of the Water Loop is a condition precedent to the potable water delivery obligations of the Town. The Town expects the Water Loop to be completed by January 1, 2027.

4) Expedited Staff Level Review. The Town agrees, to the greatest extent possible under applicable law, (a) to facilitate and expedite all Town-administered permits, plan approvals, zoning approvals, inspections and other required approvals, certificates and/or licensing necessary or appropriate in connection with (i) the Site, the construction of the Facility, or the Project, and (ii) the Camp Helix adjacent retail amenity (other than any residential development), in a manner prescribed by a customized review schedule attached as **EXHIBIT B** (the "***Construction Schedule***") but in no event shall said review and response by the Town, thereto, take longer than ninety (90) days, (b) where appropriate and lawful, to waive any Town regulation related to any such permits, zoning approvals, inspections or other required approvals or licensing, (c) that the Company may apply for more than one type of local permit, approval certificate, or plan at a time, and applications for such permits, approvals, certificates, plans shall be reviewed concurrently in an expedited manner by the Town to the extent possible, (d) to exercise reasonable diligence in cooperating with the Company to facilitate the issuance of any State of North Carolina and/or federal permits and approvals which may be required for construction of the Combined Project, (e) to provide at all times during the Construction Schedule, at the Town's expense, a project coordinator who is a full-time Town employee responsible to be a single point of contact for Town permitting and approval requirements related to the Combined Project, and to make that single point of contact available for regular meeting with the construction team, and any government officials, and (f) to make every effort to maintain the confidentiality of the items contained within the permitting applications as allowable under North Carolina law and in accordance with Article V, Section (U). The UDO Administrator may exempt the Project from the Building Design Standards contained in UDO section 8.2. This provision shall be permanent and run with the land, so long as the construction has been completed during the Term of this Agreement. The Town agrees to cooperate in good faith with the Company to provide building inspectors, who would, among other things, provide timely and responsive guidance leading up to and during construction activities, including dispatching such inspectors no later than the next

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business day of the Company's request and providing next-business day turnaround for inspections. Further, the Town shall allow the Town's Development Services department to render any such administrative approval as may be necessary such as any site plan, construction drawing, utility line construction, easement grants, driveway connections each without the need for Town Council or Planning Board approval that so long as all plans related to the Company's initial project construction meets all formal development criteria of the Town, then the Company's buildings, infrastructure, and site plans shall be administratively approved by Town's staff (as opposed to Council-level approval).

5) Required Licenses, Permits and Approvals. The Town represents that attached hereto as **EXHIBIT C** is a true and complete list of all of the licenses, permits, and approvals required by the Town for the development of the Site, as the Town understands the Project at the time of this Agreement, and for the Combined Project Facility to be lawfully located, constructed and operated at the Site, together with a true and complete list of the fees or costs charged by the Town and required to be paid in respect of such licenses, permits and approvals, including all development, building construction and tap fees. The Town represents and warrants to the Company that there are no other licenses, permits, approval fees and/or costs charged by the Town that the Company will be required to pay in connection with the construction and operation of the Combined Project.

6) The Town represents and warrants that it has sufficient utility infrastructure within or adjacent to the western right-of-way of Friendship Road to support the Capacity Requirements and that it will allow the Project to connect to the Town's utility infrastructure in accordance with applicable state, federal, and local law, rules, regulations, and permit requirements. If any of the Town's utility infrastructure shall be insufficient to support the Capacity Requirements, the Town shall promptly remedy such deficiency in order to satisfy the Capacity Requirements such that the Capacity Requirements can be delivered on time and in accordance with all terms and conditions of this Agreement to satisfy the needs of the Project. In the event that any public easements are needed on property controlled by the Company or its Affiliates, agents or vendors, the Company shall dedicate such easements to the Town as reasonably necessary to serve the Company without compensation by the Town.

C. Combined Project Local Incentives – BIG Payments

The Town shall provide to the Company a Business Investment Grant not to exceed Twenty-Two Million Six Hundred Seventy Thousand Dollars ($22,670,000), payable in annual installments as described below, as partial reimbursement for the Company's investment in the Eligible Property. The Business Investment Grant shall be payable in eight (8) consecutive annual installments (each a "***BIG Payment***" and collectively, the "***BIG Payments***") beginning, upon the Company's election, as early as the year immediately following the year that that the Combined Project Increased Tax Value equals to or exceeds the Investment Benchmark, as measured by Eligible Property listed with the tax assessor by the end of the listing period for such prior year and commencing no later than March 1, 2028. The BIG Payments each year will be calculated as 50% of Combined Project Incremental Taxes actually paid, which for the purpose of clarity would have been

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based upon the previous tax year's levy. Following written request for payment and notification of payment of the prior year's taxes on or before March 1, the Town will pay the Combined Project Business Investment Grant first year's installment on or before April 15 and all subsequent BIG Payments on the same schedule unless the Company notifies the Town that it is not eligible for a BIG Payment. By way of example:

> *Example. The Base Year Valuation is $4 million and taxes paid or payable to the Town on the Base Year Valuation are $13,740. If in 2028 the Combined Project Increased Tax Value is $700 million (on an assessed value for ad valorem tax purposes of Eligible Property of $704 million), the Company would be entitled to a Combined Project Business Investment Grant of 1,202,250 calculated as follows:*
>
> - *Base Year Valuation: $4 Million*
> - *Ad valorem tax rate[2]: $0.3435 per $100 of assessed value*
> - *2028 Ad Valorem Tax Valuation: $704 Million*
> - *Combined Project Increased Tax Value: $700 Million*
> - *Combined Project Incremental Taxes: ($700 Million/100) times $0.3435 equals $2,404,500*
> - *50% of Combined Project Incremental Taxes: $1,202,250*
> - *Business Investment Grant paid April 15, 2029: $1,202,250*

For the avoidance of any doubt, the Company shall be deemed to have fully satisfied the condition to establish the entitlement to receive any payment of the Combined Project Business Investment Grant upon the listing of the Eligible Property with the Wake County Tax Assessor that causes the Combined Project Increased Tax Value.

D. Other Combined Project Local Incentives:

1) The Town will cooperate with and provide reasonable assistance to the Company in applying for and procuring incentives, benefits, and grants legally available to it for economic development, job creation or otherwise, including, but not limited to, funding, incentives, benefits, and grants awarded by the North Carolina Department of Commerce and NCDOT.

2) Until the expiration of five (5) years after the date hereof, the Town hereby agrees to lobby or otherwise contact the General Assembly and request funding for a certain public infrastructure improvement relevant to the Site, i.e., a new interchange ramp on U.S. Highway 1. The Town agrees to use its advocacy efforts to attempt to identify funding for such public infrastructure in the area of the Site through a legislative

[2] This example uses the current *ad valorem* tax rate. The *ad valorem* tax rate is subject to change in accordance with applicable law.

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appropriation from the General Assembly and NCDOT. Nothing herein obligates the Town to allocate, expend, or otherwise become liable for any improvements on NCDOT roads or private property of the Company.

3) Industrial Utility Rate: The Company hereby is deemed qualified, and shall continue to qualify for the entire duration of its continued operation, for the Town's industrial utility rate as determined by the Town's annual budget for its operations physically located on the Site for the Combined Project's sewer, water and reuse water utilities

ARTICLE III
COMBINED PROJECT COMPANY and TOWN REQUIREMENTS

A. Incentive Payments

BIG Payments are payable by the Town prior to the Company's full performance of its material obligations hereunder, subject to the remedies and Clawback provisions set forth in Article IV.

B. Payment of Property Taxes / Disputes

If the Company, an Affiliate, or a lessor of property placed in service at the Site at the Company's request ("***Project Taxpayer***") is in default on its obligation to pay *ad valorem* taxes to the Town or Wake County, with respect to the Eligible Property, the Town will not be required to make a BIG Payment to the Company until the Project Taxpayer pays the amount of such *ad valorem* taxes it owes the Town, unless the Project Taxpayer is in a *bona fide* dispute with a governmental taxing authority as to the value of some or all of the Eligible Property. In the event there is a *bona fide* dispute with a governmental taxing authority the Town must continue to make BIG Payments to the Company based on the amount of tax paid by the Company. Upon resolution of the dispute, tax payments and BIG Payments shall be reconciled consistent with the resolution of the dispute. However, any dispute involving *ad valorem* taxes unrelated to any Eligible Property or other property utilized by the Company owed by another Person unrelated to the Company (except through a leasing contract) shall not trigger the Town's authority to suspend BIG Payments hereunder.

C. Combined Project Operation Commitment

Except in the case of (1) a Force Majeure Event, or (2) an unresolved Town Default, the Company shall maintain operations at the Combined Project Facility during such time as the Town is obligated to provide the respective Business Investment Grant to the Company (the "***Combined Project Operation Commitment***"). Notwithstanding anything to the contrary in this Agreement, a temporary shutdown of operations for less than six (6) months during the period of the Combined Project Operation Commitment for any reason shall not be considered a breach of the Apollo 11 Operation Commitment. In the event the Town elects to pursue a remedy, the Town's sole and exclusive remedy for the Company's violation of the Combined Project Operation Commitment shall be a loss of percentage of BIG Payments in any given year that the Company has not met the Combined Project

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Operation Commitment, calculated as follows: a quotient expressed as a percentage equal to: (i)(A) the amount of the applicable BIG Payment for such year divided by twelve (12); (B) *multiplied* by the number of months the Company did not satisfy the Combined Project Operation Commitment; (ii) *divided* by the total applicable BIG Payment for such year.

ARTICLE IV
REMEDIES & CLAWBACK PROVISION

A. Available Remedies

1) For purposes of this Agreement, a "***Town Default***" shall mean the Town's failure to timely perform or otherwise adhere to its obligations under this Agreement, subject to a thirty (30) day written notice and cure period to be afforded to the Town. Upon the occurrence of a Town Default, the Company: (i) without thereby waiving such Town Default, shall have the right to take all reasonable and necessary acts to perform any such obligation on behalf of the Town, at the Town's expense ("***Self-Help***"), and (ii) shall have all rights and remedies available in law or equity including, without limitation, the right to specifically enforce the terms of this Agreement at the Town's expense. All reasonable costs and expenses (including attorneys' fees) incurred by the Company in exercising Self-Help or otherwise enforcing the terms of this Agreement (collectively, "***Enforcement Costs***") shall be payable by the Town to the Company, on demand, and shall accrue interest from the time of such demand until payment at the applicable statutory rate. Furthermore, to the extent permitted by law, the Company shall have the right (but not the obligation) to offset any Enforcement Costs against any amounts otherwise due to the Town under this Agreement or otherwise. No right or remedy herein conferred upon or reserved to the Company is intended to be exclusive of any other right or remedy, and every right and remedy shall be cumulative and in addition to any other legal or equitable right or remedy given hereunder, or now or hereafter existing. No waiver by the Company of any provision of this Agreement shall be deemed to have been made unless expressly so made in writing by the Company expressly waiving such provision.

2) For purposes of this Agreement, a "***Company Default***" shall mean the Company's failure to timely perform or otherwise adhere to its obligations under this Agreement or other legally permissible development or permit criteria of the Town, subject to a thirty (30) day written notice and cure period to be afforded to the Company. No waiver by the Town of any provision of this Agreement shall be deemed to have been made unless expressly so made in writing by the Town Manager expressly waiving such provision. Upon the occurrence of a Company Default, the Town shall have the right to and may: (i) without thereby waiving such Company Default, withhold any BIG Payment or other payments to the Company until the Company cures its breach; (ii) collect any arrears and, if necessary, terminate the utility provision in the event of non-payment of utilities; (iii) enforce any regulatory action of the Town if necessary and which would otherwise be allowed under applicable law absent any agreement with the Company; and (iv) otherwise take any action reasonably necessary to enforce any law or ordinance the Town is required to enforce in the event of any action or omission by the Company in the ordinary course of enforcing laws

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and ordinances of the Town, state, or federal government in the same manner it would absent any agreement with the Company. Certain Company Default(s) shall entitle the Town to a "***Clawback***" of funds from the Company upon written notice thereof to the Company. Those Company Defaults requiring Clawback are expressly as follows:

(i) The Company's failure to complete or maintain the Investment Benchmark for a period of eight (8) years commencing with the first year the Company began receiving BIG Payments, shall result in a pro rata repayment by the Company of a percentage of all BIG Payments received determined as set out in subsection (ii) below (the "***Clawback Funds***"). No Clawback Funds shall be due solely because the *ad valorem* tax value of Eligible Property falls below the Investment Benchmark on account of a change in *ad valorem* tax value caused by a general reappraisal of real property in the Town.

(ii) The amount of Clawback Funds shall be determined by multiplying the total BIG Payments received by the Company by the percentage by which the *ad valorem* tax value of Eligible Property is below the Investment Benchmark at the expiration of such eight (8) year period. By way of example:

Example:

- *The Investment Benchmark equals $675,000,000.*
- *Ad valorem tax value of Eligible Property equals $550,000,000.*
- *The ad valorem tax value of Eligible Property is 18.52% below the Investment Benchmark (550,000,000 divided by 675,000,000 equals 81.48%).*
- *Total Big Payments made equals $4,000,000.*
- *Clawback Funds equals $740,800.00 or 18.52% of the total BIG Payments.* No BIG Payments will be made at any time the Company fails to achieve or maintain the Investment Benchmark. If in subsequent years the Company obtains or maintains the Investment Benchmark, Big Payments will resume and continue.

B. Concerning Remedies

Unless otherwise set forth in this Agreement, the remedies provided herein are nonexclusive. The exercise of a particular remedy does not preclude the exercise of any or all other available remedies herein except as provided herein. No delay in the exercise of a remedy shall constitute a waiver of that remedy. Nothing in this Agreement is intended to relieve a party from its common law duty to mitigate damages.

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ARTICLE V
OTHER PROVISIONS

A. Force Majeure

In the event of a Force Majeure Event, a Party will not be deemed to be in breach of this Agreement and the deadlines set forth in this Agreement shall be extended for the period of time during which the Force Majeure Event existed. A Force Majeure Event will pause a Party's performance obligation for the duration of the event but does not excuse it. Each Party will use commercially reasonable efforts to recommence performance of such obligations whenever and to whatever extent possible following the Force Majeure Event and will promptly notify the other Party by the most expedient method possible (to be confirmed in writing) and describing at a reasonable level of detail the circumstances causing the delay or failure to perform. All obligations of both Parties shall return to being in full force and effect upon the earlier to occur of (i) the passing of the Force Majeure Event. or (ii) the failure of the applicable Party to satisfy the conditions and/or perform its covenants under this Section. For the avoidance of doubt, mere non-performance of a single third-party does not constitute a Force Majeure Event.

B. Notice

All notices, demands and requests which may be given or which are required to be given by either Party to the other under this Agreement shall be in writing and shall be deemed effective: (i) immediately, upon receipt or first refusal to accept delivery, if via hand-delivery to the intended recipient; (ii) upon receipt or first refusal to accept delivery, if sent by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; or (iii) upon receipt or first refusal to accept delivery, if sent by a nationally recognized overnight delivery service, addressed to such Party at the address specified below. A copy of all notices shall also be sent via electronic mail at the addresses noted below. Any notice sent as required by this Section and refused by recipient shall be deemed delivered as of the date of such refusal. For purposes of this Section, the addresses of the Parties for all notices are as follows (unless changed by similar notice in writing given by the particular Person whose address is to be changed):

If to the Town:

Town of Holly Springs
Post Office Box 8
Holly Springs, North Carolina 27540-0008
Attention: Randy J. Harrington, Town Manager
Phone: (919) 557-3924
Email: randy.harrington@hollyspringsnc.gov

with a copy (which shall not constitute notice) to:

Town of Holly Springs
Post Office Box 8
Holly Springs, North Carolina 27540-0008

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Attention: John P. Schifano, Town Attorney
Phone: (919) 557-2917
Email: john.schifano@hollyspringsnc.gov

If to the Company: Genentech, Inc.
1 DNA Way, MS 49
South San Francisco, California 94080
Attention: Thomas B. Ruby, Assistant General Counsel
Email: ruby.thomas@gene.com

with a copy to (which shall not constitute notice):
Smith Anderson
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27602
Attention: James C. Wrenn, Jr.
Email: jwrenn@smithlaw.com

or to any such other addresses as may be specified by any party, from time to time, by prior written notification.

C. Adverse Change

The Parties acknowledge that the Project is mutually beneficial to both Parties to a degree that supports the substantial investment in the Project by each Party as outlined herein. The Project and the Combined Project Local Incentives are based on current laws, policies, regulations and commitments. If during the term of the Project, the benefits to the Parties as contemplated herein are materially adversely affected as a result of executive or legislative action, or administrative or judicial decision or interpretation of laws, policies or regulations of the State of North Carolina, the Parties agree to negotiate in good faith in an effort, if practicable, to amend, to the fullest extent permitted by law, the Project and the Combined Project Local Incentives so that each Party receives benefits substantially similar to the benefits that were contemplated herein prior to any such action, decision or interpretation, provided that in no case shall the Company be obligated to increase the scope of the Project.

D. Change in Law

In the event any Town ordinance, policy or regulation applicable to the Company adversely affects or impacts the effective operation of the Project, the Town shall promptly take all necessary action to amend such ordinance, policy or regulation to facilitate effective operation of the Project, so long as such amendment is not materially adverse to the interests of the Town or its citizens.

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E. Entire Agreement; Amendment; Construction

This Agreement, together with the Schedules and Exhibits attached hereto and all other agreements referred to herein or relating to the subject matter hereof, contains the entire agreement between the Parties as to the subject matter referenced herein, and supersedes all prior agreements, understandings or undertakings (whether oral, written, electronic or otherwise) between the Parties with respect to the subject matter hereof. No amendment may be made to this Agreement except with the prior written consent of all parties hereto. The section titles and headings herein are for convenience of reference only and do not define, modify or limit any of the terms and provisions hereof. Article, Section and Exhibit references herein are to Articles, Sections and Exhibits of this Agreement unless otherwise noted. The use of words "include" or "including" in this Agreement shall be by way of example rather than by limitation. The use of the words "or," "either" or "any" shall not be exclusive.

F. Representations and Warranties of the Parties

Each of the Parties, and each person executing this Agreement on behalf thereof, represent and warrant, as applicable, that (1) such Party or person has the full power and authority to enter into this Agreement and the agreements or instruments referred to herein, to execute them on behalf of the party indicated on the signature page thereof, and to perform the obligations hereunder and thereunder, (2) such Party is acting on its own behalf and on behalf of its successors and assigns, (3) this Agreement and the other agreements referenced herein are the valid and binding obligations of such Party, enforceable against it in accordance with their terms, (4) entering into this Agreement and the other agreements referenced herein does not conflict with any other agreements entered into by either Party, and (5) the execution, delivery and performance of this Agreement has been duly and validly authorized by all necessary corporate or governmental action on its part. The Town represents and warrants to the Company that: (a) this Agreement and the incentives contemplated hereunder have been pre-audited to ensure compliance with the budgetary accounting requirements (if any) that apply thereto, and (b) the Town shall use its best efforts to ensure that all necessary sums for the completion of such Combined Project Infrastructure shall be fully appropriated and allocated, and made available to the Company at the earliest opportunity. The Town Manager shall include in the Town Manager's recommended budget annually appropriations necessary to support the Town's obligations hereunder.

G. Release and Indemnification

1) The Company agrees to indemnify and hold harmless the Town, and its respective members, officers, directors, employees, agents and attorneys (hereinafter collectively referred to as "***Town Indemnified Parties***"), from any claims of third parties to the extent arising out of or any wrongful or negligent act or omission of the Company in connection with the performance of this Agreement except to the extent of one or more of the Town Indemnified Parties' negligence, willful misconduct, or unlawful acts or omissions. Without limiting the generality of the foregoing, the Company hereby releases the Town Indemnified Parties from, and agrees that such Town Indemnified Parties are not

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liable for, and agrees to indemnify and hold harmless the Town Indemnified Parties against, any and all liability or loss, cost or expense, including reasonable attorneys' fees, fines, penalties and civil judgments, resulting from or arising out of or in connection with or pertaining to, any loss or damage to property or any injury to or death of any person occurring in connection with or on or about the Combined Project Facility, or resulting from any defect in the fixtures, machinery, equipment, or other property used in connection with the Project or arising out of, pertaining to, or having any connection with, the Project or the financing thereof (other than financing incurred by or provided in connection with another government body (e.g., Wake County, North Carolina or the State of North Carolina)) to the extent arising out of the negligent acts or omissions of the Company or any of its agents, contractors, servants, employees, licensees, lessees, or assignees and not attributable to the negligence, willful misconduct or unlawful acts or omissions of a Town Indemnified Party. The Company acknowledges and agrees that each Town Indemnified Party is an express, third-party beneficiary of the Company's obligations under this paragraph. The obligation of the Company to indemnify the Town Indemnified Parties pursuant to this subsection shall terminate upon the termination of this Agreement. Notwithstanding any other provision in this Agreement, the Company will not be required to indemnify the Town Indemnified Parties for any settlements reached with respect to a third-party claim unless the Company has provided its prior written consent for such settlement, not to be unreasonably withheld. In case any claim or demand is at any time made, or action or proceeding is brought against any of the Town Indemnified Parties, the Town will give prompt written notice of the action or proceeding to the Company.

2) To the extent permitted by law, the Town agrees to indemnify and hold harmless the Company, and its respective shareholders, officers, directors, employees, agents and attorneys (hereinafter collectively referred to as "***Company Indemnified Parties***"), from any claims of third parties to the extent arising out of or any wrongful or negligent act or omission of, or breach of this Agreement by, the Town in connection with the performance of this Agreement. Without limiting the generality of the foregoing, the Town hereby releases the Company Indemnified Parties from, and agrees that such Company Indemnified Parties are not liable for, and agrees to indemnify and hold harmless the Town Indemnified Parties against, any and all liability or loss, cost or expense, including reasonable attorneys' fees, fines, penalties and civil judgments, resulting from or arising out of or in connection with or pertaining to, any loss or damage to property or any injury to or death of any person to the extent arising out of the negligent acts or omissions of, or breach of this Agreement by, the Town or any of its agents, contractors, employees or elected or appointed officials. The Town acknowledges and agrees that each Company Indemnified Party is an express, third-party beneficiary of the Town's obligations under this paragraph. The obligation of the Town to indemnify the Company Indemnified Parties pursuant to this subsection shall terminate upon the termination of this Agreement. Nothing in the foregoing shall constitute the purchase of insurance for purposes of effectuating a waiver of sovereign or governmental immunity. There are no thirdparty beneficiaries not specifically named to the Town's obligation in this paragraph or in this Agreement generally.

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H. Benefits of Agreement

This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns, and future Town Councils and staff.

I. Governing Law; Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina, without regard to any construction arising from the application of conflicts or choice of law principles, and without regard to any construction arising by virtue of the negotiation or the persons who drafted this Agreement. Any action or proceeding relating to this Agreement or its enforcement will be adjudicated in the Superior Court for the Tenth Judicial District of North Carolina or the United States District Court for the Eastern District of North Carolina. The Parties consent and submit to the jurisdiction and venue of those courts.

J. Severability; Incentives

If any court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, then (1) such holding shall not invalidate or render unenforceable any other provision of this Agreement, unless such provision is contingent on the invalidated provision; and (2) the remaining terms hereof shall, in such event, constitute the Parties' entire agreement. In the event any such provision is held to be invalid, illegal or unenforceable, the Parties hereto shall make their best efforts to agree on a provision in substitution for such invalid, illegal or unenforceable provision that is as near in economic benefit as possible to the provision found to be invalid, illegal or unenforceable. In the event that the validity, legality or enforceability of any Local Incentive or other assistance described or referred to herein as being offered or made available to the Company is challenged in any manner, the Town shall (a) promptly notify the Company in writing, (b) support the Company's efforts to participate in the defense of any challenge to the extent allowed by the court at the Company's own expense and with counsel of the Company's choosing, (c) vigorously defend such Local Incentive and other assistance from such challenge, (d) seek legislative remedies to retain or restore such Local Incentive and other assistance, and (e) pursue the offering of other Local Incentives and other assistance or benefits to the Company (including to the extent other discretionary funds or benefit programs are or may become available to the Town) in order that the Company may realize the economic and non-economic benefits of the Local Incentives and other assistance offered herein or made available hereby.

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K. Assignment

Except as otherwise provided for in this Section, no Party shall have the right to assign this Agreement or any portion hereof, or any of its respective rights or obligations hereunder, without the prior written consent of the other Party, which shall not be unreasonably withheld, conditioned or delayed; provided, however, such consent is not required for assignments by the Company to one or more Affiliates designated by the Company. The Company shall provide the Town written notice of an assignment to an Affiliate within ten (10) business days after such assignment.

L. Certificate of Authority

The Company or any assignee shall ensure a Certificate of Authority is filed with the North Carolina Office of the Secretary of State to transact business in the State of North Carolina as required by North Carolina law promptly after the execution of this Agreement.

M. Audit Right

The Town reserves the right to require that the Company provide to it a certified audit (at the Town's expense), or to perform upon thirty (30) business days' notice to the Company and during normal business hours an audit using the Town's staff, in order to confirm the Company's material compliance with this Agreement. Any such audit will occur no more than once per calendar year during any year with respect to which the Company receives a BIG Payment, will be limited in scope to the least amount of information necessary to confirm such compliance and shall be conducted in a manner to minimize disruptions to the Company's business operations, including being conducted remotely if feasible. To the fullest extent allowed by law, all of the Company's records provided to the Town shall (1) not be considered or deemed a public record, (2) be kept confidential (and the Town agrees to cause its employees, agents, auditors and other representatives, including any internal or external auditors, to keep such evidence confidential), (3) be "trade secrets" under N.C.G.S. §132-1.2 and will be marked as trade secrets, (4) to the fullest extent allowed by law be held as confidential information under N.C.G.S. §132-1.2 and other law. All such records shall remain the property of the Company to be returned after the Town's review and may be used by the Town only for audit purposes.

N. Annual Report

If at any time the Company's annual report is not publicly available online for review, the Company shall provide a copy thereof to the Town as soon as it becomes available to the Company, but in not later than six (6) months following the Company's Fiscal Year end.

O. Agreement to Cooperate

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the applicable

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Parties hereby agree to cooperate in defending such action; provided, however, each of the Parties shall retain the right to pursue its own independent legal defense.

P. Good Faith and Fair Dealing

Each party assumes a duty of good faith and fair dealing in the performance of its obligations and the enforcement of its rights under this Agreement. Unless specifically otherwise provided: (1) whenever a consent or approval is required from a party under this Agreement, the consent or approval shall not be unreasonably withheld, conditioned or delayed; and (2) whenever a party is required to make a determination under this Agreement, the determination shall be made reasonably, in good faith and without unreasonable delay.

Q. Specific Performance

The Parties agree that any Company obligations regarding job creation or investment are not subject to a requirement of specific performance as the only penalties for default in performance of any obligations provided for in this Agreement are contained herein.

R. Termination

1) This Agreement may be terminated by mutual written agreement by the Company and the Town.

2) The Company may terminate this Agreement at any time; provided, however, if the Company terminates this Agreement following receipt of any BIG Payments, then it may be subject to Clawback set forth in Article IV, Section (A)(2).

3) If not sooner terminated as set forth above, this Agreement terminates on December 31 of the year in which the Town makes its final BIG Payment to the Company required by this Agreement.

S. Future Grants

If at any time the Company anticipates an expansion of its operations in the Town beyond the scope currently planned for the Project, the Town will review such any expansion plans with the intent to provide additional economic development incentives to the Company but shall not have an obligation to provide any particular incentives to the Company in respect of such expansion.

T. Counterparts

This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts

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together shall constitute but one agreement. Delivery of an executed counterpart of a signature page of this Agreement by facsimile or other electronic transmission shall be effective as delivery of a manually executed original counterpart of this Agreement. The Parties agree that this Agreement may be electronically signed by one or more Parties. Any electronic signature used by a Party to sign this Agreement shall be treated the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limiting the foregoing, nothing in this Agreement shall be construed to require a Party to sign this Agreement by electronic signature.

U. Confidentiality

The Parties expressly acknowledge that the Town is an entity covered by N.C.G.S. Chapter 132, the Public Records Act, including, but not limited to, N.C.G.S. § 132-1 "Public records' defined," N.C.G.S. § 132-1.1 regarding "Confidential communications by legal counsel to public board or agency . . . ," N.C.G.S. § 132-6 "Inspection, examination and copies of public records," and N.C.G.S. § 132-1.2 "Confidential information" which incorporates certain definitions from N.C.G.S. § 66-152. Provided the Company complies with N.C.G.S. 132-1.2(1) regarding the designation of confidential or trade secret information and informs the Town Attorney in writing designating which documents are subject to the trade secret exemption, the Town will keep confidential and will not disclose or publish any of the Company's confidential information as defined in N.C.G.S. 132-1.2, will keep all records evidencing such trade secrets marked as "confidential trade secrets," and will keep all such records segregated in the Town's files. If the Town receives a request, subpoena or court order to disclose any information or records the Company or its representatives have provided or provide in the future relating to this Agreement, or the Project described in this Agreement, the Town will give the Company prompt written notice of the request, subpoena or court order and will discuss any proposed disclosure of such information or records with the Company (and, to the extent possible, give the Company the opportunity to contest any disclosure of information or records the Company believes should not be disclosed) before making any such disclosure. The Company agrees that the Town shall not be liable for any damages associated with the disclosure or any information that is a public record or when the Town's disclosure is pursuant to the order of a court of competent jurisdiction.

[Remainder of Page Intentionally Blank]

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IN WITNESS WHEREOF, the parties hereto have caused this Amended and Restated Economic Development Agreement to be executed as of the date and year first above written.

ATTEST:

_____
Name.
Title:

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

By:_____
Name:
Title:

GENENTECH, INC., a Delaware corporation

By:_____
Name: Matteo Pietra
Title: Chief Financial Officer

Certified as to Legal Sufficiency:

ATTEST:

_____
Name: John P. Schifano
Title: Town Attorney, Town of Holly Springs

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

_____
Tina Stroupe
Finance Director, Town of Holly Springs

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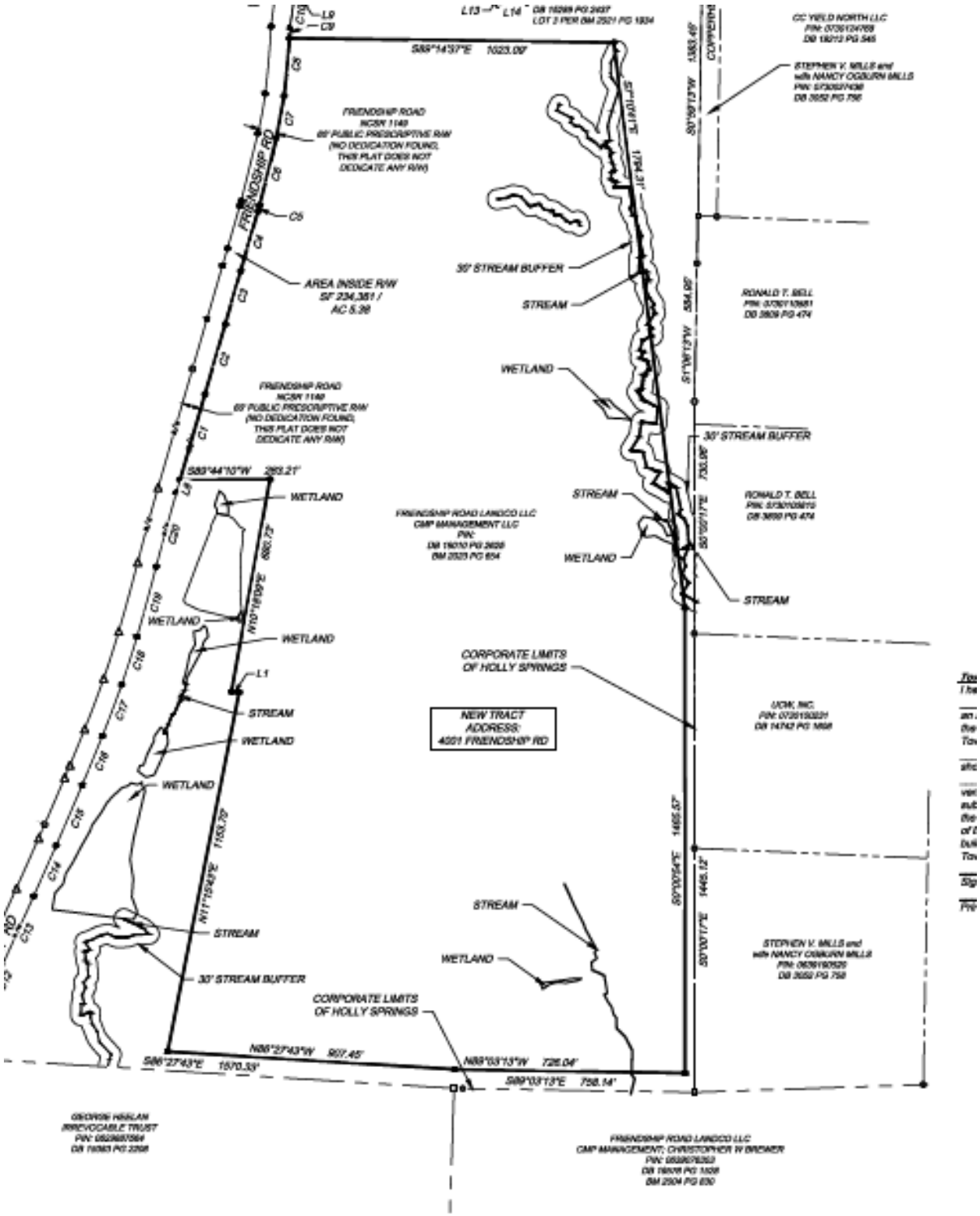
EXHIBIT A

Combined Project SITE

[Attached]

DRAFT



FRIENDSHIP RD
FRIENDSHIP ROAD
NCSR 1149
60' PUBLIC PRESCRIPTIVE R/W
(NO DEDICATION FOUND,
THIS PLAT DOES NOT
DEDICATE ANY R/W)
AREA INSIDE R/W
SF 234,381 /
AC 5.38
30' STREAM BUFFER
STREAM
WETLAND
CORPORATE LIMITS
OF HOLLY SPRINGS
NEW TRACT
ADDRESS:
4001 FRIENDSHIP RD
CC YIELD NORTH LLC
STEPHEN V. MILLS and
wife NANCY OGBURN MILLS
RONALD T. BELL
FRIENDSHIP ROAD LANDCO LLC
CMP MANAGEMENT LLC
GEORGE HEELAN
IRREVOCABLE TRUST
FRIENDSHIP ROAD LANDCO LLC
CMP MANAGEMENT; CHRISTOPHER W BREWER

EXHIBIT B

EXPEDITED STAFF REVIEW – CONSTRUCTION SCHEDULE

Town of Holly Springs

CUSTOMIZED DEVELOPMENT REVIEW SCHEDULE

Project Apollo 11 (Genentech) - July 24, 2025

Expected Date	Development Plan / Civil Construction Drawings			
Monday, June 16, 2025	Scheduled As Needed		Initial Introduction/ Kick-Off Meeting (Town Staff & Project Design Professional Team)	
Thursday, August 7, 2025			Sketch Plan Meeting / Natural Resource Inventory Submittal Deadline (Town Staff & Project Design Professional Team)	
Friday, August 15, 2025	Day 0	Friday	Joint Development Plan/Civil Construction Drawing Submittal Deadline [1] (Submittal due by Noon)	Project Start Date Submit Date
Wednesday, September 3, 2025	Day 19	Wednesday *	Town to complete 1st review Comments Sent to Project Design Professional Team	
Thursday, September 4, 2025	Day 20	Thursday *	Developer's Conference - Staff/Applicant Comment Review mtg	
Friday, September 19, 2025	Day 35	Friday	2nd Review Plans Due [2] (Submittal by Noon)	
Tuesday, September 23, 2025	Day 39	Tuesday	Development Review Committee - Official Action for DP *Development Plan reviewed by DRC so long as EDA is approved by TC	Development Plan Approval days: 39
Tuesday, October 7, 2025	Day 53	Tuesday	2nd Review Comments Sent to Project Design Professional Team	
Wednesday, October 8, 2025	Day 54	Wednesday	Developer's Conference - Staff/Applicant Comment Review mtg	
Friday, October 24, 2025	Day 70	Friday	3rd Review Plans Due [3] (Submittal by Noon)	
Tuesday, November 4, 2025	Day 81	Tuesday	3rd Review Comments Sent to Project Design Professional Team	
Wednesday, November 5, 2025	Day 82	Wednesday	Developer's Conference - Staff/Applicant Comment Review mtg	
Friday, November 14, 2025	Day 91	Friday	Final Plans Due	
Wednesday, December 3, 2025	Day 110	Wednesday	*Pre-construction Meeting Held, Fees Paid [4] (Town Staff & Project Design Professional Team and Contractors)	Civil CD Approval days: 111
Thursday, December 4, 2025	Day 111	Thursday	Begin Construction	
	Building Permit(s) (concurrent with Civil CD Review)			
	As Needed			
Friday, September 19, 2025	Day 35		Building Permit(s) Submittal (Preferably after 2nd Review Civil CD's are submitted)	Submit Date
Thursday, December 4, 2025	Day 111		Expected Building Permit issuance unless additional reviews required. Any additional review comments are due plus 2 weeks from submittal date until approval is obtained. NOTE: Building permit cannot be issued prior to the Environmental Development Permit or NCDEQ Grading Permit approval issued concurrent with Civil CD.	Building Permit Approval days: 111 from Day 0

Notes

This schedule assumes 1 full package for Civil Construction Drawings with any offsite infrastructure included.

[1] Timbering and Grading Plans are subject to NCDEQ reivew and approval.

[2] Resubmittal can be submitted sooner by design team with coordination with staff.

[3] Additional reviews can be added here or move to Final Plan Submittal if all comments are addressed

[4] Utility Permits (potable water, wastewater, reclaimed water), grading plan approval and driveway permits must be submitted and approved by the appropriate external agency prior to holding a Pre-Construction Meeting

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EXHIBIT C

REQUIRED LICENSES, PERMITS AND APPROVALS (INCLUDING COSTS THEREOF)

Apollo 11 Permit Matrix

Permit Type/Description	Agency	Responsible	Notes
Timbering Permit	Local	**Developer**	
Mass Grading Permit	Local	**Developer**	
Erosion and Sediment Control Plan	Local	**Developer**	
Erosion and Sediment Control Plan	Local/State	**CM**	
Blasting Permit	Local	**Developer/CM/Genentech**	If required. Per PSA 9.2 (b), Developer potentially owes some disposal of rock, otherwise Genentech/CM responsibility
Development/Site Plan Permit (DPD)	Local	**JEG/Genentech**	Multiple review rounds anticipated. Need to confirm durations with city
Construction Document Approval (CD)	Local	**JEG/Genentech**	Multiple review rounds anticipated. Need to confirm durations with city
Building Permit (By Building/Area?)			To confirm if separate permit required per building.
Foundation Permit	Local	**CM**	Additional permits may be required if any soil mitigation is required. Pending geotech report
Steel Permit	Local	**CM**	
Core & Shell Permit	Local	**CM**	
Core & Shell Life Safety Permit	Local	**CM**	Confirm if required based on permitting plan
Fitout Permit	Local	**CM**	
Grading Permit (Finish)	Local	**CM**	
Water Extension Permit	Local	**Developer**	Connection by developer to SW corner of property. Routing onsite by CM. May encompas temporary and perminant utilities
Sewer Extension Permit	Local	**Developer**	Connection by developer to SW corner of property. Routing onsite by CM. May encompas temporary and perminant utilities
Air Permit - Permit to Construct	State	**JEG/Genentech**	Required for foundations for CUB/Egen/Cooling towers.
Air Permit - Permit to Operate	State	**JEG/Genentech**	
Temporary Utilities Permit	Local	**CM**	For temporary construction utilities. May include with perminant utility permit
Temporary Facilities Permit	Local	**CM**	For construction trailers and temporary structures such as break tents
Industrial Waste	Local/State	**JEG/Genentech**	Needed for substantial completion
Nationwide Permit (ACOE- Wetlands)	Federal/State?	**JEG/Genentech**	Need to confirm type of permit, duration, and/or if federal vs state regulated
NCDOT Driveway Permit	State	**JEG/Genentech**	Confirm by developer or if separate permit is required
NCDOT Temporary Driveway Permit	State	**JEG/Genentech**	Confirm by developer or if separate permit is required
Other Potential Permits			
Sign Permit	Local	**CM**	Confirm if required.
NCDOT 3-Party Encroachment Permit	State	**JEG/Genentech**	Confirm by developer
NCDOT Roadway Widening Permit	State	**JEG/Genentech**	Confirm by developer
Reclaimed Water	Local/State	**JEG/Genentech**	Not anticipated to be required
401/404 Permit Support	State and Federal	**JEG/Genentech**	Currently assuming no wetlands disturbance

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

Public Hearings
Title: Voluntary Annexation A25-08 Twin Springs - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Open the public hearing and continue it to the March 17, 2026 Town Council Meeting.

Explanation:

- The Town has received a petition for voluntary annexation of 44.1037 +/- acres.
- The property is located at 5801 Duncan Cook Road and is owned by Duncan Cook Holdings LLC.
- The majority of the property is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits. A small portion of the property is in Wake County jurisdiction only and not in the ETJ.
- The annexation must occur prior to consideration of the Twin Springs rezoning for the portion of the site in Wake County jurisdiction.
- The applicant has delayed Town Council consideration of the rezoning, initially intended to occur on February 17th.
- Town Council will open the public hearing and continue it to March 17, 2026, to align with the expected date for consideration of the rezoning.

Background:

- The property is contiguous with Town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- Annexation requires a two-step process with the first action being a determination of sufficiency and a second action being a public hearing.
- The Resolution of Sufficiency was adopted on January 20, 2026.

Funding Source(s):
N/A

Attachment(s):
1. A25-08 Map
2. 26-03 Resolution of sufficiency A25-08
3. A25-08 - 5801 Duncan Cook Rd - Ordinance - Draft

Annexation Information

Annexation Number

A25-08

Total Acres

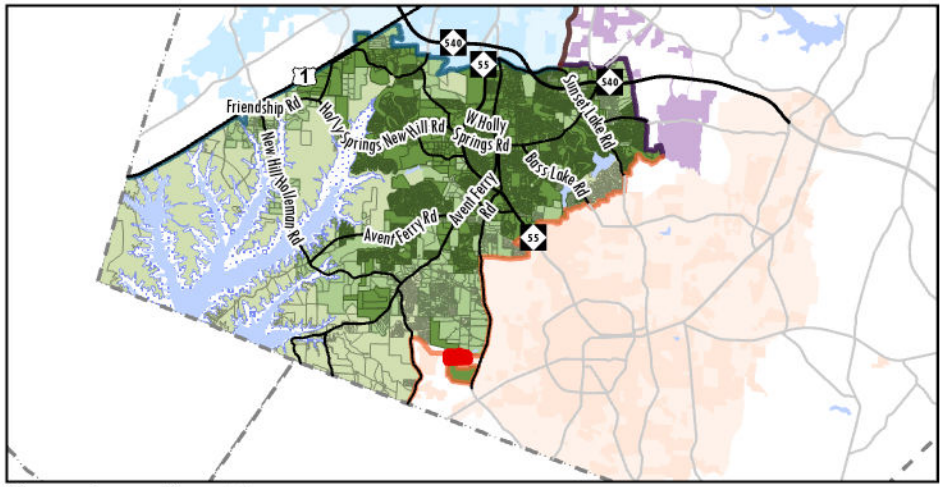
44.1037 +/- | Deed Acres

Property Address

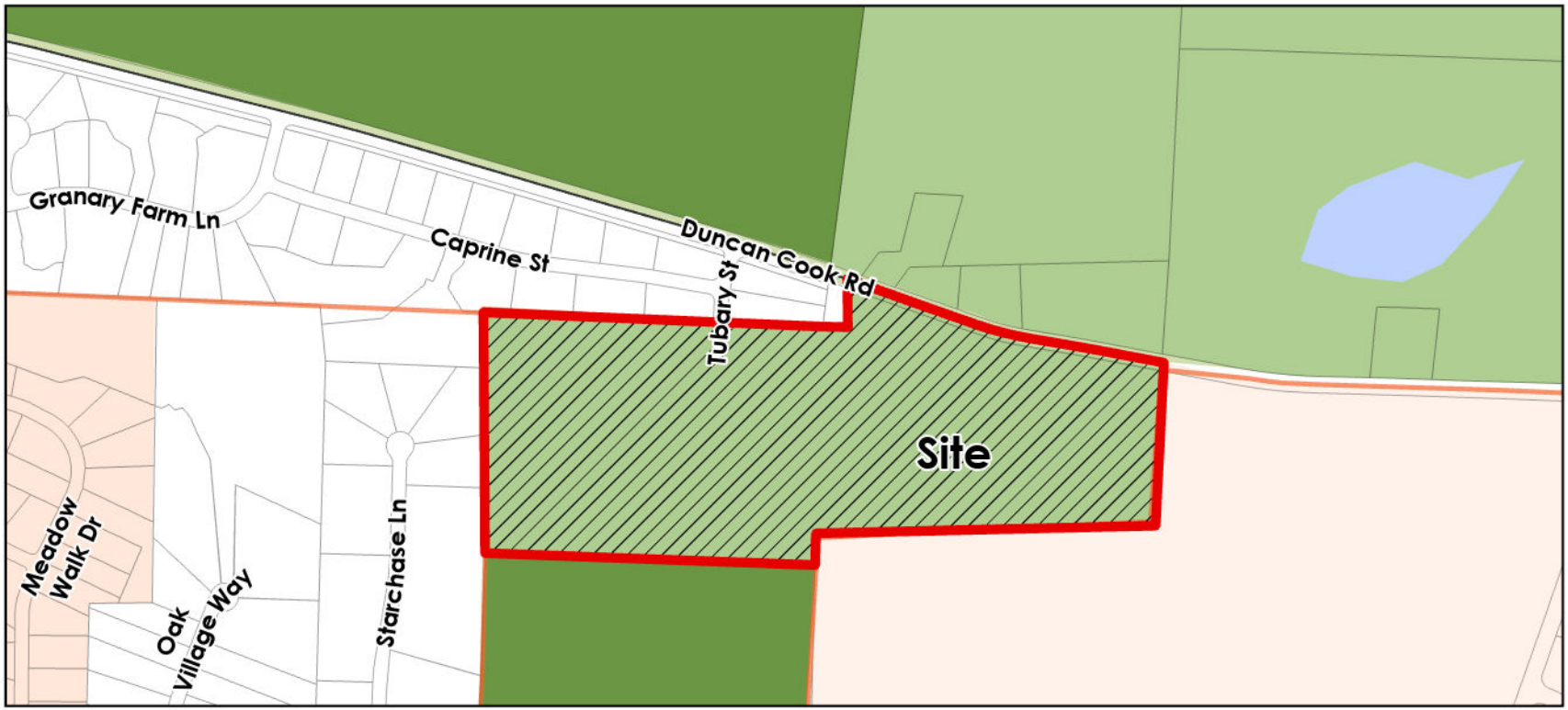
5801 Duncan Cook Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits | ETJ

Apex
Town Limits | ETJ

Fuquay-Varina
Town Limits | ETJ

Cary
Town Limits | ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris Lake

Future Lake Level

Parcels

Resolution No. 26-03
Date Adopted: January 20, 2026
Annexation No.: A25-08

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

BEGINNING AT AN EXISTING AXLE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 12 AS SHOWN ON BOOK OF MAPS 2025, PAGES 215-222, WAKE COUNTY REGISTRY, AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19879, PAGE 2680, WAKE COUNTY REGISTRY; AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 668296.00 FEET E: 2044544.82 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 07°22'54"E A DISTANCE OF 194.47 FEET TO A POINT LOCATED IN THE CENTERLINE OF DUNCAN COOK ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 70°55'20"E A DISTANCE OF 39.07 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 41.57 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 6.40 FEET TO A POINT; THENCE S 70°23'25"E A DISTANCE OF 51.08 FEET TO A POINT; THENCE S 70°29'03"E A DISTANCE OF 53.16 FEET TO A POINT; THENCE S 70°21'41"E A DISTANCE OF 50.95 FEET TO A POINT; THENCE S 70°12'10"E A DISTANCE OF 51.11 FEET TO A POINT; THENCE S 70°22'09"E A DISTANCE OF 51.20 FEET TO A POINT; THENCE S 70°33'12"E A DISTANCE OF 53.33 FEET TO A POINT; THENCE S 70°35'54"E A DISTANCE OF 52.00 FEET TO A POINT; THENCE S 70°50'12"E A DISTANCE OF 53.30 FEET TO A POINT; THENCE S 70°39'38"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 71°54'16"E A DISTANCE OF 54.44 FEET TO A POINT; THENCE S 74°37'43"E A DISTANCE OF 51.25 FEET TO A POINT; THENCE S 77°19'41"E A DISTANCE OF 52.85 FEET TO A POINT; THENCE S 79°12'23"E A DISTANCE OF 50.22 FEET TO A POINT; THENCE S 80°02'41"E A DISTANCE OF 50.81 FEET TO A POINT; THENCE S 80°29'45"E A DISTANCE OF 51.39 FEET TO A POINT; THENCE S 80°07'41"E A DISTANCE OF 54.31 FEET TO A POINT; THENCE S 80°04'19"E A DISTANCE OF 55.67 FEET TO A POINT; THENCE S 79°38'55"E A DISTANCE OF 51.48 FEET TO A POINT; THENCE S

79°02'49"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 79°06'35"E A DISTANCE OF 50.92 FEET TO A POINT; THENCE S 79°31'16"E A DISTANCE OF 47.66 FEET TO A POINT; THENCE S 79°10'40"E A DISTANCE OF 49.72 FEET TO A POINT; THENCE S 79°22'53"E A DISTANCE OF 13.92 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 02°56'08"W A DISTANCE OF 30.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF DUNCAN COOK ROAD AND BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY T.M. ADCOCK FAMILY LLC AS RECORDED IN DEED BOOK 6377, PAGE 844, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 35.42 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19986, PAGE 585, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 518.00 FEET TO A POINT; THENCE S 88°42'00"W A DISTANCE OF 1,214.39 FEET TO A POINT; THENCE S 01°27'52"W A DISTANCE OF 113.50 FEET TO AN EXISTING CONCRETE MONUMENT (BENT) AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY TOLL SOUTHEAST BUILDING INC AS RECORDED IN DEED BOOK 19994, PAGE 2465, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE N 87°55'09"W A DISTANCE OF 1,181.11 FEET TO AN EXISTING AXLE AND BEING THE EASTERN PROPERTY CORNER OF LOT 21 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE LEAVING SAID NORTHERN PROPERTY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 00°20'17"W A DISTANCE OF 232.20 FEET AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 20 AS SHOWN ON BOOK OF MAPS 1990, PAGE 1218, WAKE COUNTY REGISTRY; THENCE N 00°22'36"W A DISTANCE OF 190.01 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 19 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE N 00°22'48"W A DISTANCE OF 240.00 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 47 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE N 00°26'26"W A DISTANCE OF 199.04 FEET TO AN EXISTING IRON PIPE (BENT) AND BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LOT 16 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE S 87°35'26"E A DISTANCE OF 1,214.20 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1037 ACRES.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, February 17, 2026.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the

date of the public hearing.

Adopted this, the 20th day of January 2026.

ATTEST:

Michael D. Kondratick, Mayor

Linda C. McKinney, Town Clerk

Annexation Ordinance No.: **A25-08**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of February, 2026.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2026, Page ____ in the Wake County Register of Deeds office and described as follows:

BEGINNING AT AN EXISTING AXLE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 12 AS SHOWN ON BOOK OF MAPS 2025, PAGES 215-222, WAKE COUNTY REGISTRY, AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19879, PAGE 2680, WAKE COUNTY REGISTRY; AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 668296.00 FEET E: 2044544.82 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 07°22'54"E A DISTANCE OF 194.47 FEET TO A POINT LOCATED IN THE CENTERLINE OF DUNCAN COOK ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 70°55'20"E A DISTANCE OF 39.07 FEET TO A POINT;

THENCE S 70°19'21"E A DISTANCE OF 41.57 FEET TO A POINT; THENCE S 70°19'21"E A DISTANCE OF 6.40 FEET TO A POINT; THENCE S 70°23'25"E A DISTANCE OF 51.08 FEET TO A POINT; THENCE S 70°29'03"E A DISTANCE OF 53.16 FEET TO A POINT; THENCE S 70°21'41"E A DISTANCE OF 50.95 FEET TO A POINT; THENCE S 70°12'10"E A DISTANCE OF 51.11 FEET TO A POINT; THENCE S 70°22'09"E A DISTANCE OF 51.20 FEET TO A POINT; THENCE S 70°33'12"E A DISTANCE OF 53.33 FEET TO A POINT; THENCE S 70°35'54"E A DISTANCE OF 52.00 FEET TO A POINT; THENCE S 70°50'12"E A DISTANCE OF 53.30 FEET TO A POINT; THENCE S 70°39'38"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 71°54'16"E A DISTANCE OF 54.44 FEET TO A POINT; THENCE S 74°37'43"E A DISTANCE OF 51.25 FEET TO A POINT; THENCE S 77°19'41"E A DISTANCE OF 52.85 FEET TO A POINT; THENCE S 79°12'23"E A DISTANCE OF 50.22 FEET TO A POINT; THENCE S 80°02'41"E A DISTANCE OF 50.81 FEET TO A POINT; THENCE S 80°29'45"E A DISTANCE OF 51.39 FEET TO A POINT; THENCE S 80°07'41"E A DISTANCE OF 54.31 FEET TO A POINT; THENCE S 80°04'19"E A DISTANCE OF 55.67 FEET TO A POINT; THENCE S 79°38'55"E A DISTANCE OF 51.48 FEET TO A POINT; THENCE S 79°02'49"E A DISTANCE OF 51.62 FEET TO A POINT; THENCE S 79°06'35"E A DISTANCE OF 50.92 FEET TO A POINT; THENCE S 79°31'16"E A DISTANCE OF 47.66 FEET TO A POINT; THENCE S 79°10'40"E A DISTANCE OF 49.72 FEET TO A POINT; THENCE S 79°22'53"E A DISTANCE OF 13.92 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 02°56'08"W A DISTANCE OF 30.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF DUNCAN COOK ROAD AND BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY T.M. ADCOCK FAMILY LLC AS RECORDED IN DEED BOOK 6377, PAGE 844, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 35.42 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DUNCAN COOK HOLDINGS LLC AS RECORDED IN DEED BOOK 19986, PAGE 585, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID WESTERN PROPERTY LINE S 02°56'08"W A DISTANCE OF 518.00 FEET TO A POINT; THENCE S 88°42'00"W A DISTANCE OF 1,214.39 FEET TO A POINT; THENCE S 01°27'52"W A DISTANCE OF 113.50 FEET TO AN EXISTING CONCRETE MONUMENT (BENT) AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY TOLL SOUTHEAST BUILDING INC AS RECORDED IN DEED BOOK 19994, PAGE 2465, WAKE COUNTY REGISTRY; THENCE LEAVING SAID PROPERTY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE N 87°55'09"W A DISTANCE OF 1,181.11 FEET TO AN EXISTING AXLE AND BEING THE EASTERN PROPERTY CORNER OF LOT 21 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE LEAVING SAID NORTHERN PROPERTY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 00°20'17"W A DISTANCE OF 232.20 FEET AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 20 AS SHOWN ON BOOK OF MAPS 1990, PAGE 1218, WAKE COUNTY REGISTRY; THENCE N 00°22'36"W A DISTANCE OF 190.01 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 19 AS SHOWN ON BOOK OF MAPS 1988, PAGE 396, WAKE COUNTY REGISTRY; THENCE N 00°22'48"W A DISTANCE OF 240.00 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 47 AS SHOWN ON BOOK OF MAPS 2025, PAGE 215-222, WAKE COUNTY REGISTRY; THENCE N 00°26'26"W A DISTANCE OF 199.04 FEET TO AN EXISTING IRON PIPE (BENT) AND BEING LOCATED ON THE SOUTHERN

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Adopted this, the 17th day of February, 2026.

ATTEST TO:

_____ _____

Linda C. McKinney, Town Clerk Michael D. Kondratick, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held February 17, 2026, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of February, 2026.

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 22.

New Business
Title: Rezoning and Development Agreement for 24-REZ-07 Mira Ridge
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Ordinance RZ26-01 to adopt the Plan Consistency Statement, Statement of Resonableness, and approve / deny / defer Rezoning 24-REZ-07 Mira Ridge.
- Approve / deny / defer Utility Allocation Request for Mira Ridge.
- Approve / deny / defer Development Agreement.

Explanation:

- The Town has received a Conditional District Rezoning Option 1 request to rezone the property from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District to allow for a 42-dwelling unit conventional Subdivision.
- Option 1 Conditional District Rezoning allows the applicant to combine the Major Subdivision with the rezoning application in order to provide the Town Council and public with specific development proposal information while also providing a faster process for the applicant. If approved, this option allows the applicant to submit construction drawings for the project (an administrative process).
- The proposed rezoning area consists of 21.62 acres located at 3020 Avent Ferry Road adjacent to the Lochridge subdivision.
- The proposed subdivision will have a density of 1.9 units an acre with an average lot size of 10,000 sq. ft.
- The rezoning as proposed is inconsistent with the Comprehensive Plan, however, the applicant is requesting a change to the Future Land Use Map designation from Conservation Subdivision to Residential Neighborhood to develop a neighborhood consistent with the adjacent Lochridge Subdivision.
- A draft Development Agreement is also included, outlining commitments to adhere to the Town's Water Resource Management Policy.

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

- Staff acknowledges an inconsistency with the Comprehensive Plan designation of Conservation Neighborhood, however, finds the requested rezoning to be reasonable and in the public interest due to the compatibility with the adjacent uses.

Town Council Public Hearing

- The public hearing was held on May 20, 2025. A link to the public hearing video is included in the staff report.
- During the Public Hearing, the applicant received feedback from residents and Town Council regarding the original proposed development being inconsistent with the neighboring Lochridge subdivision from a density, lot size, and design perspective. As a result, the applicant has amended their application to address the noted concerns.

Changes made following the Public Hearing

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

Planning Board Recommendation: Deny (7-2)
A summary of the Planning Board discussion is in the staff report *(Note: This Report is a separate attachment from the Staff Report).* The Planning Board adopted the following consistency statement: *The requested zone map change from RR Rural Residential to SR-CD Suburban Residential Conditional District is inconsistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Conservation Neighborhood and the Suburban Residential District does not include the conservation of 30-50% of the buildable land on site for a permanent open space, protecting environmental features, tree stands or outstanding viewsheds.*

Changes made following the Planning Board Meeting

- The applicant has further reduced the number of lots by 1, increased the buffer between the existing Lochridge Subdivision and the proposed subdivision to 20 feet, increased the total open space provided, and revised the side setbacks to 6 feet to be more consistent with the adjacent Lochridge Subdivision.
- Additionally, the applicant has proposed a commitment within the Development Agreement regarding that the project shall not be a "build to rent" neighborhood. (See Article 2, Section 7.a of the Development Agreement).

Background:

- In accordance with the Legislative decision process, consideration of this rezoning has taken place on the following schedule:
    - Tuesday, May 20, 2025 - Town Council Public Hearing
    - Tuesday, January 26, 2026 - Planning Board review and recommendation
    - Tuesday, February 17, 2026 - Town Council consideration and decision
- This parcel was rezoned in 2022 from R:30 Residential to RR Rural Residential as a part of the Town-wide adoption of the Unified Development Ordinance.

Funding Source(s):

N/A

Attachment(s):

1. 24REZ07_MiraRidge_StaffReport_TC
2. 24REZ07_PlanningBoardActionReport
3. 24REZ07_RezoningOrdinance
4. 24REZ07_WakeCountyLetter_Mira Ridge (1)
5. 24REZ07_Application
6. 24REZ07_Planset
7. Mira Ridge DA_ TOWN COUNCIL VERSION

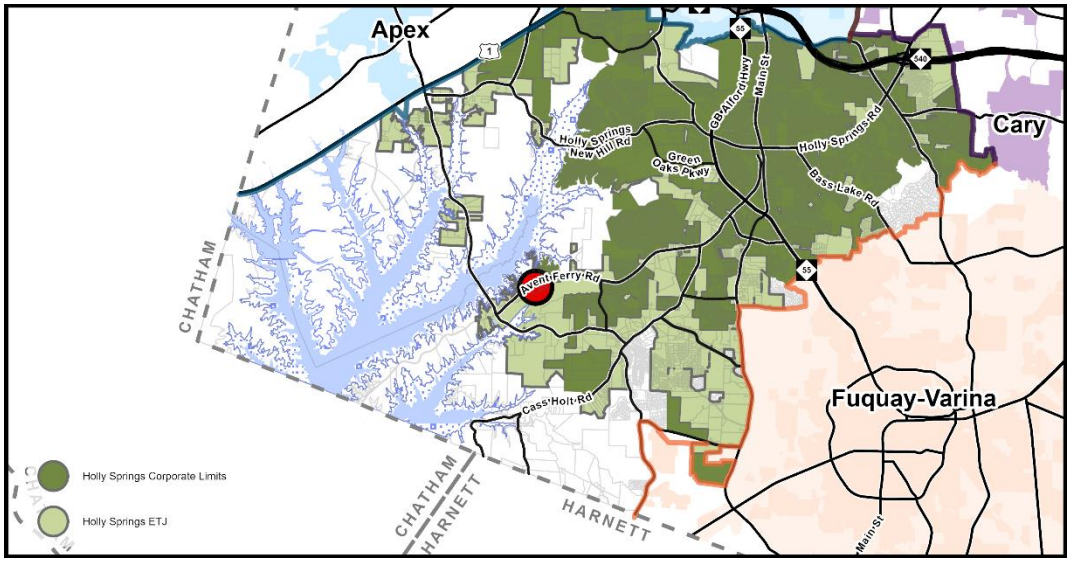
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

Concurrent Applications:
☒ CPA

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

Property Address: 3020 Avent Ferry Rd.

Property Area: 21.62 ac.



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

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

Requested Action:
Legislative Decision: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal and make a determination on whether or not to approve the policy or modification.

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Case Summary

Current Zoning:
RR Rural Residential
☐ Conditional Zoning District

Proposed Zoning:
SR Suburban Residential
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Conservation Neighborhood

Staff Analysis:

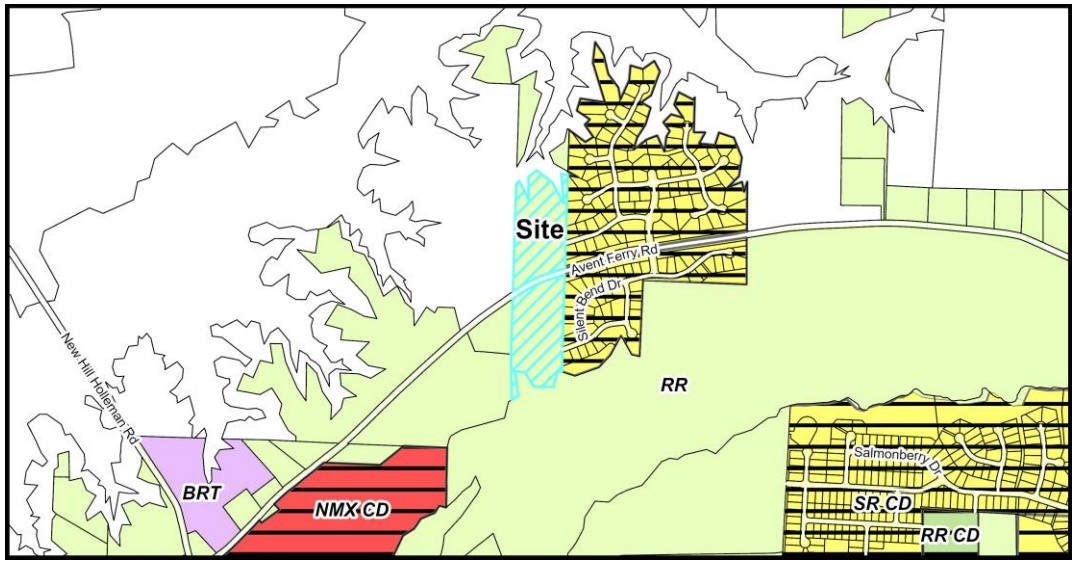
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

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



Current Zoning Map

Adjacent Property Current Zoning Information

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

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
Original Zoning: R-30
Approved Zoning: RR Rural Residential
Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Conservation Neighborhood

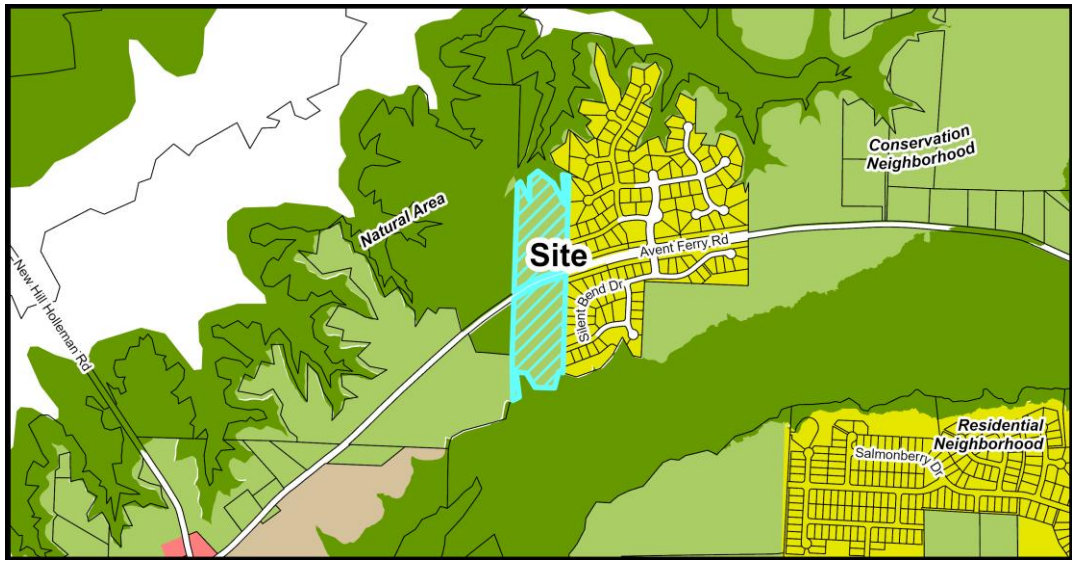
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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

Key Characteristics of a Conservation Neighborhood

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

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Land Use & Character Staff Analysis:

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

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

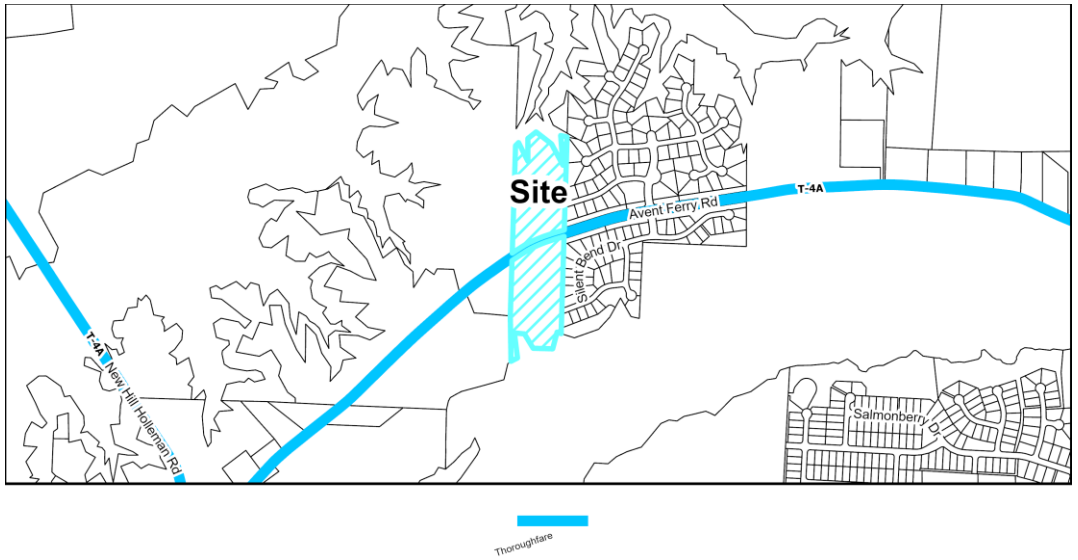
Although inconsistent with the Character Area designation, the applicant is requesting a change the Character Area Designation from Conservation Neighborhood to Residential Neighborhood in order to develop a neighborhood that is more compatible with the adjacent Lochridge Neighborhood. Staff's analysis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

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Avent Ferry Road. Since this project is proposing to develop on both sides, the project will construct the full cross-section.

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

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

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

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

Avent Ferry Road and Site Access 1:

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

Frontage Widening along Avent Ferry Road:

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

Transportation Staff Analysis:

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

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

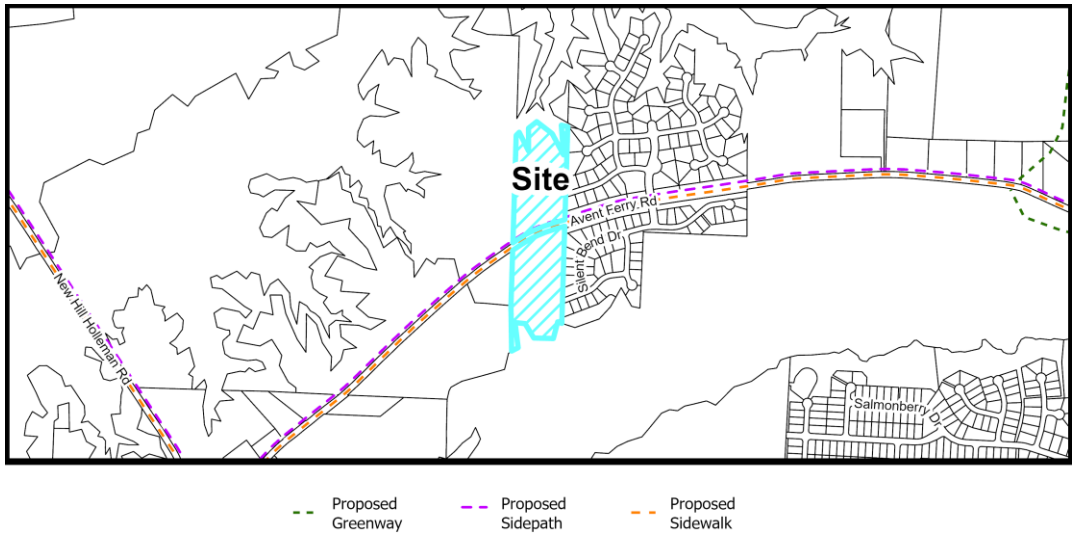
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

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

Parks, Recreation, & Greenways Summary

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

Parks, Recreation, & Greenways Staff Analysis:

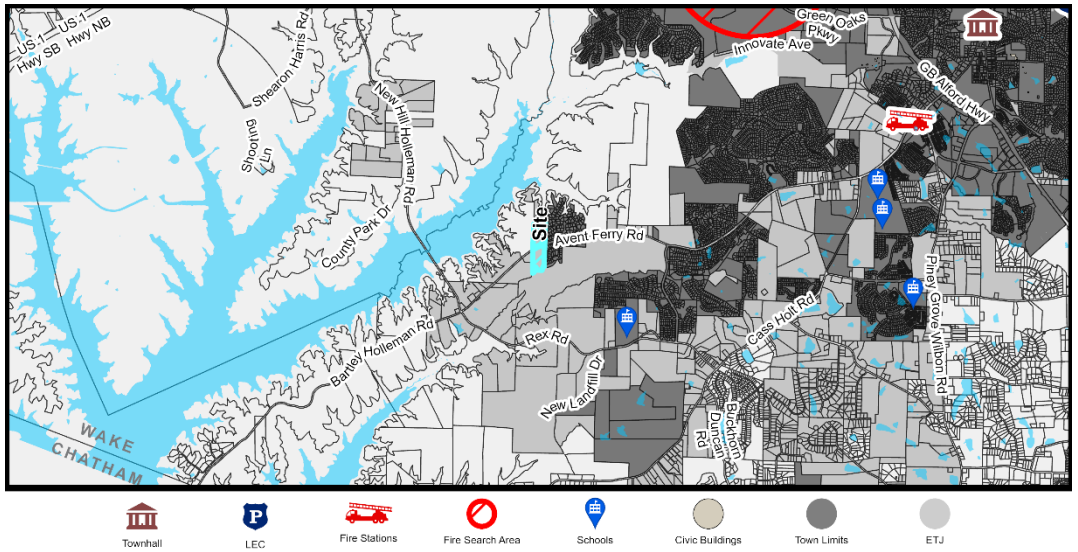
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☐ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

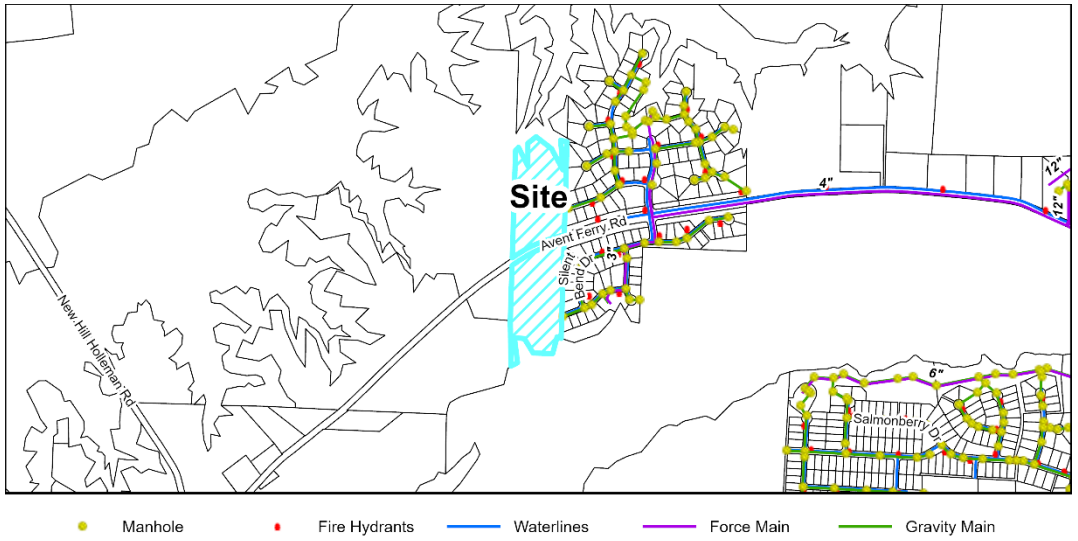
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map under the Comprehensive Plan in place at the time of application. The site is within the new plan's facility map for Station #5. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to extend Municipal Water across the property's frontage of Avent Ferry Road and throughout the project site to serve the proposed development. The waterline extension will be installed by the developer in accordance with Towns Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of this project.

Sanitary Sewer:

This project is required to extend Municipal Sewer to serve the proposed development. Sewer is proposed to tie into the existing gravity sewer manhole stubbed along the property line with the development of the Lochridge subdivision. A downstream sewer study, including a pump station capacity analysis for the two existing pump stations, was completed and concluded that the existing pump stations have adequate capacity to serve the Mira Ridge Development.

Reclaim:

This project is outside of the reclaimed service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first is Public Infrastructure Improvements, which includes the construction of vegetated stormwater wetlands as an alternative to wet ponds. The second is Open Space and Tree Preservation, with a commitment to preserve 10% of the specimen trees on the site.

Utility Allocation Summary

Priority Level: Priority Level # 2
Allocation Assignment: Residential
Allocation Requested: # 15,300 GPD

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

Infrastructure & Utility Staff Analysis:

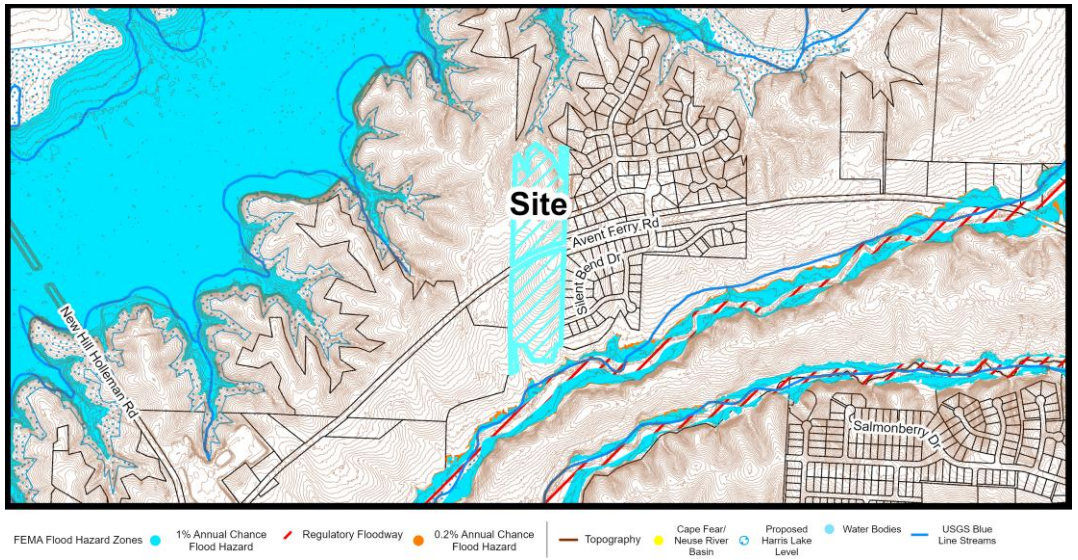
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sanitary sewer are consistent with the UDO. The allocation elements selected and committed by the applicant are consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**6.49 ac.**
Tree Preservation Area	4.23 ac.
Active Recreation Area	1.13 ac.
Urban Civic Space	N/A
Flexible Space	1.13 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 8.77 acres of private open space on site, including 4.72 acres of tree preservation and play area pocket parks (1.32 acres). Additionally, the application is utilizing half of the Stormwater Control Measure (SCM) towards the open space requirement which is allowable with the UDO; walking trails are provided around the SCMs. The majority of the site and open space areas are improved. The project does not meet the requirement of the Comprehensive Plan to preserve 30-50% of the buildable land.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

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

While the project is proposing 37% open space in line with the UDO requirement for a Conservation Subdivision, the intent of preserving buildable land in line with the Character Area Designation of Conservation Neighborhood has not been met. The proposed change to Character Area Designation to Residential Neighborhood would make the open space that is proposed consistent with the UDO and Comprehensive Plan.

Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District & Development Standards Summary

Development Standards (UDO Section 2):

Density	UDO Standard	Proposed Standard
Number of Dwelling Units	86	42
Maximum Density	4 w/CD	2

Building Placement	UDO Standard	Proposed Standard
Side - Interior	10'	6'

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

Landscaping (UDO Section 5):

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

Conditional Zoning District Standards Staff Analysis

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

The applicant previously proposed development containing small lots with an average lot size of 5,500 sq ft, with the smallest lots being approximately 4,900 sq ft and the largest approximately 8,900 sq ft. The proposed density of this development was 2.8 units an acre. During the Public Hearing, the applicant received feedback that the proposed development was too dense and inconsistent with the surrounding developments. Since this Public Hearing, the applicant has made changes to the application to increase the lot sizes, reduce the density, and overall make the project more consistent with the surrounding developments. The proposed development contains lots with an average size of 10,000 sf with the smallest lots being approximately 7,500 sf and the largest at approximately 13,400 sf. The proposed gross density is 1.9 units per acres.

Standard	Previously Proposed Mira Ridge	Currently Proposed Mira Ridge	Existing Lochridge
Density	2.8 u/a	1.9 u/a	1.71 u/a
Total Lots	60	42	129
Minimum Lot Size	4,777 sf	7,527 sf	10,000 sf
Max Lot Size	7,386 sf	13,376 sf	+/- 36,000 sf
Average Lot size	5,515 sf	10,000 sf	16,928 sf
Lot Width	35-45 ft	60 ft	70 ft

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

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

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

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

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

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

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on February 4, 2025
Planning Board Representatives: Josh Prizer
Town Council Representatives: Chris Deshazor
Summary of Discussion:

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

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

Meeting Date: 11/4/2024
Summary of Issues:

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

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

Legislative Public Hearing

Public Hearing Date: 5/20/2025

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

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

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

Public Hearing Discussion:

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

Planning Board Consideration & Action

Planning Board Meeting Date: 1/27/2026

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

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

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

Town Council Decision Type: Legislative Decision

Legislative Decision:

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

Potential Zoning Map Amendment Petition Motion(s)
Adopt Ordinance #RZ26-01 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve / deny rezoning.

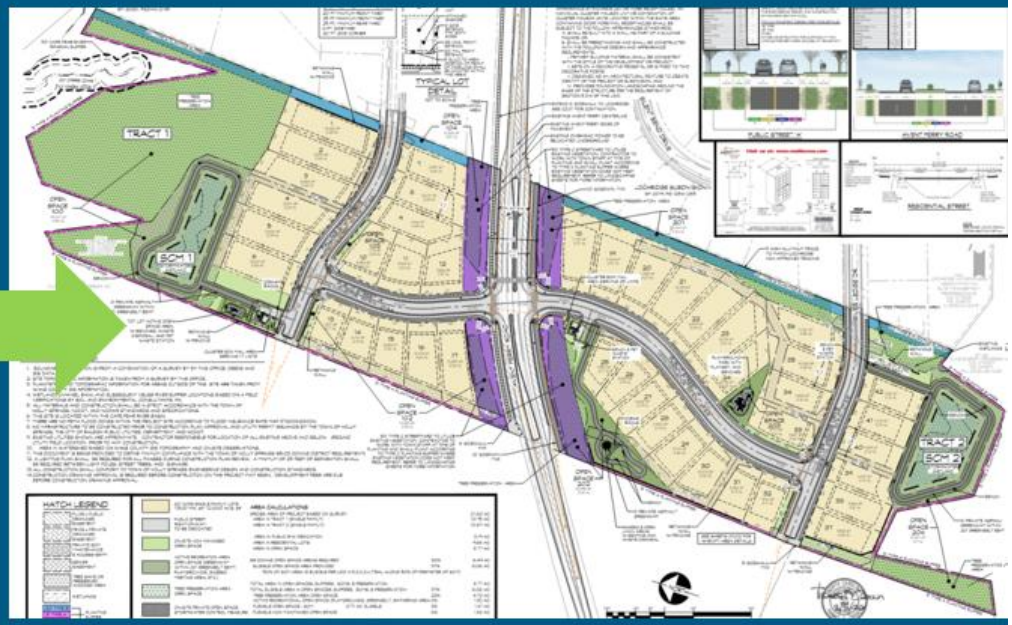
Motion to Approve Utility Allocation for Mira Ridge

Exhibit 1

Mira Ridge Conditional Zoning District



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



42 Detached Dwellings 1.9 u/c
Front Loaded
10,000 av lot size

Planning Board Meeting Date: 1/27/2026

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:
- The proposed plans being inconsistent with the current Future Land Use Designation of Conservation Neighborhood.
- Discussion around the proposed zoning district being consistent with expectations for the surrounding areas.
- Concerns regarding the requested reduction of the setbacks.
- Concerns regarding the proposed density of the project.

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

The Planning Board adopted the following Plan Consistency Statement (8 - 1)

The requested zone map change from RR Rural Residential to SR-CD Suburban Residential Conditional District is inconsistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Conservation Neighborhood and the Suburban Residential District does not include the conservation of 30-50% of the buildable land on site for a permanent open space, protecting environmental features, tree stands or outstanding viewsheds.

Those voting against the motion:

- Mr. Thomas Urqhart – Believes the requested change to the Future Land Use Map is reasonable.

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council deny Zoning Map Amendment 24-REZ-07 to change the zoning of 21.62 acres of Wake County PIN #0638011513 & #0639021524 from RR: Rural Residential to SR-CD: Suburban Residential Conditional District as submitted by Priest, Craven, and Associates, Inc.

The Planning Board voted in favor of the recommendation (7 - 2)

Those voting against the motion:
- Mr. Thomas Urqhart – Believes the requested zoning map amendment is reasonable and in the public interest.
- Mr. Rick Madoni – Believes the requested zoning map amendment is reasonable and in the public interest.

Ordinance No. 26-01
Date Submitted: May 20, 2025
Date Adopted: February 17, 2026

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND VISION HOLLY SPRINGS COMPREHENSIVE PLAN SECTION 1: LAND USE & CHARACTER PLAN, FUTURE LAND USE MAP; AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022; Section 3: Parks, Recreation and Greenways Master Plan in 2021; and Section 4: Public Facilities; Section 5: Infrastructure & Utilities; and Section 6: Natural Areas in 2025; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 21.62 acres of Wake County PINs 0638021524 & 0638011513 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Conservation Neighborhood; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on May 20, 2025 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on January 27, 2026 and recommended denial by a vote of 8-1; and

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from RR Rural Residential to SR-CD Suburban Residential Conditional District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Conservation Neighborhood and the Suburban Residential District does not include the conservation of 30-50% of the buildable land on site for a permanent open space, protecting environmental features, tree stands or outstanding viewsheds.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested reasoning is reasonable and in the public interest because the proposed project provides a density, lot size, and overall development that is consistent with the adjacent areas.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-06 to change the zoning of PIN# 0638021524 & #0638011513 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District.

The property/properties is/are subject to all the conditions listed in the Conditional Zoning District Rezoning and Major Subdivision Plan (Exhibit A) dated 2/5/2026 by Priest, Craven, & Associates, Inc.

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

Part 2:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council

adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from RR Rural Residential to SR-CD Suburban Residential Conditional District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Conservation Neighborhood and the Suburban Residential District does not include the conservation of 30-50% of the buildable land on site for a permanent open space, protecting environmental features, tree stands or outstanding viewsheds.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested rezoning is not reasonable and not in the public interest because it does not fulfill the goals and objectives of the Conservation Neighborhood designation of Comprehensive Plan.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 4 / Part 1:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5 / Part 2:
EFFECTIVE DATE
The provisions of this ordinance shall become effective February 17, 2026 in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of February, 2026.

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Exhibit A: Major Subdivision Plan Conditions of Approval

1. At Civil Construction Drawing submittal, ensure driveway locations do not interfere with street trees or utility services.
2. 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 fee-in-lieu will be required prior to Construction Drawing approval.
3. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
4. 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.
5. 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.
6. 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.
7. All Special Studies must be finalized prior to being scheduled for Planning Board.
8. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
9. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
10. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
11. 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.
12. 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.
13. 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.
14. 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.

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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

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

February 10, 2025

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

Dear Chris,

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

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

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

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

  [ ] Elementary [ ] Middle [ ] High

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

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

  [ ] Elementary [ ] Middle [ ] High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Thomas Craven	Company: Priest, Craven, and Associates, Inc.
Mailing Address: 6404 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-781-0300	E-Mail: pca@priestcraven.com
Design Professional	
Name: Thomas Craven	Company: Priest, Craven, and Associates, Inc.
Mailing Address: 6404 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-781-0300	E-Mail: pca@priestcraven.com
Developer	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com
Property Owner (REQUIRED)	
Name: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com

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

CERTIFICATE OF COMPLETION

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

Signature of Applicant: Thomas F Crowder Date: 11/14/2025

PLAN CONSISTENCY STATEMENT

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

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

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

SECTION 1: LAND USE & CHARACTER

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

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

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

SECTION 3: PARKS, RECREATION

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

SECTION 4: COMMUNITY FACILITIES

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

SECTION 5: INFRASTRUCTURE & UTILITIES

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

SECTION 8: NATURAL RESOURCES

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

STATEMENT OF REASONABLENESS

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

PUBLIC BENEFITS STATEMENT

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

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

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

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

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

AFFIDAVIT OF OWNER'S CONSENT

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

0638021524	0638011513

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

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

Signature of Owner

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

Sworn to or affirmed and subscribed before me this 6 day of November, 2024

NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

MARY ANN WEAVER
My Comm. Expires
NOTARY PUBLIC
October 25 2027
GRANVILLE COUNTY, NC

Mary Ann Weaver, Notary Public
Print Name

My commission expires: Oct 25, 2027

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Thomas Craven	Company: Priest, Craven, and Associates, Inc.
Mailing Address: 6404 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-781-0300	E-Mail: pca@priestcraven.com
Design Professional	
Name: Thomas Craven	Company: Priest, Craven, and Associates, Inc.
Mailing Address: 6404 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-781-0300	E-Mail: pca@priestcraven.com
Developer	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com
Property Owner (REQUIRED)	
Name: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Mira Ridge Subdivision
PUD/Master Plan or Subdivision	Subdivision
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	0 and 3020 Avent Ferry Rd.
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0638021524, 0638011513
Real Estate ID	
Project Acreage	21.6 Partial Parcel? ☐ Yes ☑ No
Current Zoning	RR - Rural Residential (Holly Springs)
Proposed Use	SR-CD
Open Space	☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☐ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	Fire Flow - No Scoping Required, Sanitary Study - 7/26/23, TIA - 07/27/23
Sketch Plan Review (pre-submittal) Meeting Date:	10/30/2024
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: 11/14/2025

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

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

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu: *The 35% open space, including 21% tree preservation, will give opportunities to incorporate the tract's character while allowing for standard residential lot development consistent with the neighboring Lochridge Subdivision.. Active open spaces have been enhanced with a Private Greenway along both SCM devices, 2 central playgrounds, and a nature trail with Gazebo as a gathering area. Additional seating and dog waste stations have been included throughout the site. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Preservation Areas.*

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

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

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

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

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

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

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the Wake County Residential Development Notification Form online and provide the following information:

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

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2026	Number of Units: 18
Year: 2027	Number of Units: 26
Year:	Number of Units:
Year:	Number of Units:

Preparer's Signature: Date: 11/14/2025

NEIGHBORHOOD MEETING REPORT

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/4/2024
Meeting Time:	6:30
Meeting Location:	Virtual

CONDUCT OF MEETINGS *(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:

General informational questions and discussion.

Neighbors expressed concern regarding construction traffic on existing streets in Lochridge.

Neighbors requested evergreen plantings between Lochridge and lots 6 through 19.

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

We discussed potential language to address limited control of construction access.

We have added additional evergreen plantings to the Type B buffer on the landscape plan in this location.

Preparer's Signature: Date: 11/14/2025

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

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

0638021524	0638011513

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

(name of representative/applicant)

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

Signature of Owner

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

Sworn to or affirmed and subscribed before me this 6 day of November, 2024.

NOTARY PUBLIC:

Official Signature of Notary

Mary Ann Weaver, Notary Public
Print Name

My commission expires: Oct. 25, 2027

(Official Seal)

MARY ANN WEAVER
My Comm. Expires
NOTARY PUBLIC
October 25 2027
GRANVILLE COUNTY, NC

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

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

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

Thank you for taking the time to complete this survey.

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

HOLLY SPRINGS
North Carolina

Commercial and Industrial Wastewater Survey (IWS) Short Form

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

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

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

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

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

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

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

HOLLY SPRINGS
North Carolina

Commercial and Industrial Wastewater Survey (IWS)
Short Form

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

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

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

Signature [signature] Date 2/5/25

Print name HARSHADRAY S. PATEL Job Title MANAGER

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

IWS Short
Form #8022
8/23/2023

MIRA RIDGE SUBDIVISION

MAJOR SUBDIVISION PLAN

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

SITE DATA TABLE:

TABLE OF PROPERTIES — TABLE C1.1

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

PROJECT STATISTICS

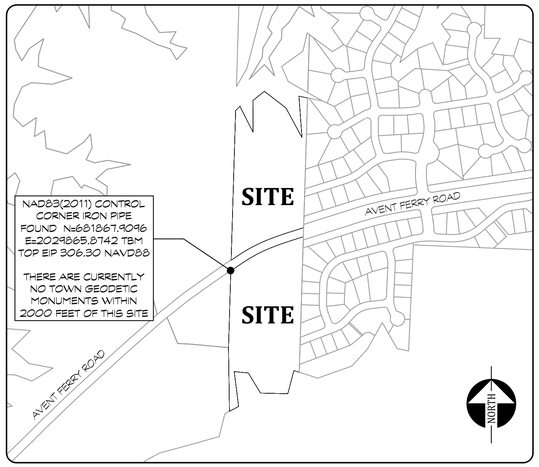
PROPERTY OWNER		PARAGKUMAR H. PATEL 309 BRANDYWINE DRIVE RALEIGH, NC 27607
DEVELOPER		MIRA DEVELOPERS, LLC 309 BRANDYWINE DRIVE RALEIGH, NC 27607
APPLICANT		ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE		VACANT
PROPOSED USE(S)		RESIDENTIAL NEIGHBORHOOD
EXISTING ZONING		RR-RURAL RESIDENTIAL
PROPOSED ZONING		SR-CD SUBURBAN RESIDENTIAL
MAXIMUM GROSS DENSITY ALLOWED (PER UDO TABLE 2.2.1-A)		3 UN/AC
MAXIMUM UNITS ALLOWED (PER 2.3.2.B)		64 UN
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED		42 UN
GROSS DENSITY PROVIDED	42 / 21.62 AC	1.9 UN/AC
PROPOSED LOT WIDTH		60 FT
MINMUM DETACHED RESIDENTIAL LOT SIZE		7,500 SF
MAXIMUM DETACHED RESIDENTIAL LOT SIZE		13,370 SF
AVERAGE DETACHED RESIDENTIAL LOT SIZE		10,019 SF
RIVER BASIN		CAPE FEAR
FEMA FLOOD PANEL *THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES*		3720062800K
HISTORIC STRUCTURES LOCATED ON SITE		NONE

AREA CALCULATIONS

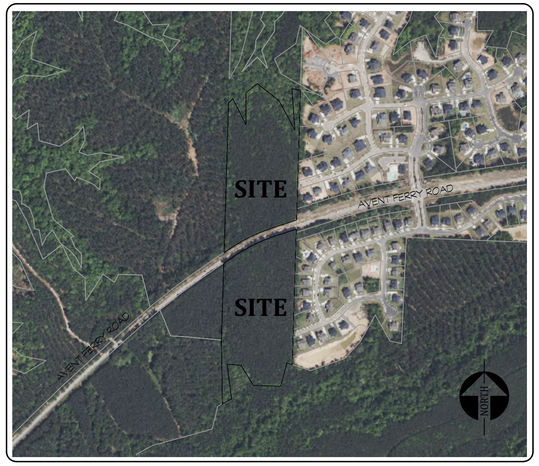
GROSS AREA OF PROJECT BASED ON SURVEY			21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)			10.75 AC
AREA IN TRACT 2 (SINGLE FAMILY)			10.87 AC
AREA IN PUBLIC R/W DEDICATION			3.19 AC
AREA IN RESIDENTIAL LOTS			9.66 AC
AREA IN OPEN SPACE			8.77 AC
SR ZONING OPEN SPACE AREAS REQUIRED		30%	6.49 AC
ELIGIBLE OPEN SPACE AREA PROVIDED		37%	8.06 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)			
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION			8.77 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		37%	8.06 AC
TREE PRESERVATION AREA OPEN SPACE		22%	4.72 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREAS)		6%	1.32 AC
FLEXIBLE OPEN SPACE - SCM	0.71 AC ELIGIBLE	3%	1.41 AC
FLEXIBLE HOA MAINTAINED OPEN SPACE		6%	1.32 AC

TREE PRESERVATION AREA CALCULATIONS

TOTAL TREE CONSERVATION AREA		**4.72 AC**
AREA WITHIN RIPARIAN CONSERVATION BUFFER PER UDO	4.8.1.A.2 (CFRRB)	0.01 AC
AREA OUTSIDE ENVIRONMENTAL FEATURES*		4.71 AC
* SPECIMEN TREES, SIGNIFICANT TREE STANDS, UNDISTURBED PERIMETER BUFFERS		
ALLOCATION INFORMATION		
SPECIMEN TREES LOCATED ON-SITE		114 TREES
SPECIMEN TREES TO BE PRESERVED		17 TREES
PERCENTAGE OF SPECIMEN TREES TO REMAIN		14.91%



VICINITY MAP 1"=500'



AERIAL MAP 1"=500'

SHEET INDEX:

SHEET #	SHEET TITLE
C0.00	COVER SHEET
G1.00	CONDITIONAL REZONING DESIGN DETAILS
G1.01	GENERAL NOTES AND LEGEND
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY SITE PLAN
C2.01	PRELIMINARY SIGNAGE AND ROADWAY ASSET PLAN
C2.10	PRELIMINARY OPEN SPACE PLAN
C3.00	PRELIMINARY UTILITY PLAN
C4.00	PRELIMINARY GRADING PLAN
C5.00	STORMWATER MANAGEMENT PLAN SCM 1
C5.01	STORMWATER MANAGEMENT PLAN SCM 2

SHEET #	SHEET TITLE
C5.10	SCM PLANTING PLAN
C9.00	STANDARD SITE DETAILS
C9.01	STANDARD SITE DETAILS
C9.02	STANDARD SITE DETAILS
C9.03	STANDARD SITE DETAILS
C9.04	STANDARD UTILITY DETAILS
C9.05	STANDARD UTILITY DETAILS
LS1.00	PRELIMINARY LANDSCAPE PLAN
LS2.00	LANDSCAPE CALCULATIONS, NOTES, AND DETAILS
LT1.00	PRELIMINARY STREET LIGHTING PLAN
TC1.00	EXISTING VEGETATION AND TREE PRESERVATION PLAN

APPLICANT/DEVELOPER:

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

PLANS PREPARED BY:

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

GENERAL NOTES:

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

UTILITY ALLOCATION:

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

PROPOSED SEWER FLOWS:

NUMBER OF HOMES:	42 UNITS
AVG DAILY FLOW PER HOME:	255 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	10,710 GPD (7.4 GPM)

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19555 THOMAS F CRAVEN

811 Know what's below. Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

REVISIONS:	SUBMITTAL DATE:
	11/8/2024
TOWN STAFF COMMENTS	4/11/2025
TOWN STAFF/PUBLIC HEARING REVISIONS	6/5/2025
TOWN STAFF/PUBLIC HEARING REVISIONS	11/13/2025
TOWN STAFF COMMENTS	12/15/2025
TOWN STAFF/PUBLIC HEARING REVISIONS	2/5/2026
RELEASED FOR CONSTRUCTION DATE:	NOT RELEASED

SHEET # **C0.00**

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

2.4 CONDITIONAL ZONING DISTRICT (CD) SUPPLEMENT #1

The applicant/development may establish the development standards that will apply to all future developments within the project boundaries. CD proposals may establish the following unique standards subject to the allowances/limitations of this section:

1. Development Standards (Chapter 2.0) – The applicant may propose development standards relating to lot area, lot width, setbacks, driveway width at the frontage, and building height that may differ from the base district.

Proposed	UDO
20 ft min. front yard	20
25 ft max. front yard*	N/A
25 ft min. rear yard	25
6 ft min. side yard	10
20 ft min. side yard (corner)	20

*Front façade build-to: Only a portion of the principal building's front façade shall be required to be located between the 20-ft minimum and 25-ft maximum front setback (build-to zone); the remainder of the front façade may be located outside this area, subject to all other applicable setbacks.

Proposed min. lot area:

7500 sf min., 10,000 sf average 10,000 sf

2. Additional Residential Building Types (Chapter 3) – The CD may include additional residential housing types that are otherwise restricted in the base district. However, the CD may not exceed the density limitations established in the base district.

The proposal does not seek to develop any additional residential housing types aside from single family. Single-family lots shall be under the recommended density goal of 3 DU/Gross AC as set in the UDO.

3. Landscaping (Chapter 5) – The applicant may propose landscaping and buffering standards for the CD and the lots/parcels therein which may be different from the other provisions of the UDO.

2.5" caliper trees will be planted along all public streets at a spacing of 35 ft oncenter. The perimeter open space along Lochridge shall contain a 20 ft wide Type B Buffer (in excess of the required 5 ft wide Type A Buffer) which shall be planted along common lot lines that are directly adjacent to lots in Lochridge. Existing vegetation may be utilized to meet the minimum planting requirements for the perimeter open space.*4. Parking (Chapter 6) – The applicant may propose unique vehicle parking ratio standards or permitted vehicle parking locations which may be different from the other provisions of the UDO.*

All homeowner parking will be located in front of the dwellings accessed by a public street. Each home will have three designated parking places either using a driveway, a garage, or a combination of both. Public street parking will be allowed as per UDO.

5. Street Design (Chapter 7) – A CD may include an internal street design which is a hybrid of the Town's standard street section designs.

Internal street cross-section design will be as per UDO and Staff direction.

6. Building, Site & Subdivision Lot Design Standards (Chapter 8) – A CD may provide alternative building, site, and/or subdivision lot design options that are otherwise required in this UDO where the resulting designs align with the Town's land use and character intent for the vicinity.

Design standards shall be as per the UDO and the descriptions listed in this document.

PROJECT PROPOSED CONDITIONS

1. Gross residential density will not exceed 1.9 du/ac
2. Minimum of three parking spaces, including garage parking if provided, per lot
3. Vinyl siding shall be prohibited except for accent elements of the Façade, limited to 20% of the total façade area.
4. If vinyl is used, it will be mid-grade, 0.046 thickness.
5. House foundations show at least eighteen inches vertically of Brick or stone veneer as seen from the public right of way.
6. All homes shall be a minimum of two stories.
7. All homes shall be a minimum of 2100 sf of heated space
8. At minimum, all homes shall contain a two-car garage.
9. A 20 ft wide Type B Buffer shall be planted along common lot lines if cleared, and directly adjacent to lots in Lochridge. This Type B buffer shall include 4 canopy trees, 4 evergreen trees, and 12 shrubs per 100 lf of buffer. Existing vegetation may be utilized to meet the minimum planting requirements for the buffer.
10. Interior side yard setbacks will be a minimum of 6 ft wide but will allow eaves and overhangs to penetrate the setback.
11. Recreation uses in open space will include an 8ft wide private Greenway trail with seating areas at the two stormwater wetlands, (2) playgrounds (1 for ages 2-5, 1 for ages 5+) with seating, and a nature trail with a gazebo. Additionally, per udo 4.4.c, all tree preservation areas, will serve as passive recreational areas.

PROJECT ARCHITECTURAL STANDARDS

Vinyl siding shall be prohibited except for accent elements of the façade. If vinyl is used, it will be mid-grade 0.046 thickness.

House foundations shall show at least eighteen inches vertically of brick or stone veneer as seen from the public right of way.

All homes shall be a minimum of two stories, a minimum of 2100 SF of heated space, and shall contain a two-car garage.

PROJECT OPEN SPACE STANDARDS

The proposal has been designed as a Standard Residential Subdivision. The 37% open space, including 22% tree preservation, will give opportunities to incorporate the tract's character while allowing for standard residential lot development. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Preservation Areas.

The designed open space can be used by all residents of the subdivision. It also provides a setback/buffer from the adjacent tracts to minimize perceived changes to existing development. Active open spaces have been enhanced with Private Greenways along both SCM devices, 2 central playgrounds, and a nature trail with Gazebo as a gathering area. Additional seating and dog waste stations have been included throughout the site. As per UDO 4.3.2.C.2.a, the required SCMs will also be designed to complement the visuals of the overall open space as engineered wetlands.

The two tracts have a pronounced ridge running north and south. The proposed layout concentrates roads along the ridge line to attempt to minimize any large changes to their respective watersheds to accommodate the new development.

The HOA will own and maintain the permanent open space.

PROJECT TRANSPORTATION

Project design shall have two new direct connections to Avent Ferry Rd. Also, both Falling Stone Dr and River Ledge Dr from Lochridge will be extended by the developer through the Project. River Ledge Dr will be extended as close as possible to its boundary with the Jones Property.

Parking for homes will be accessed from the front of each dwelling via public street access.

There will be sidewalks on both sides of the public streets.

Internal street cross-section design will be as per staff recommendation.

Avent Ferry Rd will be improved to its full width by the developer as per NCDOT regulations, the TIA and Town recommendations.

The proposal includes a letter specifically stating why there is no street connection to the north and south ends of the Project and requesting a hardship review. These include the North and South area surrounding the site are part of one approximate 13,000 AC single tract owned by Duke Power. The current proposal shows a street stub to the west to provide a required connection. Also, the FLUM shows the areas to be kept as "Natural Areas". Finally, the existing severe topography and wide floodplains in those areas limit the ability to extend future roads in those directions, mirroring nearby Lochridge and Bridgeberry.

PROJECT PUBLIC UTILITIES

As per Town standards and staff recommendations:

The waterline currently in Avent Ferry Rd shall be extended across the frontage of the Project and be used to supply water to the Project.

Lochridge is currently served by two existing public pump stations. One on either side of Avent Ferry Rd. The Project shall utilize both existing pump stations. The Sewer Analysis Report was submitted separately and approved by staff.

Required Fire Flow Analysis Report has been completed and approved by staff. The developer will be responsible for items listed in the report.

Residential Allocation Priority Level 2

PROJECT LANDSCAPE STANDARDS

BUFFER PLANTINGS

The following describes the plantings along the perimeter of the Project:

Open Space/buffer widths are shown within this plan set. Existing vegetation will be the preferred state. However, when development requires trees to be removed, the following shall be used to replant using the width of the required buffer in that area.

All common boundary lines with the Lochridge Subdivision will be required to have a minimum 20' Type B Enhanced Buffer. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 20' Type B Enhanced Buffer as described below, then that area will be supplemented utilizing the "20' Wide Type B Enhanced Planting" detail as shown on the landscaping plan, LS1.00.

All common boundary lines with the Duke Power Property and the Jones Property will be required to have a minimum 5' Type A Buffer per the UDO. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 5' Type A Buffer as described below, then that area will be supplemented utilizing the "5' Wide Type A Typical Planting" detail as shown on the landscaping plan, LS1.00.

All common boundary lines alonge Avent Ferry Road will be required to have a minimum 50' Streetyard Type C Enhanced Buffer. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 50' Type C Enhanced Buffer as described below, then that area will be supplemented utilizing the "50' Avent Ferry Streetyard Typical Type C Enhanced Planting" detail as shown on the landscaping plan, LS1.00.

Buffer Width	Type Trees per 100 lf	Shrubs per 100 LF
5' Type A Buffer	2 Canopy Trees	5 Shrubs
20' Type B Enhanced Buffer	4 Canopy, 4 Evergreen Trees	12 Shrubs
50' Type C Enhanced Buffer	5 Canopy, 4 Evergreen Trees	20 Shrubs

STREET TREE PLANTINGS

Internal Streets	1 Canopy 2.5"Cal.Min. @ 35' OC
Avent Ferry Road	1 Canopy 2.5"Cal.Min. @ 35' OC

PROJECT WATER RESOURCE MANAGEMENT

Residential Allocation Priority Level 2

Proposed Allocation Elements (2 required):

All SCMs will be designed as Vegetated Wetlands in lieu of wet ponds

10% of Specimen trees on site are to be preserved as part of the 30% overall tree preservation.

CONDITIONAL DISTRICT UDO MODIFICATIONS

ITEM	UDO REQUIREMENT	CD PROPOSED
Maximum Gross Density	3	1.9
Maximum Front Setback	N/A	25'
Minimum Side Setback (Interior)	10'	6'
Perimeter Buffer Abutting Lochridge	Min. 5' Type A	Min. 20' Type B Enhanced (With 4 Canopy, 4 Evergreen Tree, & 12 Shrub Plantings Per 100 LF)
Perimeter Buffer Along Avent Ferry Rd.	Min. 5' Type A Thoroughfare	50', TCA, Supplemented Where Necessary with Type C Enhanced (With 5 Canopy - 80% Evergreen, 4 Small Evergreen, & 20 Evergreen Shrubs)
Minimum Lot Area	10,000 SF	7,500 SF (Min.), 10,000 SF (Avg.)
Type IV Façade Materials (Vinyl)	Prohibited	Vinyl Prohibited Except for Accent Elements, Limited to 20% of Total Façade Area (Min. 0.046 Thickness)



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

SCALE:	NO SCALE
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

CONDITIONAL REZONING DESIGN DETAILS

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

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

SHEET # G1.00

SURVEY SYMBOL LEGEND

- AC UNIT
- BACK FLOW VALVE
- BOLLARD
- CABLE PEDESTAL
- CABLE VAULT
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- ELECTRICAL VAULT
- FIRE HYDRANT
- FENCE LINE
- FIBER OPTIC
- FIBER OPTIC VAULT
- FLARED END SECTION
- GAS
- GAS VALVE
- GRATED INLET
- GW GUY WIRE
- IV IRRIGATION VALVE
- LIGHT POLE
- OH OVERHANG
- OE OVERHEAD ELECTRIC
- RCP REINFORCED CONCRETE DRAINAGE PIPE
- S SEWER MANHOLE
- D STORM MANHOLE
- JB STORM JUNCTION BOX
- SWAMP
- T TELEPHONE PEDESTAL
- T TELEPHONE MANHOLE
- TEMPORARY BENCHMARK
- TREE
- UE UNDERGROUND ELECTRIC
- UP UNDERGROUND POWER
- UT UNDERGROUND TELEPHONE
- UTILITY POLE
- WL WATER LINE
- HB WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

SURVEY LINETYPES

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

EROSION CONTROL LEGEND

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

OTHER LINETYPES

- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- STREAM BUFFER

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS
- 20 TYPE B
- 5 TYPE A
- 50 TFARE
- PLANTING BUFFER

UTILITY SYMBOL LEGEND

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

STANDARD ABBREVIATIONS LEGEND

SITE PLANNING AND UTILITIES

- BOC BACK OF CURB
- CB CATCH BASIN (NCDOT INLET)
- CI CURB INLET (TOWN INLET)
- COSSSE TOWN OF HOLLY SPRINGS SANITARY SEWER EASEMENT
- COSWE TOWN OF HOLLY SPRINGS WATER EASEMENT
- FH FIRE HYDRANT
- GI GRATE INLET (GRATE ONLY)
- GV GATE VALVE
- LI LANDSCAPE INLET (FOR MINOR DRAINAGE)
- MH MANHOLE
- NRRSB NEUSE RIVER RIPARIAN BUFFER
- PR,DE PRIVATE DRAINAGE EASEMENT
- PU,DE PUBLIC DRAINAGE EASEMENT
- RIM TOP OF GRATE AT OPENING
- ROW RIGHT OF WAY
- SC STANDARD CURB
- SDE SIGHT DISTANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- SL SEWER LINE
- SW SIDEWALK
- TCE TREE CONSERVATION AREA
- TOC TOP OF CURB
- TOP TOP OF STRUCTURE (TOP OF CURB OR LID)
- TSA TREE SAVE AREA
- VC VALLEY CURB
- WCA WOODED CONSERVATION AREA
- WL WATER LINE
- YI YARD INLET

EROSION CONTROL AND GRADING

- BW BOTTOM OF WALL
- DL DISTURBED LIMITS
- TW TOP OF WALL

JURISDICTIONS

- TOHS TOWN OF HOLLY SPRINGS
- NCDEQ NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY
- NCDOT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
3. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. ALL PROPOSED UTILITIES ON-SITE SHALL BE UNDERGROUND AND ALL EXISTING ON-SITE POWER LINES WILL BE PLACED UNDERGROUND.
4. ALL CONSTRUCTION ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES,' AND AS FURTHER DIRECTED BY LOCAL AND STATE INSPECTORS.
5. THE TOWN OF HOLLY SPRINGS SHALL BE NOTIFIED OF ANY LANE CLOSURE REQUESTS AT LEAST 72 HOURS IN ADVANCE.
6. ALL MANUFACTURERS PRODUCTS SPECIFIED IN THESE PLANS OR USED AS APPROVED ALTERNATES SHALL BE INSTALLED PER THE MANUFACTURERS CURRENT SPECIFICATIONS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTANCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTORS RISK.
8. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN OF HOLLY SPRINGS, ENGINEER, AND OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
10. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
11. ROADWAYS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
12. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE OVERALL DEVELOPMENT ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
13. NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE FOR THIS PROPERTY. THIS PLAN MAY NOT SHOW ALL ENCUMBRANCES OR EASEMENTS THAT A TITLE SEARCH MAY DISCLOSE.
14. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE OWNERS ASSOCIATION.
15. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (B-B), FACE OF CURB (F-F), OR EDGE OF PAVEMENT (EOP) ON NON-CURB AND GUTTER STREETS UNLESS OTHERWISE NOTED.
16. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
17. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS, DWQ, NCDENR, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
18. HORIZONTAL RELATION OF WATER MAINS TO SEWERS LATERAL SEPARATION OF SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION - + IN WHICH CASE.

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

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

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

20. VERTICAL RELATION OF SANITARY SEWER MAINS TO STORM SEWER WHEN A SANITARY SEWER IS CROSSING OVER OR UNDER A STORM SEWER, A VERTICAL SEPARATION OF 24 INCHES SHALL BE MAINTAINED UNLESS BOTH LINES ARE OF A FERROUS MATERIAL, ENCASED IN CONCRETE, OR VOID SPACE FILLED WITH CONCRETE. PER TOWN OF HOLLY SPRINGS STANDARDS.
21. GENERAL VERTICAL CLEARANCE WHEN OTHER UNDERGROUND UTILITIES ARE ENCOUNTERED, 18 INCHES OF SEPARATION SHALL BE MAINTAINED.
22. SEWER SERVICES:
    TYPICAL SEWER SERVICE TO EACH LOT IS TO BE 4' PVC. BACKWATER VALVES TO BE INSTALLED AS REQUIRED. ALL SERVICES TO MEET
    THE APPLICABLE NC PLUMBING CODE.
23. WATER SERVICE TYPICAL WATER SERVICE TO EACH LOT TO BE AS SHOWN ON THE PLANS.
24. EXISTING UTILITIES ENSTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
25. ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT.
26. CURB, GUTTER, AND PAVEMENT TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT ANY PONDING OF WATER.
27. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS .
28. CONTRACTOR RESPONSIBLE FOR COORDINATING FRANCHISE UTILITIES AND OTHER SERVICES (I.E. GAS, ELECTRIC, CABLE, PHONE, MAIL, WASTE COLLECTION, ETC.).
29. CONTRACTOR RESPONSIBLE FOR COORDINATING LOCATION, SIZE, AND INSTALLATIONS OF SLEEVES REQUIRED FOR OTHER UTILITY INSTALLATION INCLUDING, BUT NOT LIMITED TO ELECTRIC, PHONE, CABLE, GAS, IRRIGATION, ETC
30. CURB RAMPS SHALL BE LOCATED AND INSTALLED PER THE TOWN OF HOLLY SPRINGS LATEST DETAILS. CONTRACTOR SHALL CONFIRM LOCATIONS, GRADE AND DETAILS WITH THE LOCAL INSPECTOR PRIOR TO PLACING CONCRETE.

STORM DRAINAGE

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE INSPECTOR SHALL INSPECT ALL PUBLIC AND PRIVATE CONSTRUCTION. THE CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES. THE TOWN OF HOLLY SPRINGS IS RESPONSIBLE FOR INSPECTION OF PUBLIC DRAINAGE EASEMENTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS.
4. ALL STORM SEWERS MAIN AND LATERALS SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE OR PER TOWN STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. CLASS IV/V RCP TO BE USED IF INDICATED.
5. WHERE PROPOSED STORM SEWER PIPING TIE TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS AS REQUIRED TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
6. SEE CURRENT TOWN OF HOLLY SPRINGS UDO FOR ADDITIONAL NOTES AND DETAILS.
7. ALL CONCRETE CURB INLETS TO BE NCDOT 840.03 AND FRAMES, GRATES, AND HOODS EXCEPT AS NOTED ON PLANS.
8. ALL STORM SEWER 15" AND GREATER IS TO BE RCP. ALL 8'-12' PIPE IS TO BE HDPE. 8'-12' PIPES THROUGH OR UNDER RET. WALLS SHALL TAKE PLACE THROUGH 15' RCP SLEEVE.
9. TOP ELEVATIONS OF STORM DRAINAGE INLETS IN GRASSED AND LANDSCAPED AREAS SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE INTO THE INLET BASED ON THE FINISHED GRADES AROUND IT. TOP ELEVATIONS ON THE PLANS ARE GIVEN FOR GENERAL INFORMATION ONLY

HDPE PIPE NOTES, DESIGN CRITERIA, AND INSTALLATION:

1. INSTALLATION OF HDPE PIPE SHALL ADHERE TO DESIGN CRITERIA STANDARDS. PIPE MATERIAL SHALL MEET THE PRODUCT SPECIFICATIONS OF ASTM F667 AND SHALL HAVE A SMOOTH INTERIOR, PIPE JOINTS SHALL CONSIST OF AN INTEGRAL BELL AND SPIGOT TYPE JOINT WITH 'A' RING RUBBER GASKET MEETING ASTM F477 PLACED ON THE SPIGOT END.
2. AT LEAST TWO (2) CORRUGATIONS OF THE SPIGOT END MUST INSERT IN THE BELL END. INSTALLATION SHALL ADHERE TO THE SPECIFICATION OF ASTM D2321 AND CERTIFIED BY AN ENGINEER. HDPE PIPE, 24" OR UNDER MAY BE USED UNDER PAVEMENT OR CURB AND GUTTER.
3. ALL HDPE TO BE ADS N-12 ST IB PIPE (PER ASTM F2648) SPECIFICATION (OR APPROVED EQUAL)
4. SCOPE: THIS SPECIFICATION DESCRIBES 4- THROUGH 60-INCH (100 TO 1500 MM) ADS N-12 ST IB PIPE (PER ASTM F2648) FOR
5. USE IN GRAVITY-FLOW LAND DRAINAGE APPLICATIONS.
6. PIPE REQUIREMENTS: ADS N-12 ST IB PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.
7. 4-INCH THROUGH 60-INCH (100 TO 1500 MM) SHALL MEET ASTM F2648.
8. MANNING'S N VALUE FOR USE IN DESIGN SHALL BE 0.012.
9. JOINT PERFORMANCE: PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
10. FITTINGS: FITTINGS SHALL CONFORM TO ASTM F 2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOIL-TIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM F 2306.
11. MATERIAL PROPERTIES: MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITYPOLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4-THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12-THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE DESIGN ENGINEER SHALL VERIFY COMPATIBILITY WITH OVERALL SYSTEMINCLUDING STRUCTURAL, HYDRAULIC, MATERIAL AND INSTALLATION REQUIREMENTS FOR A GIVEN APPLICATION.
12. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS'S PUBLISHED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT, (0.3 M) AND FOR 60-INCH (1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE RUN APPLICATIONS. BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1 (COMPACTED), OR CLASS 2 (MINIMUM 90% SPD) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL. PLEASE REFER TO TECHNICAL NOTE 2.02, CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.
13. (HDPE SPECIFICATIONS FROM ADS WEBSITE)

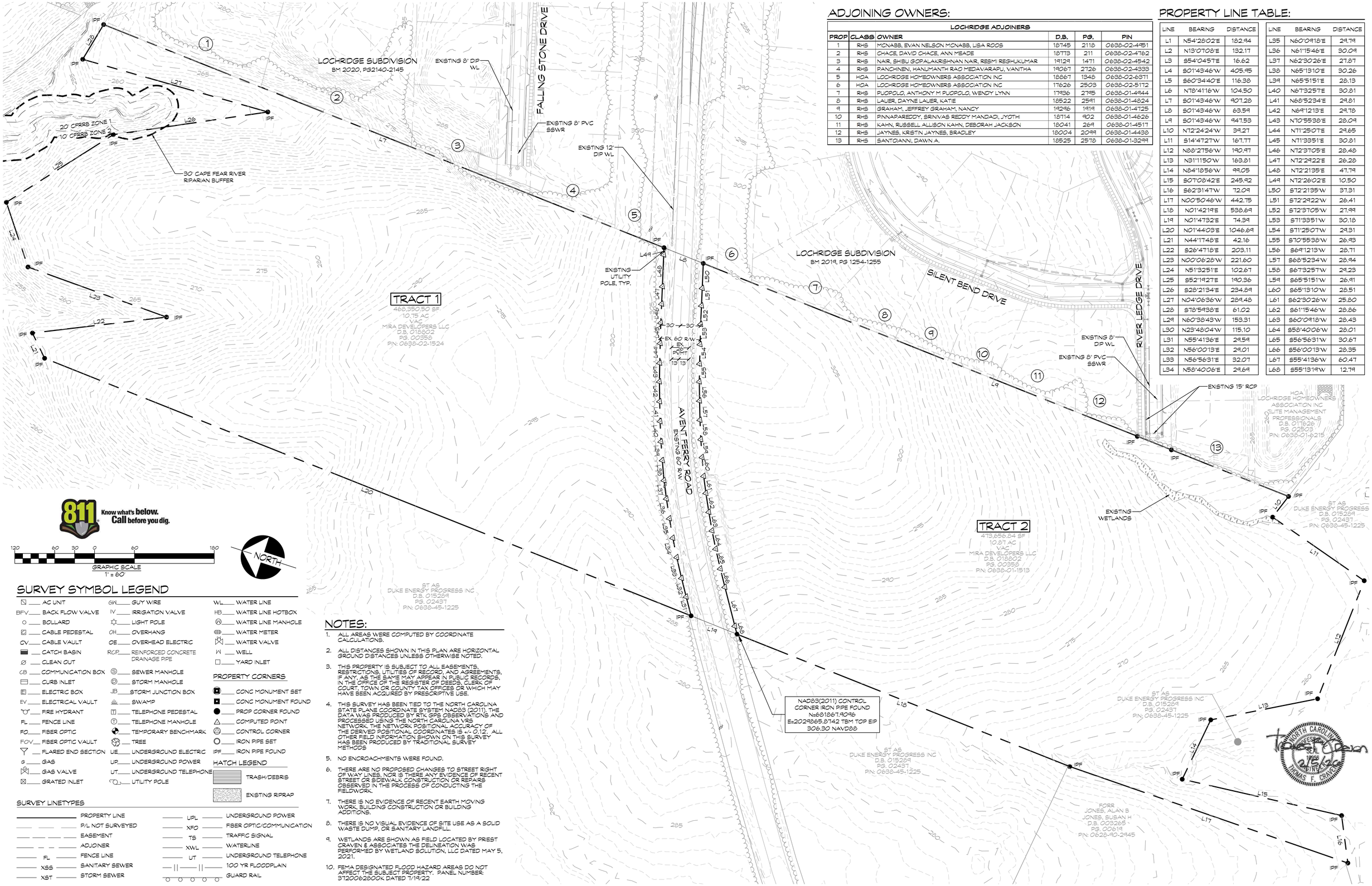
GRADING:

1. REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
3. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM SILT FENCES, DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
6. ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.
8. ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.
9. NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE TOWN. MINIMUM TREE PROTECTION AREA REQUIREMENTS: THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
    1. 1.5 FEET PER CAUPER INCH DBH OF THE TREE,
    2. THE DRIPLINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
    3. 6 FEET.

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

EMBANKMENT CONSTRUCTION PROCEDURES AND REQUIREMENTS

1. NO WORK SHALL TAKE PLACE ON THE DAM WITHOUT COORDINATING THE OBSERVATION AND TESTING OF THE PROJECT GEOTECHNICAL ENGINEER. ALL SOIL MATERIALS ARE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INCORPORATION INTO THE EMBANKMENT.
2. INSTALL EROSION CONTROL DEVICES PER THE PLAN, CALL FOR INSPECTION AND OBTAIN CERTIFICATE OF COMPLIANCE.
3. CUT ALL TREES AND REMOVE ALL EXISTING VEGETATION FROM THE EMBANKMENT SITE.
4. GRUB ALL TREE STUMPS, REMOVE ALL ROOT MAT, TOPSOIL, ORGANICS, POCKETS OF LOOSE SAND, GRAVEL, AND ANY UNSUITABLE MATERIAL FOUND ALONG THE EMBANKMENT SITE.
5. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES AS NECESSARY TO PROTECT THE AREA OF CONSTRUCTION FROM STREAM FLOW AND STORMWATER RUNOFF.
6. EXCAVATE, BACKFILL AND COMPACT THE CUT OFF TRENCH PER THE PLANS AND DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE NO 1:1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.
8. INSTALL OUTLET STRUCTURE AS INDICATED ON THE PLAN.
9. RISER STRUCTURE TO BE PROVIDED WITH 12" ON CENTER INSIDE OF THE RISER. SEE NCDOT 840.66
10. NO HEAVY EQUIPMENT CAN PASS OVER CAST-IN PLACE STRUCTURES UNTIL ADEQUATE CURING TIME HAS ELAPSED.
11. REMOVE ANY LOOSE OR SOFT, WET SOILS FROM THE AREA AND BACKFILL. ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCHES SHALL BE REMOVED FROM FILL PRIOR TO COMPACTION.
12. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. NO PORTIONS OF THE FOUNDATION SOILS MAY BE STABILIZED WITH CRUSHED STONE.
13. PLACE EMBANKMENT MATERIAL IN 6 INCH LOOSE LIFTS AND COMPACT TO A DENSITY OF AT LEAST 95% STANDARD PROCTOR. COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER AT LOCATIONS AND FREQUENCY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON THEIR JUDGMENT AND EXPERIENCE. SCARIFY EACH LIFT TO FORM A GOOD BOND WITH THE NEXT LIFT. THE EMBANKMENT SHALL BE LIFTED IN THE ENTIRE LENGTH AT THE SAME TIME. TESTS FOR PERCENT COMPACTION OF THE PLACED FILL IN THE DAM MUST BE PERFORMED AS QUALITY CONTROL FOR THE CONSTRUCTION OF THE DAM. CONTRACTOR SHALL COORDINATE SO THAT THESE TESTS CAN BE DONE. ALL PORTIONS NOT CONFORMING TO THE SPECIFIED DEGREE OF COMPACTION SHALL BE REWORKED OR REBUILT. ALL PORTIONS MUST ACHIEVE SPECIFIED MINIMUM DEGREE OF COMPACTION.
14. THE EMBANKMENT FILL SHALL BE SLIGHTLY SLOPED TOWARD DOWNSTREAM TO PROMOTE THE DRAINAGE OF SURFACE WATER DURING CONSTRUCTION.
15. THE SURFACE OF THE EMBANKMENT SHALL BE SEALED OFF WITH A SMOOTH DRUM ROLLER PRIOR TO ANY PROLONGED DELAY SUCH AS AT THE END OF THE WEEK OR BEFORE A FORECASTED STORM. SCARIFY THE SMOOTH SURFACE BEFORE PLACING THE NEXT LIFT.
16. ANY EMBANKMENT FILL MATERIAL THAT IS FROZEN OR SOFTENED BY SURFACE WATER OR ICE SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
17. ANY COMPACTION WITHIN THREE FEET FROM THE CONCRETE WALLS AND OTHER STRUCTURES SHALL BE PERFORMED BY A PORTABLE COMPACTER TO AVOID DAMAGE TO THE STRUCTURE. THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES, AND MINIMUM COMPACTION SHALL BE TO 95% STANDARD PROCTOR. COMPACTION TESTING FREQUENCY SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
18. FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
19. EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
20. THE CONSTRUCTION SITE SHALL BE KEPT DRY AT ALL TIMES BY MEANS OF COFFERDAMS, SUMP PUMPS, TRENCHES, PIPES AND ANY OTHER MEASURES OR EQUIPMENT THAT IS REQUIRED.
21. MOISTURE CONTENT OF THE EMBANKMENT FILL DURING PLACEMENT SHALL BE NO MORE THAN 1% BELOW TO 2% ABOVE OPTIMUM



ADJOINING OWNERS:

LOCHRIDGE ADJOINERS					
PROP	CLASS	OWNER	D.B.	PG.	PIN
1	RHS	MCNABB, EVAN NELSON MCNABB, LISA ROOS	18745	2118	0638-02-4951
2	RHS	CHACE, DAVID CHACE, ANN MEADE	18713	211	0638-02-4762
3	RHS	NAIR, SHIBU GOPALAKRISHNAN NAIR, RESMI REGHUKUMAR	19129	1471	0638-02-4542
4	RHS	PANCHINENI, HANUMANTH RAO MEDAVARAPU, VANITHA	19067	2726	0638-02-4333
5	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	18867	1348	0638-02-6371
6	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	17626	2503	0638-02-5172
7	RHS	PUOPOLO, ANTHONY M PUOPOLO, WENDY LYNN	17936	2795	0638-01-4944
8	RHS	LAUER, DAYNE LAUER, KATIE	18522	2591	0638-01-4824
9	RHS	GRAHAM, JEFFREY GRAHAM, NANCY	19246	1919	0638-01-4725
10	RHS	PINNAPAREDDY, SRINIVAS REDDY MANDADI, JYOTHI	18714	902	0638-01-4626
11	RHS	KAHN, RUSSELL ALLISON KAHN, DEBORAH JACKSON	18041	269	0638-01-4517
12	RHS	JAYNES, KRISTIN JAYNES, BRADLEY	18004	2099	0638-01-4438
13	RHS	SANTOIANNI, DAWN A.	18525	2578	0638-01-3299

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N54°28'02"E	182.84
L2	N13°07'08"E	132.17
L3	S54°04'57"E	16.62
L4	S01°43'46"W	405.95
L5	S60°34'40"E	116.38
L6	N78°41'16"W	104.50
L7	S01°43'46"W	907.28
L8	S01°43'46"W	63.59
L9	S01°43'46"W	947.53
L10	N72°24'24"W	34.27
L11	S14°47'27"W	167.77
L12	N88°27'56"W	190.97
L13	N31°11'50"W	163.81
L14	N84°18'56"W	99.05
L15	S07°08'42"E	245.92
L16	S62°31'47"W	72.09
L17	N00°50'46"W	442.75
L18	N01°42'19"E	538.69
L19	N01°47'32"E	74.39
L20	N01°44'03"E	1046.69
L21	N44°11'48"E	42.16
L22	S26°47'18"E	203.11
L23	N00°06'28"W	221.60
L24	N51°32'51"E	102.67
L25	S52°19'27"E	190.36
L26	S28°21'34"E	234.84
L27	N04°06'36"W	289.48
L28	S78°59'38"E	61.02
L29	N60°38'43"W	153.31
L30	N23°48'04"W	115.10
L31	N55°41'36"E	29.59
L32	N56°00'13"E	29.01
L33	N56°56'31"E	32.07
L34	N58°40'06"E	29.69

LINE	BEARING	DISTANCE
L35	N60°09'18"E	29.79
L36	N61°15'46"E	30.09
L37	N62°30'26"E	27.87
L38	N65°13'10"E	30.26
L39	N65°51'51"E	28.13
L40	N67°32'57"E	30.81
L41	N68°52'34"E	29.81
L42	N69°12'13"E	29.78
L43	N70°55'38"E	28.09
L44	N71°25'07"E	29.65
L45	N71°33'51"E	30.81
L46	N72°37'05"E	28.48
L47	N72°29'22"E	26.28
L48	N72°21'35"E	47.79
L49	N72°26'02"E	10.50
L50	S72°21'35"W	37.31
L51	S72°29'22"W	26.41
L52	S72°37'05"W	27.99
L53	S71°33'51"W	30.18
L54	S71°25'07"W	29.31
L55	S70°55'38"W	26.93
L56	S69°12'13"W	28.71
L57	S68°52'34"W	28.94
L58	S67°32'57"W	29.23
L59	S65°51'51"W	26.91
L60	S65°13'10"W	28.51
L61	S62°30'26"W	25.80
L62	S61°15'46"W	28.86
L63	S60°09'18"W	28.43
L64	S58°40'06"W	28.01
L65	S56°56'31"W	30.67
L66	S56°00'13"W	28.35
L67	S55°41'36"W	60.47
L68	S55°13'19"W	12.79

811 Know what's below. Call before you dig.

GRAPHIC SCALE
120 60 30 0 60 180
1" = 60'

NORTH

SURVEY SYMBOL LEGEND

- AC UNIT
- BFV — BACK FLOW VALVE
- BOLLARD
- CABLE PEDESTAL
- CV — CABLE VAULT
- CATCH BASIN
- CLEAN OUT
- CB — COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- EV — ELECTRICAL VAULT
- FIRE HYDRANT
- FL — FENCE LINE
- FO — FIBER OPTIC
- FOV — FIBER OPTIC VAULT
- FLARED END SECTION
- G — GAS
- GAS VALVE
- GRATED INLET
- GW — GUY WIRE
- IV — IRRIGATION VALVE
- LIGHT POLE
- OH — OVERHANG
- OE — OVERHEAD ELECTRIC
- RCP — REINFORCED CONCRETE DRAINAGE PIPE
- SEWER MANHOLE
- STORM MANHOLE
- JB — STORM JUNCTION BOX
- SWAMP
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TEMPORARY BENCHMARK
- TREE
- UE — UNDERGROUND ELECTRIC
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- UTILITY POLE
- WL — WATER LINE
- HB — WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W — WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF — IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

SURVEY LINETYPES

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

NOTES:

1. ALL AREAS WERE COMPUTED BY COORDINATE CALCULATIONS.
2. ALL DISTANCES SHOWN IN THIS PLAN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, UTILITIES OF RECORD, AND AGREEMENTS, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS, IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. THIS SURVEY HAS BEEN TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE DATA WAS PRODUCED BY RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL COORDINATES IS +/- 0.12. ALL OTHER FIELD INFORMATION SHOWN ON THIS SURVEY HAS BEEN PRODUCED BY TRADITIONAL SURVEY METHODS
5. NO ENCROACHMENTS WERE FOUND.
6. THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR IS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THERE IS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
9. WETLANDS ARE SHOWN AS FIELD LOCATED BY PRIEST CRAVEN & ASSOCIATES THE DELINEATION WAS PERFORMED BY WETLAND SOLUTION, LLC DATED MAY 5, 2021.
10. FEMA DESIGNATED FLOOD HAZARD AREAS DO NOT AFFECT THE SUBJECT PROPERTY. PANEL NUMBER: 3720062800K DATED 7/19/22

NORTH CAROLINA PROFESSIONAL SEAL L-4866 SURVEYOR THOMAS F. CRAVEN 2/5/26

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

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

EXISTING CONDITIONS

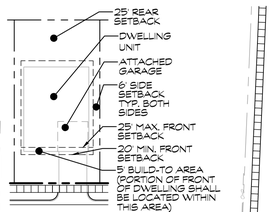
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	8/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO ☐ YES

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

SHEET # C1.00

SETBACK TABLE:

20 FT MINIMUM FRONT YARD
25 FT MAXIMUM FRONT YARD
25 FT, MINIMUM REAR YARD
6 FT. SIDEYARD
20 FT. SIDE CORNER



TYPICAL LOT DETAIL

NOT TO SCALE

CLUSTER MAIL BOX STANDARDS

PER UDO 3.4.3
APPEARANCE STANDARDS (20 OR MORE RECEPTACLES). AN INDIVIDUAL CLUSTER MAILBOX UNIT OR COMBINATION OF CLUSTER MAILBOX UNITS LOCATED WITHIN THE SAME AREA CONTAINING 20OR MORE MAIL RECEPTACLES SHALL BE SUBJECT TO THE FOLLOW APPEARANCES STANDARDS:

A. SHALL BE BUILT INTO A WALL AS PART OF A BUILDING FACADE; OR

B. SHALL BE FREESTANDING AND SHALL BE CONSTRUCTED WITH THE FOLLOWING DESIGN AND APPEARANCE REQUIREMENTS:

I. PRIMARY BUILDING MATERIAL SHALL BE CONSISTENT WITH THE STYLE OF THE DEVELOPMENT OR PROJECT;

II. SETS ON A DECORATIVE PEDESTAL OR IS FIXED TO TWO DECORATIVE POSTS;

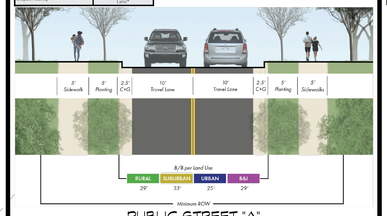
III. DESIGNED AS AN ARCHITECTURAL FEATURE TO CREATE IDENTITY OF THE PROJECT OR SUBDIVISION; AND

IV. PROVIDES FOUNDATION LANDSCAPING AROUND THE BASE OF THE STRUCTURE PER THE REQUIREMENT OF SECTION 5.3.4 OF THIS UDO.

Design Elements	Element Included	
Right-of-Way (ROW)	Yes	58'
Back of Curb to Back of Curb (B/B)	Yes	29'
Travel Lanes	2 Lanes	11'
Center Turn Lane	No	-
Median	No	-
Curb and Gutter (C+G)	2 Sides	2.5'
Paved Shoulder	No	-
Planting	2 Sides	5'
On-Street Parking	Varies	-
Sidepath	0.1 Side*	10'
Sidewalk	1.2 Side**	6'
Bicycle Facility	Sharrow / Wide Outside Lane*	-

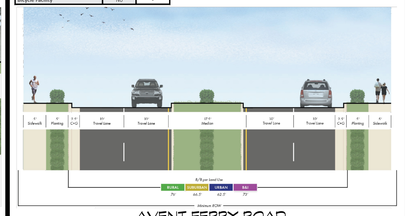
NOTE:
THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

MINIMUM PAVEMENT DESIGN (PER TOHS DETAILS):
1½" SF9.5B
1½" SF9.5C
8"ABC
8" ABC STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION

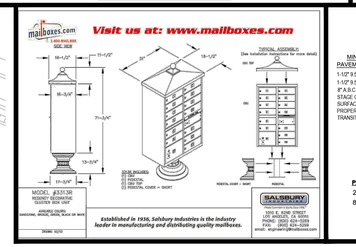


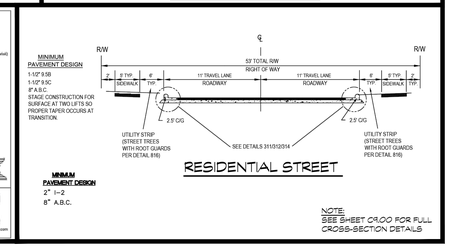
PUBLIC STREET "A"

Design Elements	Element Included	
Right-of-Way (ROW)	Yes	103'
Back of Curb to Back of Curb (B/B)	Yes	66.5'
Travel Lanes	4 Lanes	11'
Center Turn Lane	No	-
Median	Yes	17.5'
Curb and Gutter (C+G)	2 Sides	2.5'
Paved Shoulder	No	-
Planting	2 Sides	6'
On-Street Parking	No	-
Sidepath	0-2 Sides*	10'
Sidewalk	0-2 Sides*	6'
Bicycle Facility	No	-



AVENT FERRY ROAD





RESIDENTIAL STREET

MINIMUM PAVEMENT DESIGN
2" I-2
8" A.B.C.

NOTE:
SEE SHEET C9.00 FOR FULL CROSS-SECTION DETAILS

LOCHRIDGE SUBDIVISION
BM 2020, PG2140-2145

LOCHRIDGE SUBDIVISION
BM 2019, PG 1254-1255

SILENT BEND DRIVE

FALLING STONE DRIVE
RESIDENTIAL STREET 55' R/W - 27 B-B

PUBLIC STREET 'A'
LOCAL CONNECTOR 58' R/W - 29 B-B

AVENT FERRY ROAD

RIVER LEDGE DRIVE
RESIDENTIAL STREET 55' R/W - 27 B-B

TRACT 1

TRACT 2

SCM 1
STORMWATER WETLAND

SCM 2
STORMWATER WETLAND

OPEN SPACE 100
147,611 SF
4.54 Ac

OPEN SPACE 101
MIRA DEVELOPERS LLC
PB. 019202
PG. 00889
PIN: 0638024524

OPEN SPACE 102
14,239 SF
0.33 Ac

OPEN SPACE 103
1,110 SF
0.03 Ac

OPEN SPACE 104
16,265 SF
0.37 Ac

OPEN SPACE 201
28,044 SF
0.64 Ac

OPEN SPACE 202
39,995 SF
0.90 Ac

OPEN SPACE 203
6,111 SF
0.16 Ac

OPEN SPACE 204
19,887 SF
1.81 Ac

1 12,442 SF 0.29 Ac
2 12,581 SF 0.29 Ac
3 12,363 SF 0.28 Ac
4 12,841 SF 0.29 Ac
5 12,638 SF 0.29 Ac
6 12,247 SF 0.28 Ac
7 8,901 SF 0.20 Ac
8 10,018 SF 0.23 Ac
9 9,940 SF 0.23 Ac
10 9,452 SF 0.22 Ac
11 9,324 SF 0.21 Ac
12 9,232 SF 0.21 Ac
13 7,921 SF 0.11 Ac
14 8,176 SF 0.19 Ac
15 8,654 SF 0.20 Ac
16 10,473 SF 0.24 Ac
17 12,055 SF 0.28 Ac
18 11,781 SF 0.27 Ac
19 11,684 SF 0.27 Ac
20 11,405 SF 0.27 Ac
21 13,034 SF 0.30 Ac
22 12,549 SF 0.29 Ac
23 13,376 SF 0.31 Ac
24 9,185 SF 0.21 Ac
25 7,350 SF 0.17 Ac
26 8,268 SF 0.19 Ac
27 8,400 SF 0.19 Ac
28 8,400 SF 0.19 Ac
29 9,704 SF 0.22 Ac
30 10,078 SF 0.23 Ac
31 8,388 SF 0.19 Ac
32 7,376 SF 0.17 Ac
33 9,661 SF 0.22 Ac
34 9,234 SF 0.21 Ac
35 10,082 SF 0.23 Ac
36 11,087 SF 0.25 Ac
37 9,523 SF 0.22 Ac
38 9,254 SF 0.21 Ac
39 8,001 SF 0.18 Ac
40 7,880 SF 0.18 Ac
41 7,678 SF 0.18 Ac
42 7,801 SF 0.18 Ac

EX. 60 R/W
EX. PVMT

20' PRDE
20' TYPE B PLANTING BUFFER
5' TYPE A PLANTING BUFFER
30' CAPE FEAR RIVER RIPARIAN BUFFER
20' CFRRB ZONE 1
10' CFRRB ZONE 2
TREE PRESERVATION AREA
RETAINING WALL W/FENCING
(2)BIKE RACKS
BENCH
8' PRIVATE ASPHALT GREENWAY WITHIN 20' GREENBELT ESMT
TOT LOT ACTIVE OPEN SPACE AREA, W/BENCHES, WASTE DISPOSAL, AND PET WASTE STATION
CLUSTER BOX MAIL AREA SERVING 17 UNITS
CLUSTER BOX MAIL AREA SERVING 25 UNITS
BENCH & PET WASTE STATION
PLAYGROUND PARK WITH PLAYSET, AND BENCHES
GAZEBO & OPEN LAWN AREAS W/SEATING AND WASTE DISPOSAL
10' SIDEPATH, TYP.
6' SIDEWALK, TYP.
5' SIDEWALK, TYP.
EXTEND 6' SIDEWALK TO LOCHRIDGE. SEE C2.01 FOR CONTINUATION
EXISTING AVENT FERRY CENTERLINE
EXISTING AVENT FERRY EDGE OF PAVEMENT
EXISTING OVERHEAD POWER TO BE RELOCATED UNDERGROUND
50' TYPE C STREETYARD TO UTILIZE EXISTING VEGETATION. CONTRACTOR TO WORK WITH TOWN STAFF AT TIME OF PLANTING AND SHALL PLANT ACCORDING TO TYPE C PLANTING BUFFER WHERE EXISTING VEGETATION DOES NOT MEET REQUIREMENT. REFER TO LANDSCAPING SHEETS FOR MORE INFORMATION
5' HIGH ALUMINUM FENCE TO MATCH LOCHRIDGE HOA APPROVED FENCING
EXISTING WETLANDS
ST AS DUKE ENERGY PROGRESS INC D.B. 015284 PG. 02437 PIN: 0638-45-1225
HOA LOCHRIDGE HOMEOWNERS ASSOCIATION INC ELITE MANAGEMENT PROFESSIONALS D.B. 017626 PG. 02503 PIN: 0638-01-6215
20' PRV. SCM & PED ACCESS ESMT.
SEE SHEETS C9.02 & C9.03 FOR AMENITY AREA DETAILS
SEE SHEETS C9.02 FOR AMENITY AREA DETAILS

GENERAL NOTES:

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

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS
- PLANTING BUFFER: 20' TYPE B; 5' TYPE A; 50' TFARE

- 60' WIDE SINGLE FAMILY LOTS 7,500 MIN. SF, 10,000 AVG. SF
- PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED
- ON-SITE HOA MANAGED OPEN SPACE
- ACTIVE RECREATION AREA OPEN SPACE (GREENWAY WITHIN 20' GREENBELT ESMT, PLAYGROUNDS, GAZEBO MEETING AREA, ETC.)
- TREE PRESERVATION AREA OPEN SPACE
- ON-SITE PRIVATE OPEN SPACE STORMWATER CONTROL MEASURE

AREA CALCULATIONS

GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.75 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.87 AC
AREA IN PUBLIC R/W DEDICATION		3.19 AC
AREA IN RESIDENTIAL LOTS		9.66 AC
AREA IN OPEN SPACE		8.77 AC
SR ZONING OPEN SPACE AREAS REQUIRED	30%	6.49 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	37%	8.06 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.c (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.77 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION	37%	8.06 AC
TREE PRESERVATION AREA OPEN SPACE	22%	4.72 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREA	6%	1.32 AC
FLEXIBLE OPEN SPACE - SCM 0.71 AC ELIGIBLE	3%	1.41 AC
FLEXIBLE HOA MAINTAINED OPEN SPACE	6%	1.32 AC

LAND USES AND AREA CALCULATIONS

NORTH
GRAPHIC SCALE
120 60 30 0 60 180
1" = 60'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19585 THOMAS F. CRAVEN

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

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

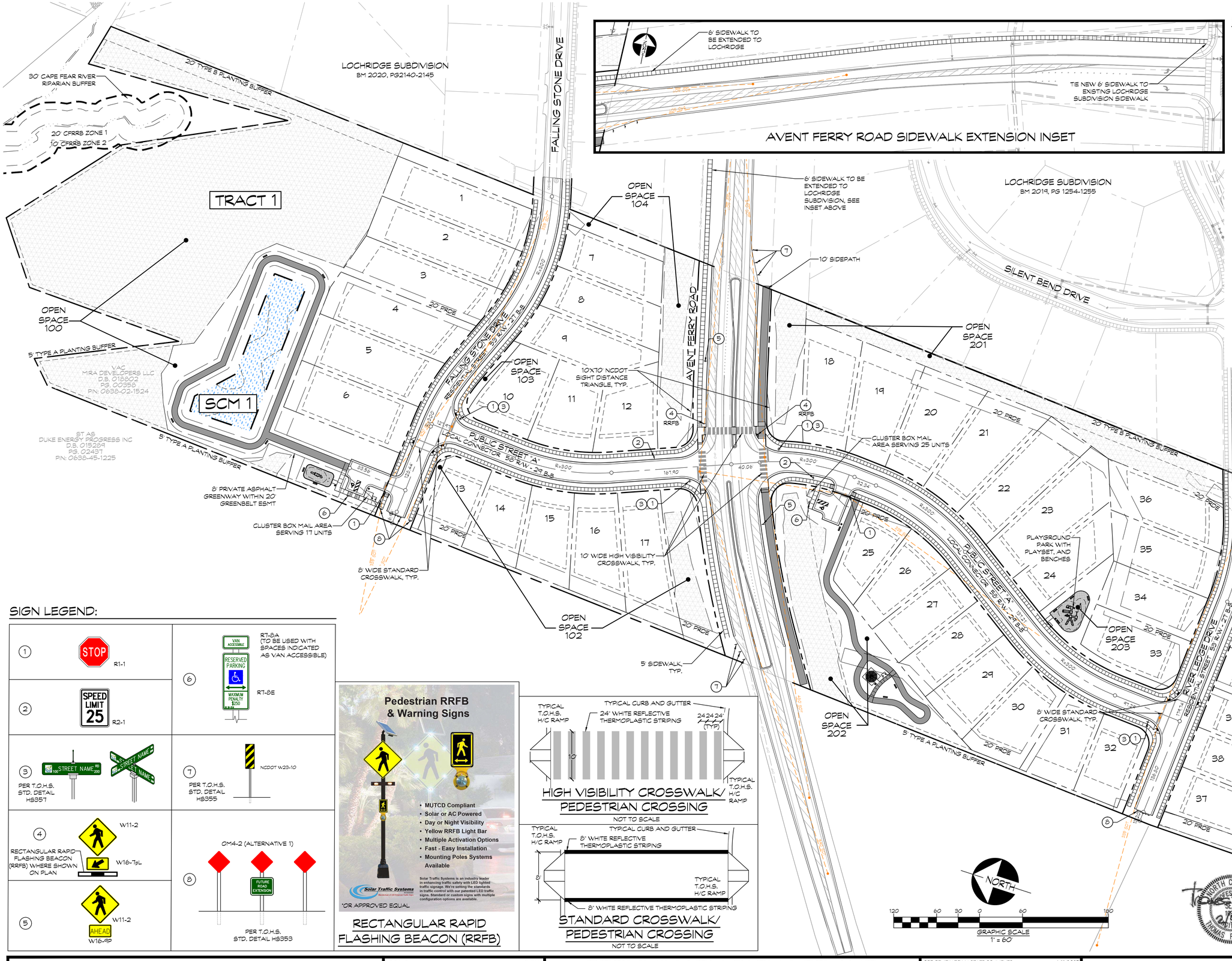
PRELIMINARY SITE PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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

SHEET # C2.00



SIGNAGE AND MARKING NOTES:

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

SIGN LEGEND:

1. STOP — R1-1
2. SPEED LIMIT 25 — R2-1
3. STREET NAME — PER T.O.H.S. STD. DETAIL HS357
4. W11-2 / W16-7pL — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN
5. W11-2 / AHEAD / W16-9P
6. VAN ACCESSIBLE / RESERVED PARKING / MAXIMUM PENALTY $250 — R7-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE); R7-8E
7. NCDOT W23-10 — PER T.O.H.S. STD. DETAIL HS355
8. OM4-2 (ALTERNATIVE 1) — FUTURE ROAD EXTENSION — PER T.O.H.S. STD. DETAIL HS353

RECTANGULAR RAPID FLASHING BEACON (RRFB)

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

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

PRELIMINARY SIGNAGE AND ROADWAY ASSET PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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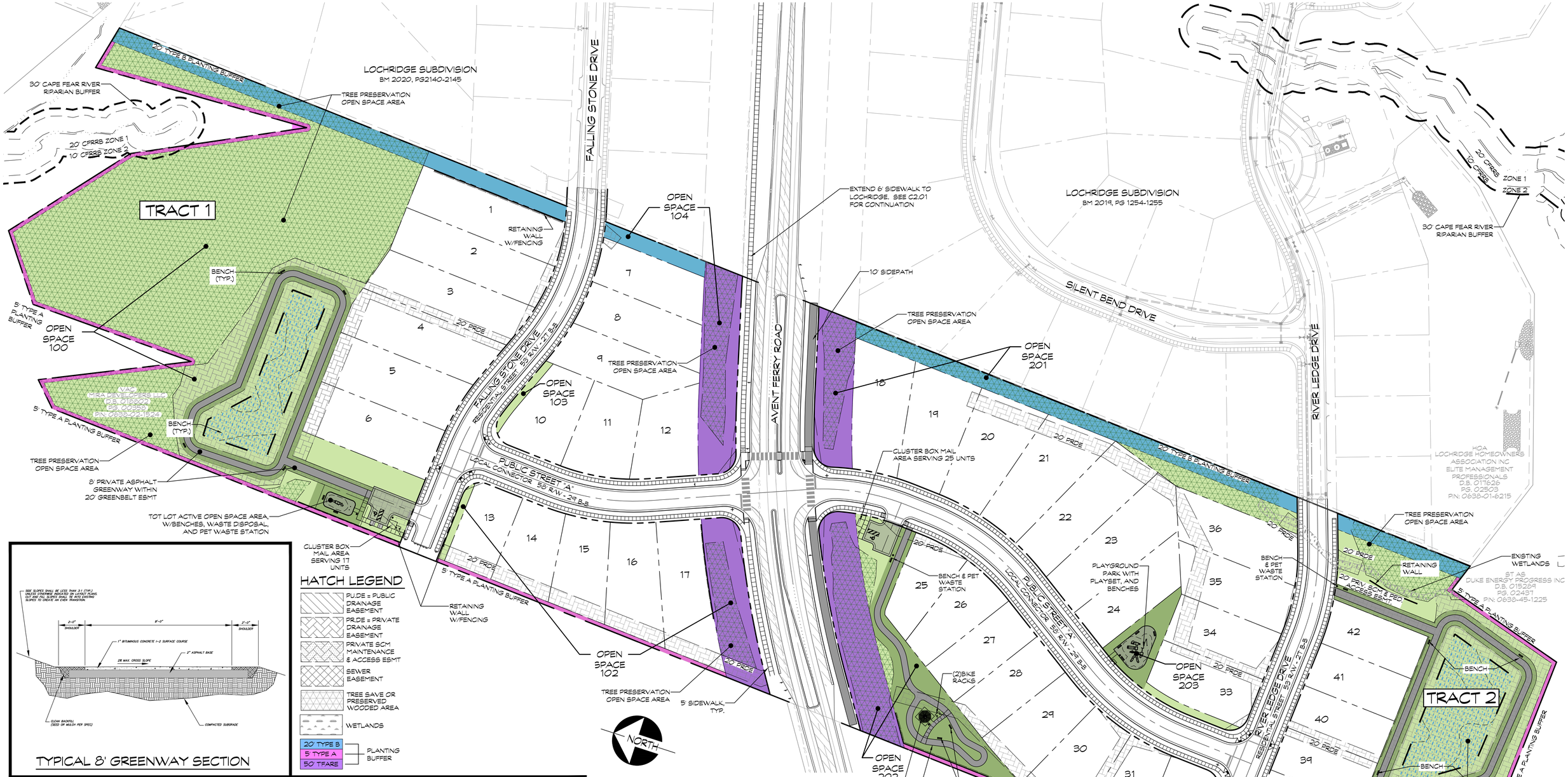
SHEET # C2.01



TYPICAL 8' GREENWAY SECTION

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS
- 20 TYPE B, 5 TYPE A, 50 TFARE — PLANTING BUFFER

AREA CALCULATIONS

GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.75 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.87 AC
AREA IN PUBLIC R/W DEDICATION		3.19 AC
AREA IN RESIDENTIAL LOTS		9.66 AC
AREA IN OPEN SPACE		8.77 AC
SR ZONING OPEN SPACE AREAS REQUIRED	30%	6.49 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	37%	8.06 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.77 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION	37%	8.06 AC
TREE PRESERVATION AREA OPEN SPACE	22%	4.72 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREA	6%	1.32 AC
FLEXIBLE OPEN SPACE - SCM 0.11 AC ELIGIBLE	3%	1.41 AC
FLEXIBLE HOA MAINTAINED OPEN SPACE	6%	1.32 AC

- ON-SITE HOA MANAGED OPEN SPACE
- ACTIVE RECREATION AREA OPEN SPACE (GREENWAY WITHIN 20' GREENBELT ESMT, PLAYGROUNDS, GAZEBO MEETING AREA, ETC.)
- TREE PRESERVATION AREA OPEN SPACE
- ON-SITE PRIVATE OPEN SPACE STORMWATER CONTROL MEASURE

LAND USES AND AREA CALCULATIONS

SCM OPEN SPACE NOTES (PER UDO 7.3.2.C)

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

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 THE MAXIMUM HEIGHT SHALL BE 4 FEET.

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

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

PRELIMINARY OPEN SPACE PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	8/8/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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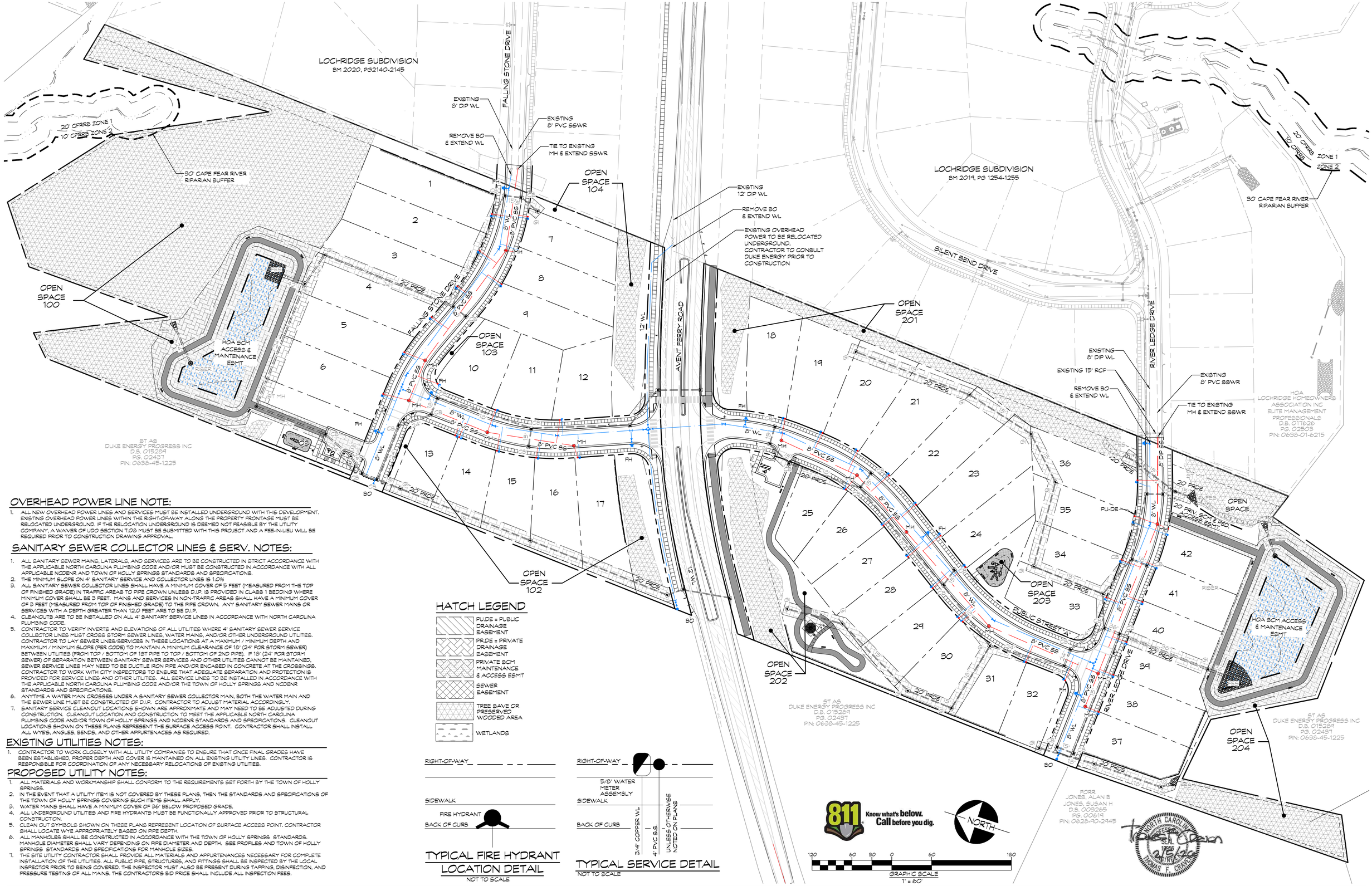
SHEET # C2.10



OVERHEAD POWER LINE NOTE:

1. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. EXISTING OVERHEAD POWER LINES WITHIN THE RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE MUST BE RELOCATED UNDERGROUND. IF THE RELOCATION UNDERGROUND IS DEEMED NOT FEASIBLE BY THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

SANITARY SEWER COLLECTOR LINES & SERV. NOTES:

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

EXISTING UTILITIES NOTES:

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

PROPOSED UTILITY NOTES:

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

HATCH LEGEND

- PU.DE = PUBLIC DRAINAGE EASEMENT
- PR.DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS

TYPICAL FIRE HYDRANT LOCATION DETAIL
NOT TO SCALE

TYPICAL SERVICE DETAIL
NOT TO SCALE

811 Know what's below. Call before you dig.

NORTH

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

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

PRELIMINARY UTILITY PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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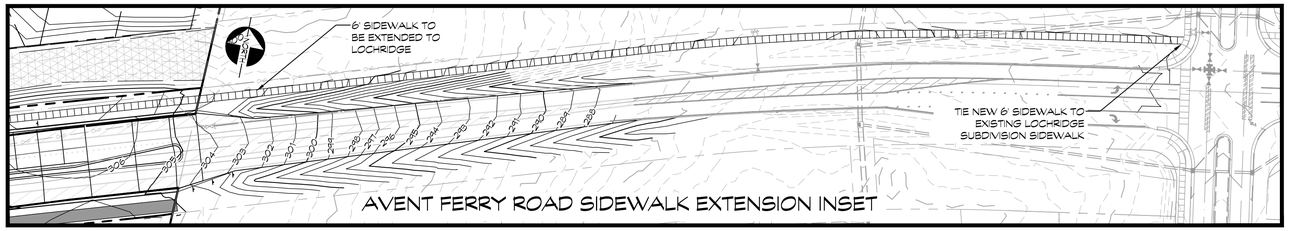
SHEET # C3.00



LOCHRIDGE SUBDIVISION
BM 2020, PG2140-2145

LOCHRIDGE SUBDIVISION
BM 2019, PG 1254-1255

FALLING STONE DRIVE

SILENT BEND DRIVE

RIVER LEDGE DRIVE

30' CAPE FEAR RIVER RIPARIAN BUFFER

20' CFRRB ZONE 1
10' CFRRB ZONE 2

ZONE 1
ZONE 2

TREE PRESERVATION AREA

6' SIDEWALK TO BE EXTENDED TO LOCHRIDGE SUBDIVISION, SEE INSET ABOVE

OPEN SPACE 100

OPEN SPACE 102

OPEN SPACE 103

OPEN SPACE 104

OPEN SPACE 201

OPEN SPACE 202

OPEN SPACE 203

OPEN SPACE 204

SCM 1
STORMWATER WETLAND

SCM 2
STORMWATER WETLAND

RISER

RETAINING WALL W/FENCING

RETAINING WALL

RETAINING WALL, TYP.

TREE PRESERVATION AREA

HATCH LEGEND

- PU,DE = PUBLIC DRAINAGE EASEMENT
- PR,DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS
- 20' TYPE B, 5' TYPE A, 50' TFARE — PLANTING BUFFER

GRAPHIC SCALE
1" = 60'

NORTH

811 Know what's below. Call before you dig.

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

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

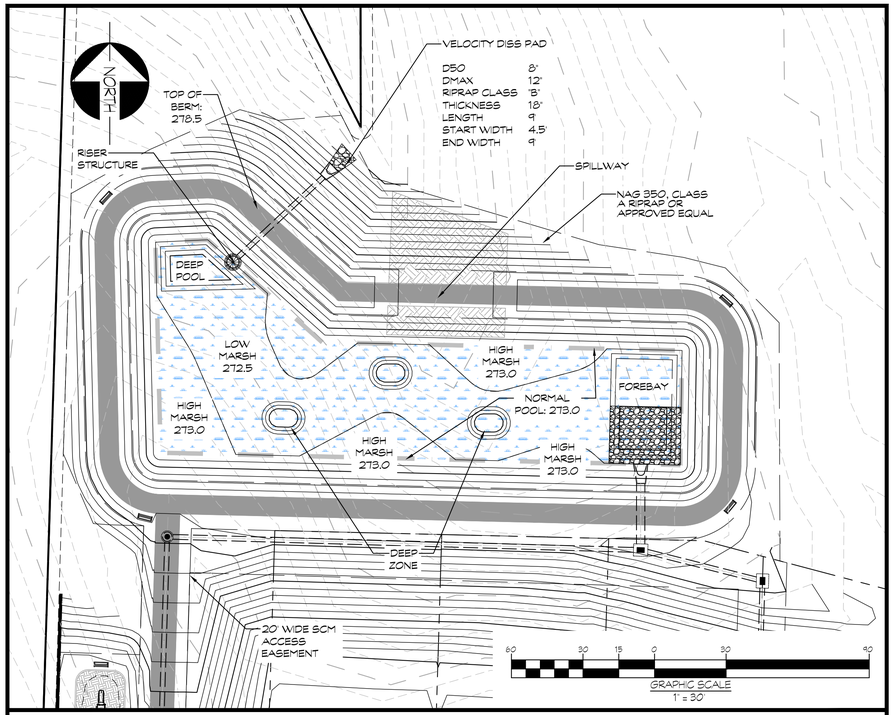
PRELIMINARY GRADING PLAN

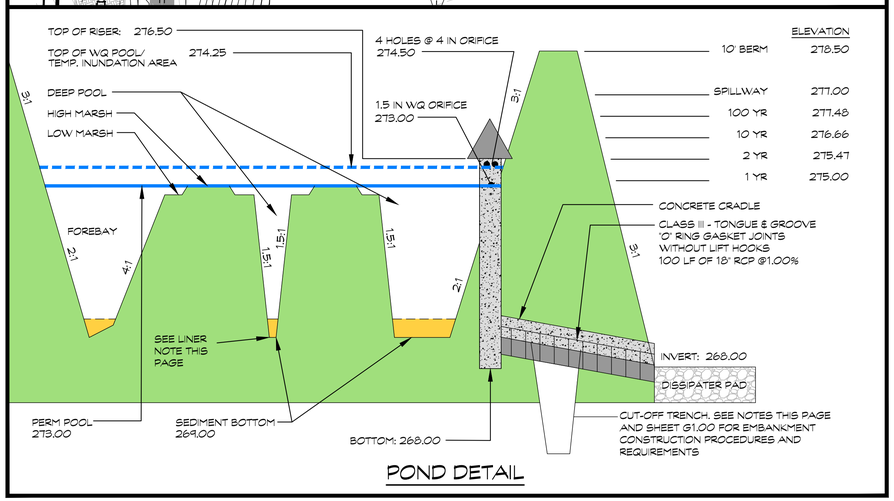
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/16/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	

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

SHEET # C4.00

P:\SHARED ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET-PRELIMINARY\ C4.00-PRE GRAD PLAN.DWG , Feb 05, 2026 - 1:11 PM





POND DETAIL

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)

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

Top of Water Quality Elevation / Begin Temporary Pool Elevation

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

Water Quality Runoff Volume Calculation

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

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	47.0%
Rv = 0.05 + 0.009(I)	Rv =	0.473
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	7.72 acres	
Storage Required =	**13,255 cu. ft.**	

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

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

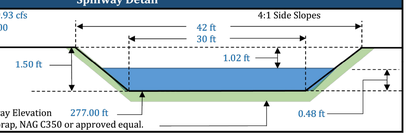
Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

$Q_{1+} = CdA(2g(H_0/3))^{1/2}$	(Orifice Equation; Cd=0.60, H_0/3 per NCDENR recommendation)
1.50	Orifice Diameter (inches)
1.19	Driving Head to Centroid of Orifice (ft)
0.04	Q1.0" Drawdown Rate (cfs)
13,255	Water Quality Volume (V_{WQ})
V_{WQ}/(Q1" x 86,400)	Drawdown Time (days)
4.1	**Drawdown Time (days) (2 - 5 days)**

			Detention Vol (cfs)		
3.05	3.68	5.38	46,631.37	54,816.27	72,514.70

Spillway Detail

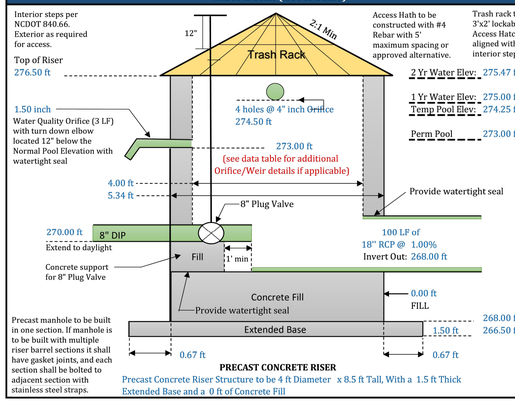
100 Yr Flow in Spillway	29.93 cfs
10 Yr Flow in Spillway	0.00
Top of Pond	278.50
100 Yr Elev:	277.48 ft
10 Yr Elev:	276.66 ft



Spillway Elevation 277.00 ft

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

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 4 ft Diameter x 8.5 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill

Outlet Protection

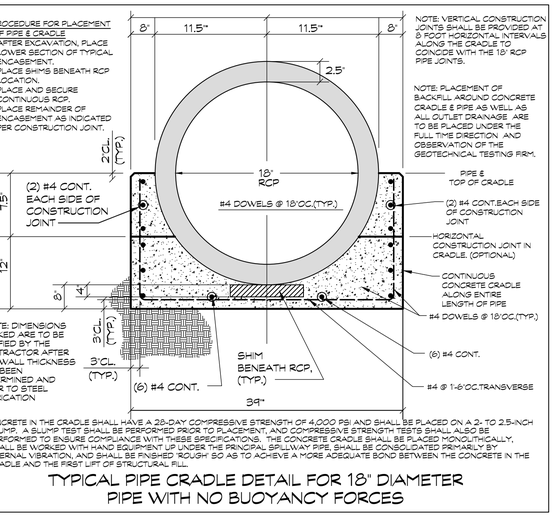
Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1: 2
Qmax	9.92 cfs	D50	Fig. 8.06.b.2: 8 in
V =	12.63 fps	DMAX	12 in
		Riprap Class	8
		Apron Thickness	18 in
		Apron Length	9 ft
		Apron Width	4.5 ft
		Apron Ending Width	9 ft

Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume
Outside Dia'	5.34 ft	Walls =	15172 LBS	V = LxWx(HT+Footer) = C.F.
Inside Dia'	4.00 ft	Base =	14400 LBS	
		Fill =	0 LBS	Displaced Water =
				C.F. * 62.4 PCF = LBS
Height	8.50 ft	Outlet Pipe =	1973 LBS	
Base Thick' (ft)	1.50 ft	WQ Orifice =	1 LBS	Add 15% Factor of Safety
Add Concrete (ft)	0.00 ft			
Wall Thick' (ft)	0.67 ft			
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V = 383 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water = 23,899 LBS
Outlet Pipe	19.63 ft	Weir #3 =	0 LBS	15% F.S. = 3,585 LBS
WQ Orifice	0.01 ft	Weir #4 =	0 LBS	
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight= 27,484 LBS
Orifice #2	0.00 ft			
Orifice #3	0.00 ft	**Weight =**	**27,598 LBS LBS**	**Saftey Factor 115.48%**
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 4 ft Diameter x 8.5 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill		
Other	1.18 ft			

Pond / Riser Data & Elevations

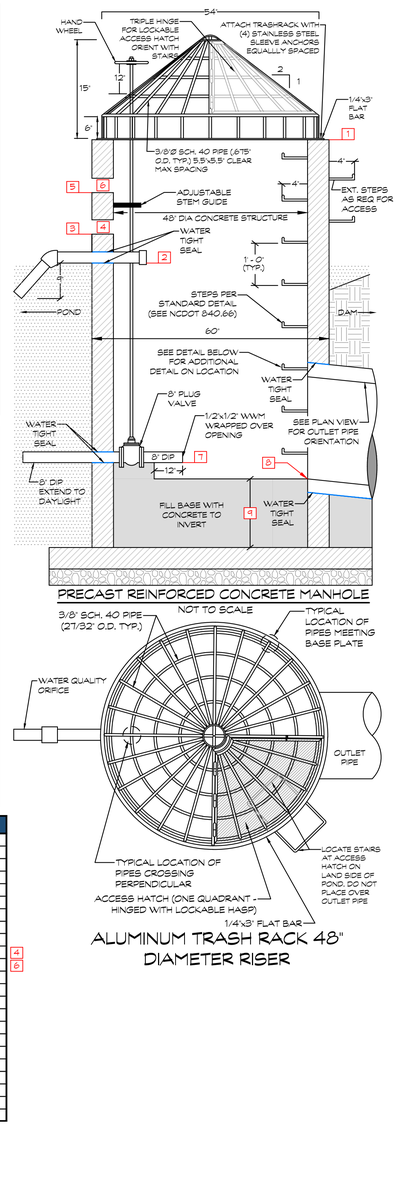
	Pond Type	Wet Pond		
	TSS Removal	85%		
	Top of Pond / Berm	278.50 ft		
	Secondary Spillway Width	30.00 ft		
	Bottom of Secondary Spillway	277.00 ft		
1	Top of Riser	276.50 ft	(at least 1' Above TPE)	
	Riser Type / Size	4.00 ft	Diameter Precast Reinforced Concrete Manhole	
	Top of Water Quality / Temp Pool Elev	274.25 ft	(1" Runoff)	
	Permanent Pool Elevation (Normal Pool)	273.00 ft		
2	Water Quality Orifice Elevation & Size	273.00 ft	1.50 in	4
3	Secondary Orifice Elevation & Size (if applicable)	274.50 ft	4 holes @ 4" in (Qty) & Size	6
5	Additional Orifice Elevation & Size (if applicable)	0.00 ft	0 in	
	Bottom of Veg. Shelf	272.50 ft	(0.5 ft below PPE)	
7	Top of Sediment Storage / Pond Bottom	270.00 ft		
	Bottom of Sediment Storage	269.00 ft	(Min 1 ft)	
8	Invert Out of Riser	268.00 ft		
	Outlet Pipe Size	18.00 in	Diameter RCP	9.92 Q10 CFS
	Outlet Pipe Length & Slope	100.00 ft	1.00 %	
	Downstream Outlet Elevation	267.00 ft		
	1 Yr Water Surface Elev / Peak Flow (CFS)	275.00 ft		1.06 CFS
	2 Yr Water Surface Elev Peak Flow (CFS)	275.47 ft		1.60 CFS
	10 Yr Water Surface Elev Peak Flow (CFS)	276.66 ft		5.23 CFS
	100 Yr Water Surface Elev Peak Flow (CFS)	277.48 ft		53.97 CFS



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

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

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



PRECAST REINFORCED CONCRETE MANHOLE

ALUMINUM TRASH RACK 48" DIAMETER RISER

*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

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

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

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING HOT TO DAMAGE THE LINER PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL. THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

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

EMBANKMENT CUTOFF TRENCH (KEYWAY)

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION, WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM — STORMWATER MANGEMENT AREA

NORTH CAROLINA PROFESSIONAL SEAL 035155 ENGINEER THOMAS F. CRAVEN

SCALE:	1"=50'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

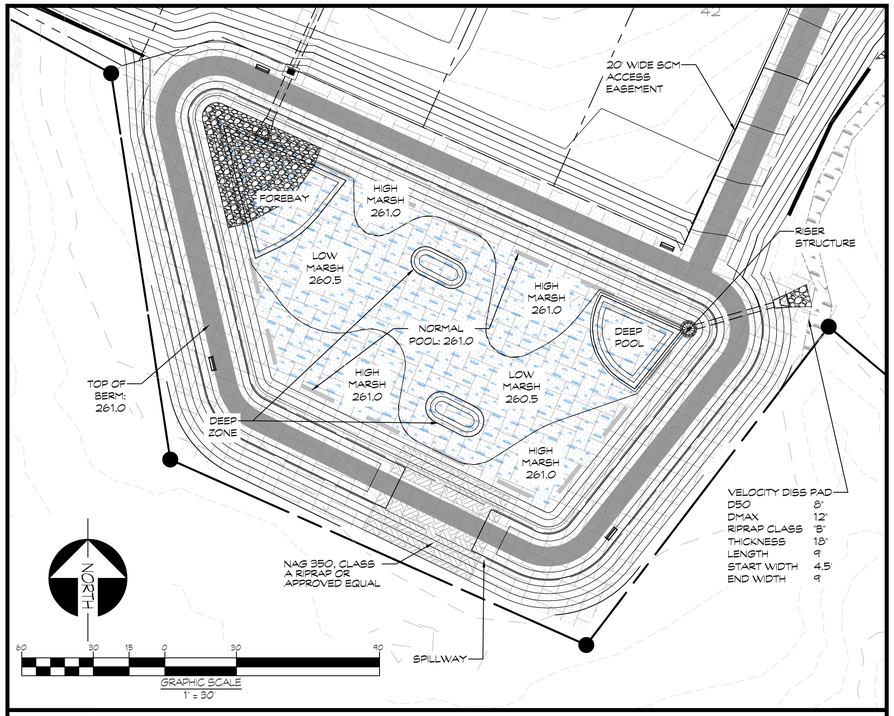
MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

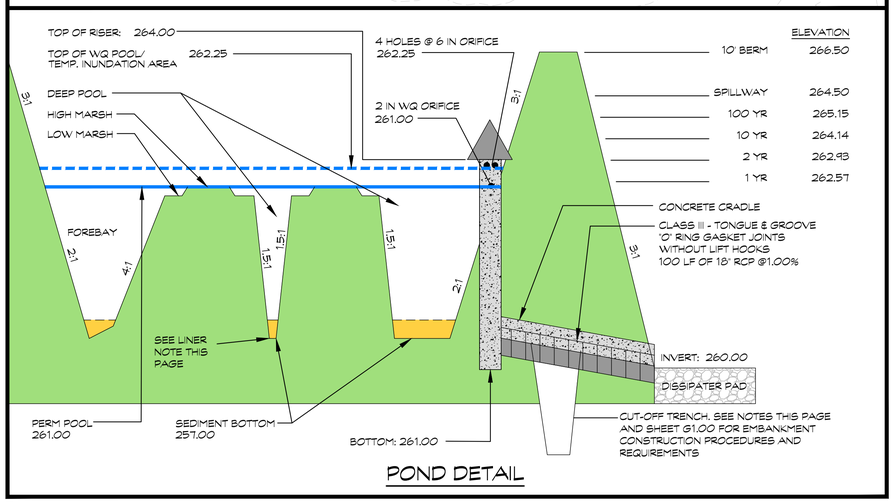
STORMWATER MANAGEMENT PLAN
SCM 1

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

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

SHEET # C5.00





POND DETAIL

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)

Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	Notes
261.0	13030	2300	0.00	Permanent Pool Elevation		
262.0	17002		1.00	16166	16166	
263.0	18731		2.00	17867	34033	
264.0	20517		3.00	19624	53657	
265.0	22359		4.00	21438	75095	
266.0	24258		5.00	23309	98403	
			0.00	0	98403	
			0.00	0	98403	
Total			5.0			

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
262.25	17434	1.25	20633	

Water Quality Runoff Volume Calculation

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

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	39.0%
Rv = 0.05 + 0.009(I)	Rv =	0.401
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	9.60 acres	
Storage Required =	**13,974 cu. ft.**	

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

Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.25	15,330	17,434	20,633	262.25

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

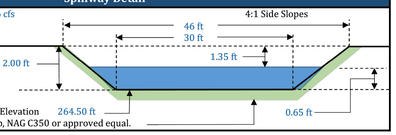
$Q_1 = CdA(2g(H_0/3))^{1/2}$ (Orifice Equation; Cd=0.60, H_0/3 per NCDENR recommendation)

2.00	Orifice Diameter (inches)
1.17	Driving Head to Centroid of Orifice (ft)
0.07	Q1.0" Drawdown Rate (cfs)
13,974	Water Quality Volume (V_{WQ})
V_{WQ}/(Q1" x 86,400)	Drawdown Time (days)
2.5	**Drawdown Time (days) (2 - 5 days)**

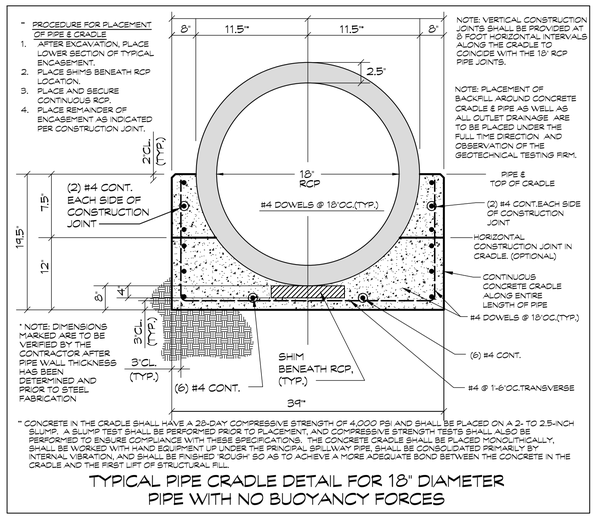
3.05	3.68	5.38	Detention Vol (cfs)	53,732.09	63,535.92	84,852.42

Spillway Detail

100 Yr Flow in Spillway	47.16 cfs
10 Yr Flow in Spillway	0.00
Top of Pond	266.50
100 Yr Elev:	265.15 ft
10 Yr Elev:	264.14 ft
Spillway Elevation	264.50 ft

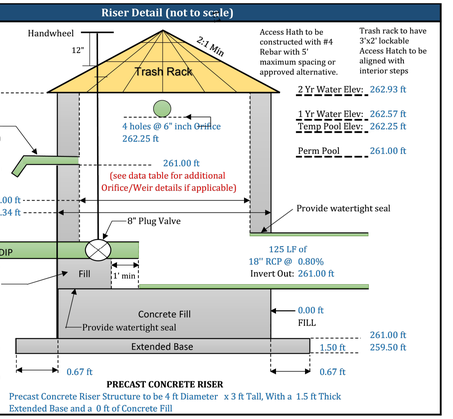


Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



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

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 4 ft Diameter x 3 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill

Outlet Protection

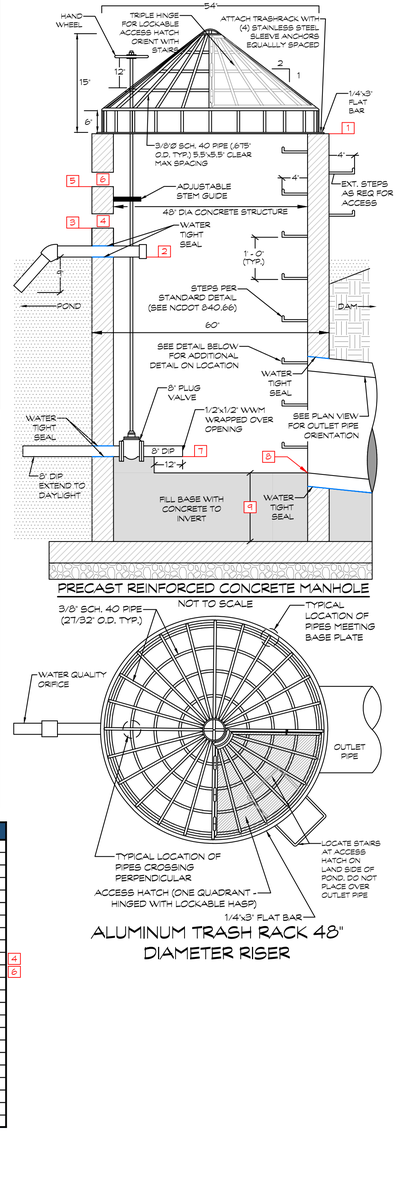
Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1: 2
Qmax	9.91 cfs	D50	Fig. 8.06.b.2: 8 in
V =	12.62 fps	DMAX	12 in
		Riprap Class	B
		Apron Thickness	18 in
		Apron Length	9 ft
		Apron Width	4.5 ft
		Apron Ending Width	9 ft

Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	5.34 ft	Walls =	15172 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	4.00 ft	Base =	14400 LBS		
		Fill =	0 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	3.00 ft	Outlet Pipe =	1973 LBS		
Base Thick' (ft)	1.50 ft	WQ Orifice =	2 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	0.00 ft				
Wall Thick' (ft)	0.67 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	383 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	23,899 LBS
Outlet Pipe	19.63 ft	Weir #3 =	0 LBS	15% F.S. =	3,585 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight=	27,484 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	Weight =	27,597 LBS LBS	Saftey Factor	115.47%
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 4 ft Diameter x 3 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill			
Other	1.18 ft				

Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	266.50 ft			
Secondary Spillway Width	30.00 ft			
Bottom of Secondary Spillway	264.50 ft			
1 Top of Riser	264.00 ft	(at least 1' Above TPE)		
Riser Type / Size	4.00 ft	Diameter Precast Reinforced Concrete Manhole		
Top of Water Quality / Temp Pool Elev	262.25 ft	(1" Runoff)		
Permanent Pool Elevation (Normal Pool)	261.00 ft			
2 Water Quality Orifice Elevation & Size	261.00 ft		2.00 in	4
3 Secondary Orifice Elevation & Size (if applicable)	262.25 ft		4 holes @ 6" in (Qty) & Size	6
5 Additional Orifice Elevation & Size (if applicable)	0.00 ft		0 in	
Bottom of Veg. Shelf	260.50 ft	(0.5 ft below PPE)		
7 Top of Sediment Storage / Pond Bottom	258.00 ft			
Bottom of Sediment Storage	257.00 ft	(Min 1 ft)		
8 Invert Out of Riser	261.00 ft			
Outlet Pipe Size	18.00 in	Diameter RCP	9.91 Q10 CFS	
Outlet Pipe Length & Slope	125.00 ft		0.80 %	
Downstream Outlet Elevation	260.00 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	262.57 ft		1.17 CFS	
2 Yr Water Surface Elev Peak Flow (CFS)	262.93 ft		2.60 CFS	
10 Yr Water Surface Elev Peak Flow (CFS)	264.14 ft		7.13 CFS	
100 Yr Water Surface Elev Peak Flow (CFS)	265.15 ft		62.90 CFS	



PRECAST REINFORCED CONCRETE MANHOLE

ALUMINUM TRASH RACK 48" DIAMETER RISER

*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

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

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

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

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

EMBANKMENT CUTOFF TRENCH (KEYWAY)

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM — STORMWATER MANGEMENT AREA

NORTH CAROLINA PROFESSIONAL SEAL 045616 ENGINEER THOMAS F. CRAVEN

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

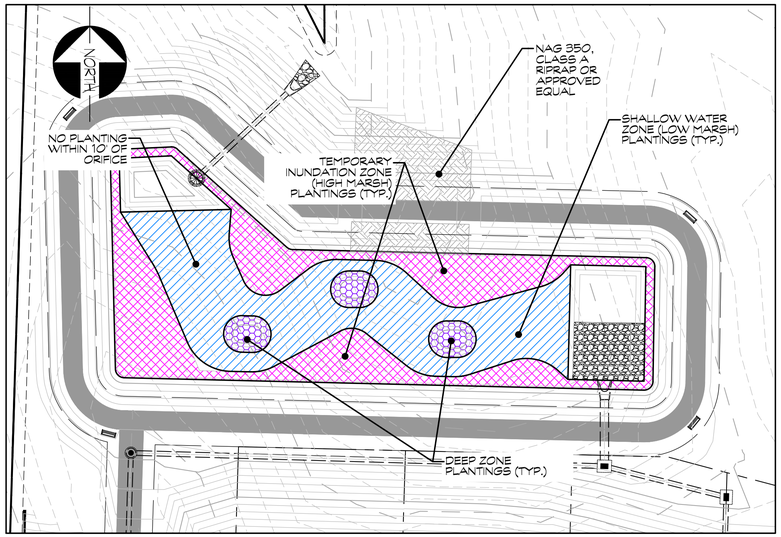
SCALE:	1"=50'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

STORMWATER MANAGEMENT PLAN
SCM 2

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/9/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

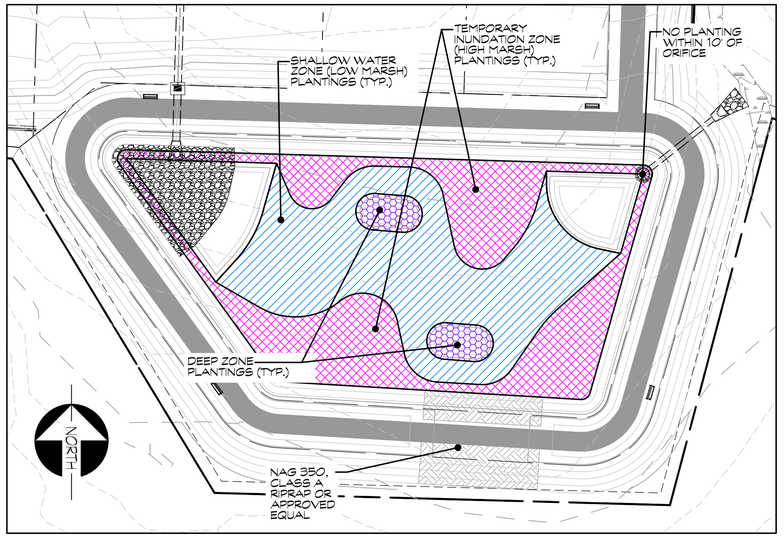
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
6404 Falls of Neuse Drive, Suite 201 Raleigh, N.C. 27615 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.01



1"=30'

SCM 1 PLANTING PLAN



1"=30'

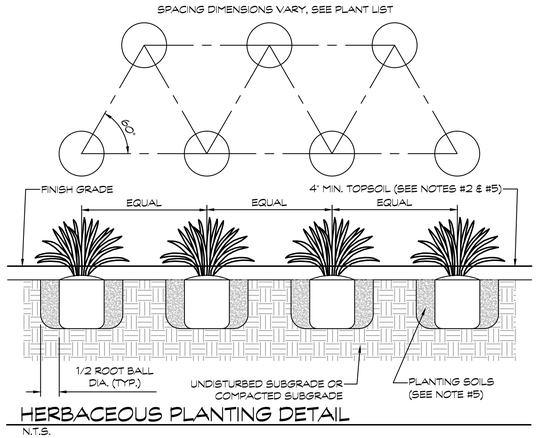
SCM 2 PLANTING PLAN

SCM 1	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM			VEGETATION REQUIRED: NON-CLUMPING TURF GRASS		
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 5800 SF		1450
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	210
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24" OC (MAX.)	210
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	210
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24" OC (MAX.)	205
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24" OC (MAX.)	205
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24" OC (MAX.)	205
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24" OC (MAX.)	205
				TOTAL PROVIDED:	1450
TEMP. INUNDATION ZONE (HIGH MARSH)		8 SHRUBS PER 200 SF:		AREA= 5800 SF	232
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	SHRUB	5' OC (MAX.)	58
IG	ILEX GLABRA	INKBERRY	SHRUB	5' OC (MAX.)	58
RP	ROSA PALUSTRIS	SWAMP ROSE	SHRUB	5' OC (MAX.)	58
SN	SAMBUCUS CANADENSIS	ELDERBERRY	SHRUB	5' OC (MAX.)	58
				TOTAL PROVIDED:	232
DEEP ZONE				AREA= 750 SF	30
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	15
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	15
				TOTAL PROVIDED:	30

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.

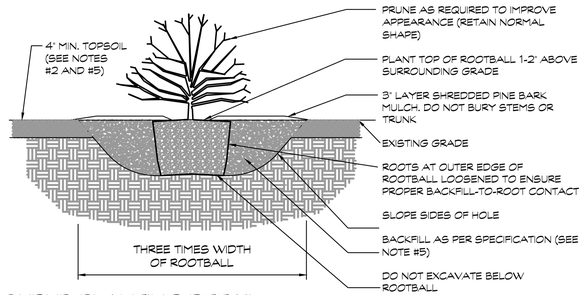
SCM 2	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM			VEGETATION REQUIRED: NON-CLUMPING TURF GRASS		
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 6950 SF		1738
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	250
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24" OC (MAX.)	250
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	250
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24" OC (MAX.)	250
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24" OC (MAX.)	248
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24" OC (MAX.)	245
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24" OC (MAX.)	245
				TOTAL PROVIDED:	1738
TEMP. INUNDATION ZONE (HIGH MARSH)		8 SHRUBS PER 200 SF:		AREA= 6950 SF	278
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	PERENNIAL	5' OC (MAX.)	70
IG	ILEX GLABRA	INKBERRY	PERENNIAL	5' OC (MAX.)	70
RP	ROSA PALUSTRIS	SWAMP ROSE	PERENNIAL	5' OC (MAX.)	70
SN	SAMBUCUS CANADENSIS	ELDERBERRY	PERENNIAL	5' OC (MAX.)	68
				TOTAL PROVIDED:	278
DEEP ZONE				AREA= 750 SF	30
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	15
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	15
				TOTAL PROVIDED:	30

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.



HERBACEOUS PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

WETLANDS GRADING & PLANTING NOTES:

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

GEESE/ANIMAL PEST CONTROL NOTE:

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

CONTRACTOR SHOULD CONTACT LOCAL NURSERIES FOR PLANT SELECTION		
CILLIDE NATIVE PLANT NURSERY	621 STARBURST LANE, RALEIGH, NC 27603	(919) 662-5566
NICHE GARDENS	1111 DAWSON ROAD, CHAPEL HILL, NC 27516	(919) 967-0078
PLANT DELIGHTS NURSERY	9241 SAULS ROAD, RALEIGH, NC 27603	(919) 772-4794
TARHEEL NATIVE TREES	4339 PEELE ROAD, CLAYTON, NC 27520	(919) 553-5927
TAYLORS NURSERY, INC.	3705 NEW BERN AVE., RALEIGH, NC 27610	(919) 231-6161
MELLOW MARSH FARM	1312 WOODY STORE ROAD, SILER CITY, NC 27344	(919) 742-1200

HATCH LEGEND

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

NORTH CAROLINA PROFESSIONAL SEAL 19555 ENGINEER THOMAS F. CRAVEN

MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

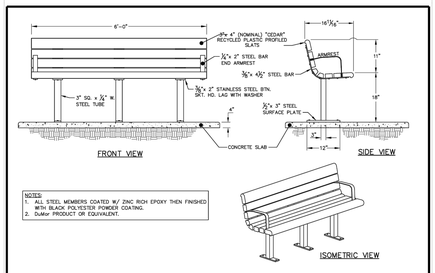
SCALE:	1"=50'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

SCM PLANTING PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO ☐ YES

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

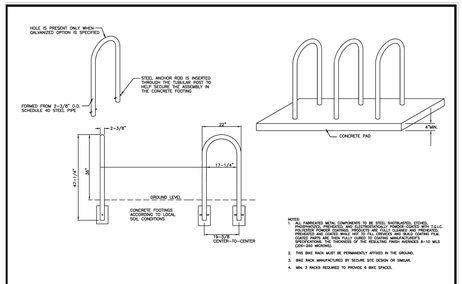
SHEET # C5.10



STANDARD BENCH

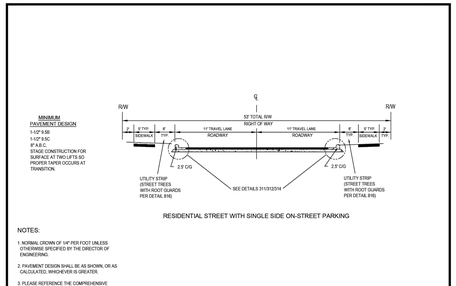
DRAWING NOT TO SCALE

GREENWAY BENCH	STANDARD DETAIL NUMBER: HS018
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	10/16/08



DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK	STANDARD DETAIL NUMBER: HS007
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/05/19



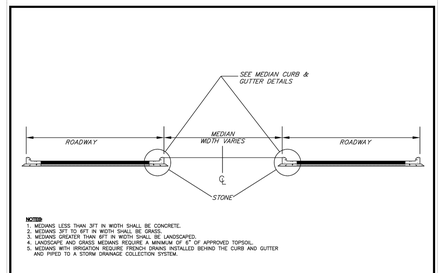
RESIDENTIAL STREET WITH SINGLE SIDE ON-STREET PARKING

NOTES:

1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE SPECIFIED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. PLEASE REFERENCE THE COMPREHENSIVE TRANSPORTATION PLAN FOR ADDITIONAL CROSS SECTIONS.

DRAWING NOT TO SCALE

MINIMUM STREET STANDARD FOR RESIDENTIAL STREETS	STANDARD DETAIL NUMBER: HS302
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	8/06/19

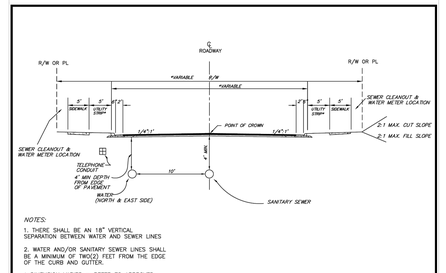


NOTES

1. MEDIANS LESS THAN 3FT IN WIDTH SHALL BE CONCRETE.
2. MEDIANS 3FT TO 8FT IN WIDTH SHALL BE GRASS.
3. MEDIANS GREATER THAN 8FT SHALL BE LANDSCAPED.
4. LANDSCAPE AND GRASS MEDIANS REQUIRE A MINIMUM OF 6" OF APPROVED TOPSOIL.
5. MEDIANS WITH IRRIGATION REQUIRE FRENCH DRAINS INSTALLED BEHIND THE CURB AND GUTTER AND PIPED TO A STORM DRAINAGE COLLECTION SYSTEM.

DRAWING NOT TO SCALE

STANDARD MEDIAN DESIGN	STANDARD DETAIL NUMBER: HS308
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19



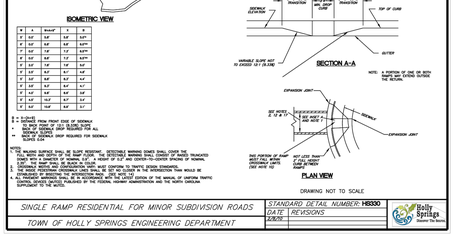
NOTES:

1. THERE SHALL BE AN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES
2. WATER AND/OR SANITARY SEWER LINES SHALL BE A MINIMUM OF TWO(2) FEET FROM THE EDGE OF THE CURB AND GUTTER.

* DIMENSION VARIES -- REFER TO APPROVED CONSTRUCTION DRAWINGS

DRAWING NOT TO SCALE

STANDARD STREET CROSS SECTION SHOWING UTILITY LOCATIONS	STANDARD DETAIL NUMBER: HS310
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

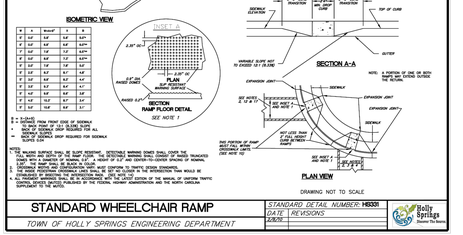


NOTES

1. DRAINAGE VALLEY OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. PAVEMENT RADIUS AT INTERSECTION SHALL BE 25FT.
4. PROPERTY LINE RADIUS AT INTERSECTIONS SHALL BE 20FT.
5. 6" CURB AND GUTTER IS PROVIDED ON ALLEYWAY. IT MUST BE ADDITIONAL TO 16' PAVED TRAVEL LANE.

DRAWING NOT TO SCALE

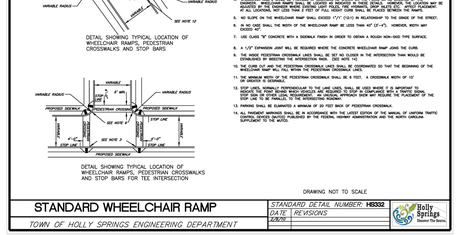
STANDARD STREET CROSS SECTIONS-ALLEYS WITH INVERTED CROWN	STANDARD DETAIL NUMBER: HS031
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19



NOTE:
1. DIMENSIONS OF ROUND-ABOUTS VARY PER DESIGN STANDARD.
2. STAMPED CONCRETE SHOULD BE BRICK PATTERN AND RED BRICK COLOR.

DRAWING NOT TO SCALE

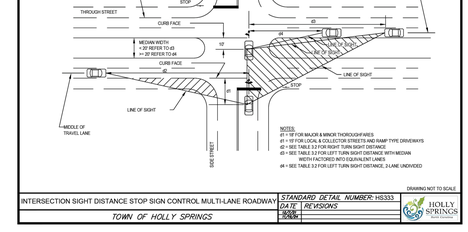
ROUNDABOUT HARDSCAPE DETAIL	STANDARD DETAIL NUMBER: HS314
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	12/19/23



NOTE:
GEOMETRY VARIES PER DESIGN.

DRAWING NOT TO SCALE

CONCRETE SCORING (SPLITTER ISLAND) DETAIL FOR ROUNDABOUT	STANDARD DETAIL NUMBER: HS035
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19



NOTE:
1. SEE STANDARD DETAIL NUMBER HS316 FOR ADDITIONAL INFORMATION.

DRAWING NOT TO SCALE

VEHICULAR CONCRETE PAVEMENT DETAIL AT ROUNDABOUT	STANDARD DETAIL NUMBER: HS316
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	12/19/23



DRAWING NOT TO SCALE

STANDARD SHOULDER SECTION WITHOUT SIDEWALK	STANDARD DETAIL NUMBER: HS017
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

NOTES

1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTY LINE OR BE LESS THAN 1' FROM PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 16' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 16' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

DRAWING NOT TO SCALE

STANDARD DRIVEWAY APRON	STANDARD DETAIL NUMBER: HS320
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

NOTES

1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

NOTES

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

DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER	STANDARD DETAIL NUMBER: HS322
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

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 THE GIVEN TIME FRAME, A TEMPORARY REPAIR SHALL BE MADE. IT MUST BE OBTAINED FROM THE DIRECTOR OF ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

DRAWING NOT TO SCALE

STANDARD TRENCH AND PAVEMENT REPAIR SECTION	STANDARD DETAIL NUMBER: HS326
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	10/19/23

A	B	Width*	X	Y
4'	5.0'	5.0'	5.0'	5.0%
4'	5.5'	5.5'	5.5'	5.5%
4'	6.0'	6.0'	6.0'	6.0%
4'	6.5'	6.5'	6.5'	6.5%
4'	7.0'	7.0'	7.0'	7.0%
4'	7.5'	7.5'	7.5'	7.5%
4'	8.0'	8.0'	8.0'	8.0%
4'	8.5'	8.5'	8.5'	8.5%
4'	9.0'	9.0'	9.0'	9.0%
4'	9.5'	9.5'	9.5'	9.5%
4'	10.0'	10.0'	10.0'	10.0%
4'	10.5'	10.5'	10.5'	10.5%
4'	11.0'	11.0'	11.0'	11.0%
4'	11.5'	11.5'	11.5'	11.5%
4'	12.0'	12.0'	12.0'	12.0%

X = SLOPE
Y = DEFINED FROM FRONT EDGE OF SIDEWALK

NOTES

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE SURFACE SHALL BE BLACK IN COLOR.
2. DETECTABLE WARNING MAY CONTINUE/RUN UNTIL MOST CONVEX TO TRAFFIC DESIGN STANDARDS.
3. ALL RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. ALL RAMPS SHALL BE CONSTRUCTED WITH ONLY ONE TURN DIRECTION.
4. ALL PEDESTRIAN MOVEMENTS ON INTERSECTIONS WHERE ONE OR BOTH LEGS OF THE INTERSECTION ARE CONTROLLED BY A STOP SIGN SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 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.

A	B	Width*	X	Y
4'	5.0'	5.0'	5.0'	5.0%
4'	5.5'	5.5'	5.5'	5.5%
4'	6.0'	6.0'	6.0'	6.0%
4'	6.5'	6.5'	6.5'	6.5%
4'	7.0'	7.0'	7.0'	7.0%
4'	7.5'	7.5'	7.5'	7.5%
4'	8.0'	8.0'	8.0'	8.0%
4'	8.5'	8.5'	8.5'	8.5%
4'	9.0'	9.0'	9.0'	9.0%
4'	9.5'	9.5'	9.5'	9.5%
4'	10.0'	10.0'	10.0'	10.0%
4'	10.5'	10.5'	10.5'	10.5%
4'	11.0'	11.0'	11.0'	11.0%
4'	11.5'	11.5'	11.5'	11.5%
4'	12.0'	12.0'	12.0'	12.0%

X = SLOPE
Y = DEFINED FROM FRONT EDGE OF SIDEWALK

NOTES

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE SURFACE SHALL BE BLACK IN COLOR.
2. DETECTABLE WARNING MAY CONTINUE/RUN UNTIL MOST CONVEX TO TRAFFIC DESIGN STANDARDS.
3. ALL RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. ALL RAMPS SHALL BE CONSTRUCTED WITH ONLY ONE TURN DIRECTION.
4. ALL PEDESTRIAN MOVEMENTS ON INTERSECTIONS WHERE ONE OR BOTH LEGS OF THE INTERSECTION ARE CONTROLLED BY A STOP SIGN SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 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.

SINGLE RAMP RESIDENTIAL FOR MINOR SUBDIVISION ROADS	STANDARD DETAIL NUMBER: HS330
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

STANDARD WHEELCHAIR RAMP	STANDARD DETAIL NUMBER: HS331
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

NOTES

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE SURFACE SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTH AND CONFIGURATION SHALL MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. ALL RAMPS SHALL BE PROVIDED AT LOCATIONS AS REQUIRED THAT ALL STREET CURB BEING CONSTRUCTED OR RECONSTRUCTED FOR ALTERATION PURPOSES SHALL TRAFFIC OPERATIONS REQUIRE CONSTRUCTION OF ADDITIONAL RAMPS FOR THE PHYSICALLY HANDICAPPED. ALL INTERSECTIONS HAVING CURB AND GUTTER SHALL PROVIDE RAMPS FOR THE PHYSICALLY HANDICAPPED. ALL INTERSECTIONS HAVING BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AS PART OF THIS CONSTRUCTION SHALL BE CONSTRUCTED WITH RAMPS FOR THE PHYSICALLY HANDICAPPED AS REQUIRED BY THE LATEST FEDERAL AND HIGHWAY SAFETY ACT REQUIRED PROVISION OF CURB RAMPS FOR CURB CONSTRUCTION AFTER 1973. UNTIL WRITTEN A DEFINITE PROPOSED INSTALLATION IS PLANNED FOR A GIVEN AREA.
4. ALL RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. ALL RAMPS SHALL BE CONSTRUCTED WITH ONLY ONE TURN DIRECTION. THE RAMPS SHALL BE LOCATED SO THAT THE WALKING SURFACE WILL NOT BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. ALL RAMPS SHALL BE CONSTRUCTED WITH ONLY ONE TURN DIRECTION. THE RAMPS SHALL BE LOCATED SO THAT THE WALKING SURFACE WILL NOT BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE RAMPS SHALL BE LOCATED SO THAT THE WALKING SURFACE WILL NOT BE PROVIDED AT LOCATIONS WHERE WATER WILL POND OR FLOW ACROSS THE WALKING SURFACE.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1"/1" (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 48" (4'-0"). HOWEVER, WIDTH MAY EXCEED 48".
7. USE CLASS "B" 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 WIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET BACK IN THE INTERSECTION THAN WOULD BE NORMALLY PLACED IN ORDER TO PROVIDE A MORE LEVEL AREA.
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' IS PREFERRED.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO REGULATE THE POINT BEFORE WHICH VEHICLES ARE REQUIRED TO STOP. STOP LINES SHALL BE PLACED A MINIMUM OF 4' IN ADVANCE OF THE NEAREST CROSSWALK LINE. WHERE NO CROSSWALK LINE EXISTS, THE PLACEMENT OF THE STOP LINE IS PARALLEL TO THE INTERSECTING ROADWAY.
13. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK 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	STANDARD DETAIL NUMBER: HS332
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	8/06/19

NOTES:
d1 = 10' FOR MAJOR & MINOR THOROUGHFARES
d1 = 10' FOR LOCAL & COLLECTOR STREETS AND RAMP TYPE DRIVEWAYS
d2 = SEE TABLE 3.2 FOR RIGHT TURN SIGHT DISTANCE
d3 = SEE TABLE 3.2 FOR LEFT TURN SIGHT DISTANCE WITH MEDIAN WIDTH FACTORED INTO EQUALENT LANES
d4 = SEE TABLE 3.2 FOR LEFT TURN SIGHT DISTANCE, 2 LANE UNDIVIDED

DRAWING NOT TO SCALE

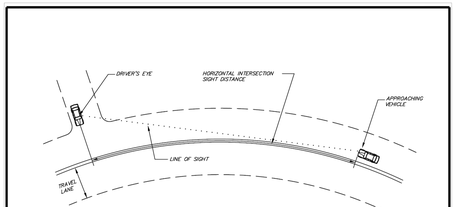
INTERSECTION SIGHT DISTANCE STOP SIGN CONTROL MULTI-LANE ROADWAY	STANDARD DETAIL NUMBER: HS333
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	8/06/19

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

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

STANDARD SITE DETAILS

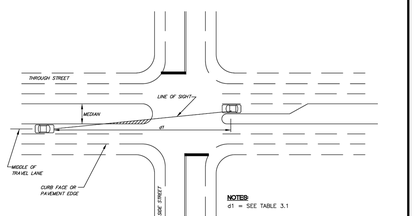
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026



DRAWING NOT TO SCALE

MEASUREMENT OF HORIZONTAL INTERSECTION SIGHT DISTANCE — STANDARD DETAIL NUMBER: HS334 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

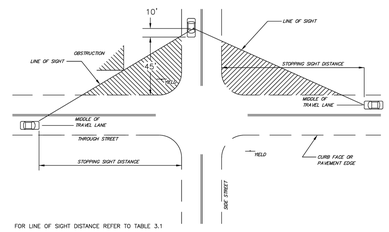


NOTES:
d1 = SEE TABLE 3.1

DRAWING NOT TO SCALE

SIGHT DISTANCE LEFT TURN FROM THROUGH STREET — STANDARD DETAIL NUMBER: HS335 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



FOR LINE OF SIGHT DISTANCE REFER TO TABLE 3.1

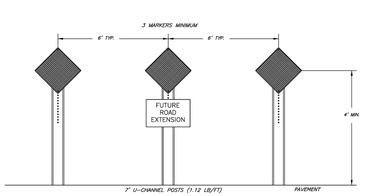
DRAWING NOT TO SCALE

SIGHT DISTANCE YIELD SIGN CONTROLLED INTERSECTIONS — STANDARD DETAIL NUMBER: HS336 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

END OF ROAD MARKERS

TYPICAL APPLICATION AT END OF ROADWAY (DEAD END) REGARDLESS OF WHETHER GUARDRAIL IS INSTALLED



NOTE:
1. ADVANCED WARNING SIGNAGE W14-1"(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

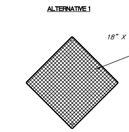
DRAWING NOT TO SCALE

END OF ROAD MARKERS (DEAD END) — STANDARD DETAIL NUMBER: HS353 — DATE | REVISIONS — 6/26/25

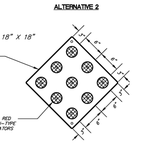
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

END OF ROAD MARKERS

ALTERNATIVE 1



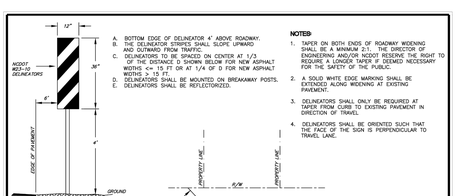
ALTERNATIVE 2



DRAWING NOT TO SCALE

END OF ROAD MARKERS — STANDARD DETAIL NUMBER: HS354 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

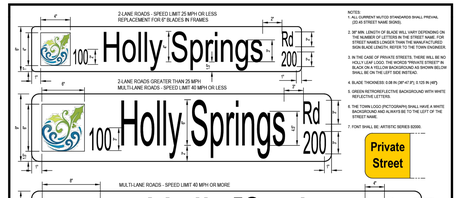


NOTES:
1. TAPER ON BOTH ENDS OF ROADWAY WIDENING SHALL BE A MINIMUM 2:1. THE DIRECTION OF ENGINEERING AND/OR NCDOT RESERVE THE RIGHT TO REQUIRE A LONGER TAPER IF DEEMED NECESSARY FOR THE SAFETY OF THE PUBLIC.
2. A SOLID WHITE EDGE MARKING SHALL BE PLACED ALONG WIDENING AT EXISTING PAVEMENT.
3. DELINEATORS SHALL ONLY BE REQUIRED AT TAPER FROM CURB TO EXISTING PAVEMENT IN DIRECTION OF TRAVEL.
4. DELINEATORS SHALL BE ORIENTED SUCH THAT THE FACE OF THE SIGN IS PERPENDICULAR TO TRAVEL LANE.

DRAWING NOT TO SCALE

STANDARD PAVEMENT WIDENING TAPER AND MARKINGS — STANDARD DETAIL NUMBER: HS355 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

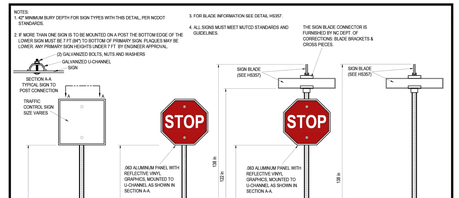


NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (SEE ALSO NCDOT NAME BOOK).
2. 39" MIN. LENGTH OF BLADE REQ. VARY DEPENDING ON NO. NUMBER OF LETTERS IN THE STREET NAME. FOR STREET NAMES LONGER THAN THE MANUFACTURED SIGN BLADE LENGTH, REFER TO THE TOWN ENGINEER.
3. IN THE CASE OF PRIVATE STREETS, THERE WILL BE NO HOLLY LEAF LOGO. THE WORDS "PRIVATE STREET" IN BLACK ON A YELLOW BACKGROUND AS SHOWN BELOW SHALL BE ON THE LEFT SIDE BLADE(S).
4. BLADE THICKNESS: 0.08 IN (NEMA 3) OR 0.125 IN (HP)
5. USE REFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL HAVE A WHITE BACKGROUND AND ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES 8200.

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE — STANDARD DETAIL NUMBER: HS357 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS

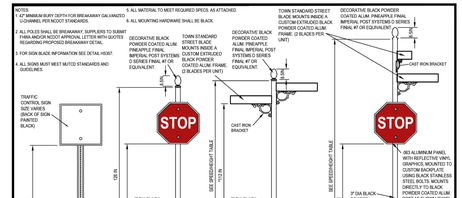


NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. 9" MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7 FT (84") TO BOTTOM OF PRIMARY SIGN. PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
(3) GALVANIZED BOLTS, NUTS AND WASHERS
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
THE SIGN BLADE CONNECTOR IS FURNISHED BY INC DEPT. OF CORRECTIONS. BLADE BRACKETS & CROSS PIECES.

DRAWING NOT TO SCALE

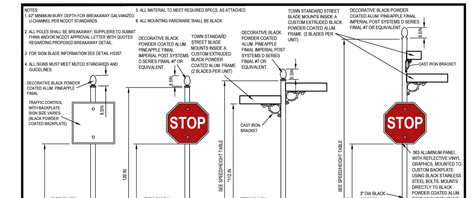
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS — STANDARD DETAIL NUMBER: HS359 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS



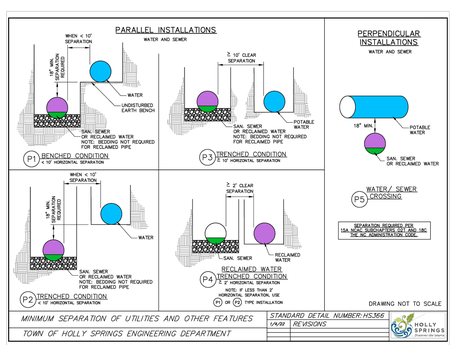
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES — STANDARD DETAIL NUMBER: HS360 — DATE | REVISIONS

TOWN OF HOLLY SPRINGS



UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR DOWNTOWN — STANDARD DETAIL NUMBER: HS361 — DATE | REVISIONS — 6/26/25

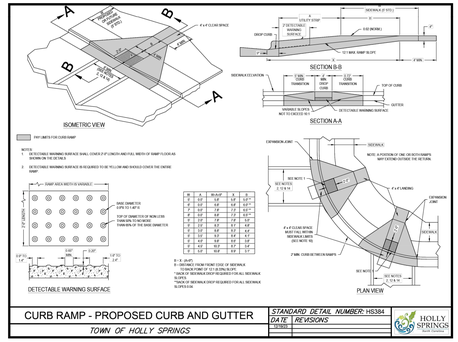
TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES — STANDARD DETAIL NUMBER: HS366 — DATE | REVISIONS — 1/1/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



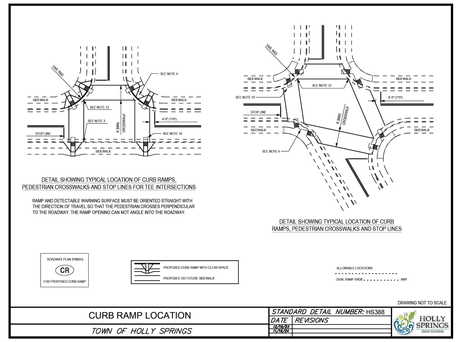
NOTES:
1. DETECTABLE WARNING SURFACE SHALL CONSIST OF 2'-0" LONGITUDINAL FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD CONTRAST THE ENTIRE RAMP.

	A	B	R or C*	L	D
2	5.0'	5.0'	7.5'	12.5'	
3	5.0'	5.0'	7.5'	12.5'	
4	5.0'	5.0'	7.5'	12.5'	
5	5.0'	5.0'	7.5'	12.5'	
6	5.0'	5.0'	7.5'	12.5'	
7	5.0'	5.0'	7.5'	12.5'	
8	5.0'	5.0'	7.5'	12.5'	
9	5.0'	5.0'	7.5'	12.5'	
10	5.0'	5.0'	7.5'	12.5'	

B = 5' (MIN.)
R = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12' X 20% SLOPE
C* = DISTANCE FROM SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
*CHECK IF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES

CURB RAMP - PROPOSED CURB AND GUTTER — STANDARD DETAIL NUMBER: HS384 — DATE | REVISIONS — 6/26/25

TOWN OF HOLLY SPRINGS



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Litter Recep Flat Top Inground
SF-209



No matter what your recreation requirements might be—from large, inclusive, ramped units, to the smallest single deck structure—Play & Park Structures has a product line designed to meet your space requirements as well as your budget.

Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

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Product

6' Contour Recycled Plastic Bench

Model: 543-1205

thepark LAND FACILITIES CATALOG

Materials:

2" x 3/8" Gauge HD Steel Legs
Pre-Finish Recycled Plastic Seat & Black Slats
UV Resistent Recycled Plastic
50 Year Warranty On Plastic

Finishes:

Powder Coat (on legs and frame)
Our Powder Coat Finish assures a high level of adhesion and durability by following these steps:

1. Sanded Down
2. Washed and Dried
3. Zinc Primer
4. Powder Coat
5. UV Clear Topcoat

Color Options:

☐ **Standard Color**
Cedar | Brown

Mount Options:

☐ **Free-Standing**

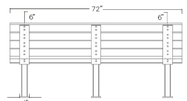
☐ **Surface**
Foot Mount has a 9/16" mounting hole for mounting to the ground

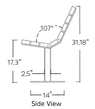


Top View



Front View



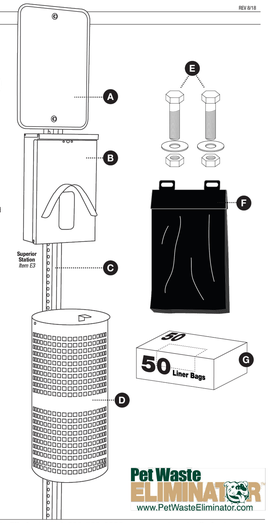


Side View

3350 NW Boca Raton Blvd., Suite B2, Boca Raton FL 33431
1-866-280-9894 | Sales@theparkcatalog.com

INSTALLATION GUIDE REV 8/18
ITEM: E3

Superior Pet Waste Station



Superior Kit Includes:

- **A.** 1 12"x18" Aluminum Sign (***Item E802***)
- **B.** 1 Dispenser Box (***Item E1***)
- **C.** 1 8-ft Steel Sign Post (***Item E18***)
- **D.** 1 10-gal Waste Receptacle with attached lid (***Item E10***)
- **E.** 3 Mounting Hardware Sets— each set includes 2 nuts, bolts and washers
- **F.** 80 Pet Waste Bags (***Item E41***)
- **G.** 50 Waste Receptacle Liners

Optional Tools Needed:

- Socket Driver or Adjustable Wrench
- Level
- Post Hole Driver

PET WASTE ELIMINATOR SUPERIOR STATIONS:

★ Lifetime Guarantee
★ Rust-Proof Construction
★ Universal Fit holds all bags on header cards or rolls

NEVER RUN OUT OF BAGS AGAIN!

Join our exclusive Refill Program and get FREE SHIPPING on every Bag Order!

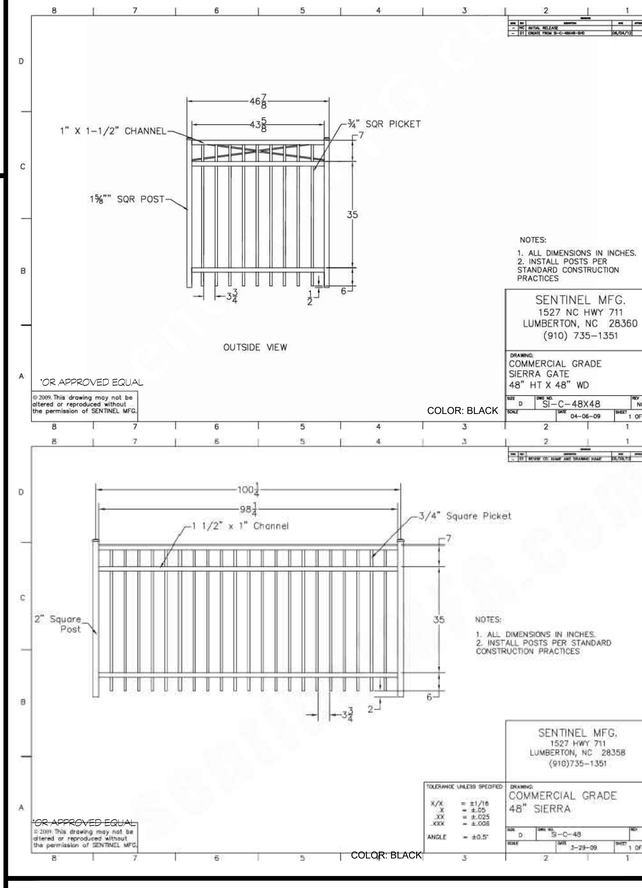
Call to join today!

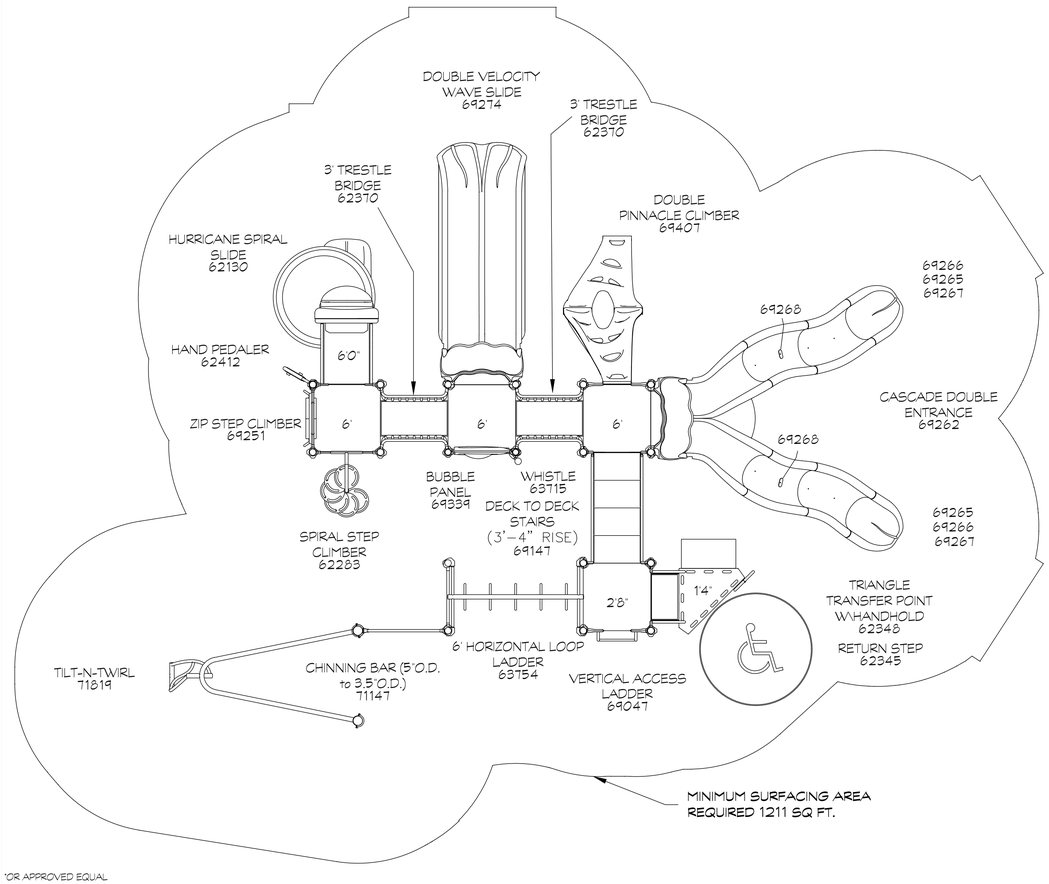
Pet Waste ELIMINATOR www.PetWasteEliminator.com

Need Help? Give us a call! Pet Waste Eliminator • 1-800-790-8896 • www.petwasteeliminator.com









*OR APPROVED EQUAL

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19956 THOMAS F. CRAVEN

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

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

STANDARD SITE DETAILS

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO ☐ YES

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

SHEET # C9.02

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Solo Flyer
66547



No matter what your recreation requirements might be—from large, inclusive, ramped units, to the smallest single deck structure—Play & Park Structures has a product line designed to meet your space requirements as well as your budget.

Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

Age: 2-5
Space Required: 15' 5" x 14' 2"
Weight: 95 lbs

800-727-1907

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Horse Bouncer with C Spring
66566



No matter what your recreation requirements might be—from large, inclusive, ramped units, to the smallest single deck structure—Play & Park Structures has a product line designed to meet your space requirements as well as your budget.

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Age: 2-5
Space Required: 15' 2" x 13' 0"
Weight: 106 lbs

800-727-1907

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2-5 Age Appropriate Sign
Fiberglass
67866



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Age: 2-5
Weight: 82 lbs

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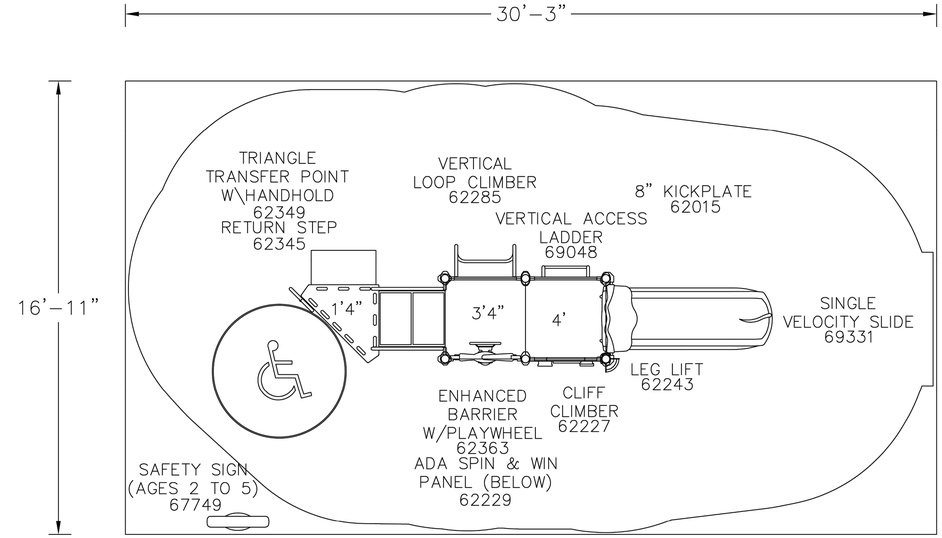
WEBSITE UNIT 2015	This play equipment is recommended for children ages 2-5	Scale: 3/8" = 1'-0" This drawing can be scaled only when in an 11" x 17" format	Drawn By: BOB FLATT Date: 01/29/2015 Drawing Name: 682-86230	play&park structures A PLAYCORE Company 401 Chestnut St., Ste. 410 Chattanooga, TN 37402 800-727-1907 / www.playandpark.com	
PLAY & PARK STRUCTURES	Minimum Area Required: 30'-3" X 16'-11"				

Total Play Components	7			User Capacity
Elevated Play Components	5			20-30
Elevated Play Components Accessible by Ramp	0	Req.	0	Critical Fall Height
Elevated Components Accessible by Transfer	5	Req.	3	4'-0"
Accessible Ground Level Components Shown	2	Req.	2	
Different Types of Ground Level Components	2	Req.	2	

totmex PLAY SYSTEMS

ISO 9001 CERTIFIED



It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment.
IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

*OR APPROVED EQUAL

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Tot City
10-95401



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Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

Color Palette: Custom
Age: 2-5, 5-12
Space Required: 30' 3" x 16' 11"
Capacity: 20-30
Critical Fall Height: 4'
Weight: 1079 lbs
ADA Compliant:

800-727-1907

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 19956 THOMAS F. CRAVEN

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

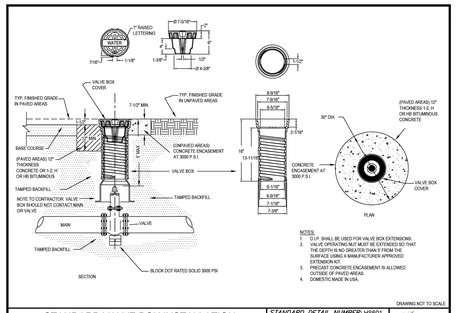
SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

STANDARD SITE DETAILS

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO □ YES

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

SHEET # C9.03



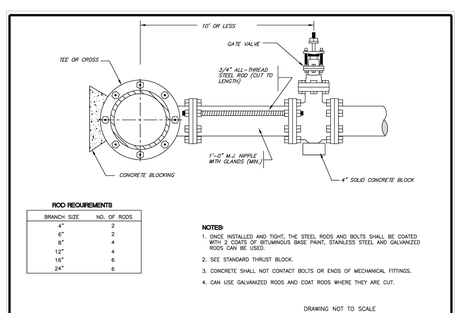
DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: H5601

DATE	REVISIONS
5/28/08	ADD NOTE



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.

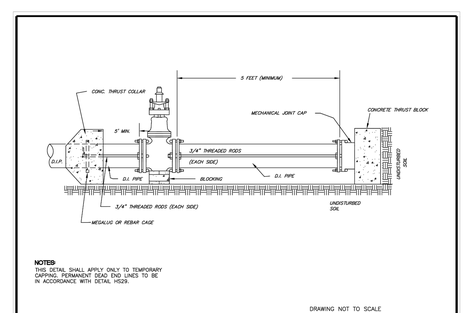
DRAWING NOT TO SCALE

STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5603

DATE	REVISIONS
12/06/18	



NOTES:

THIS DETAIL SHALL APPLY ONLY TO TEMPORARY CAPPING. PERMANENT DEAD END LINES TO BE IN ACCORDANCE WITH DETAIL H529.

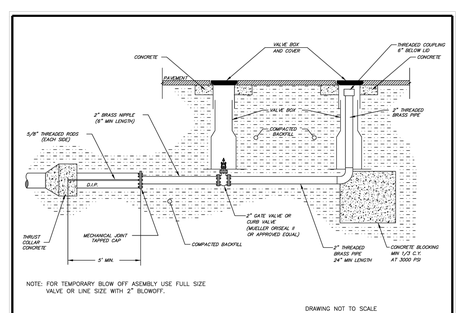
DRAWING NOT TO SCALE

STANDARD CAPPING DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5604

DATE	REVISIONS
8/26/14	



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

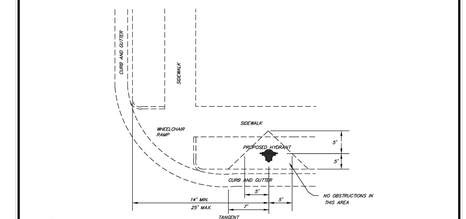
DRAWING NOT TO SCALE

STANDARD 2" BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5605

DATE	REVISIONS
8/26/14	



NOTES:

1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

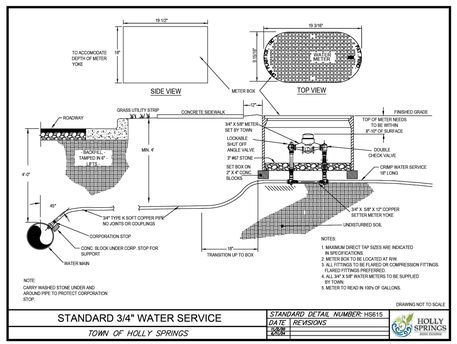
DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5613

DATE	REVISIONS
5/8/08	



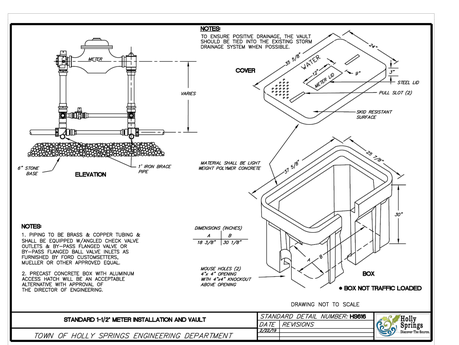
DRAWING NOT TO SCALE

STANDARD 3/4" WATER SERVICE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: H5615

DATE	REVISIONS
5/8/08	



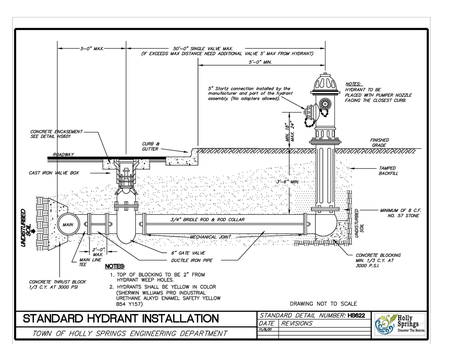
DRAWING NOT TO SCALE

STANDARD 1-1/2" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5616

DATE	REVISIONS
5/28/08	



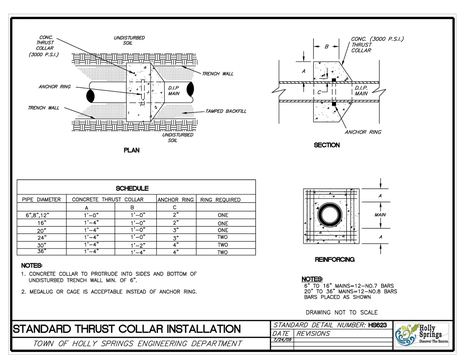
DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5622

DATE	REVISIONS
5/8/08	



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.

NOTES:

6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

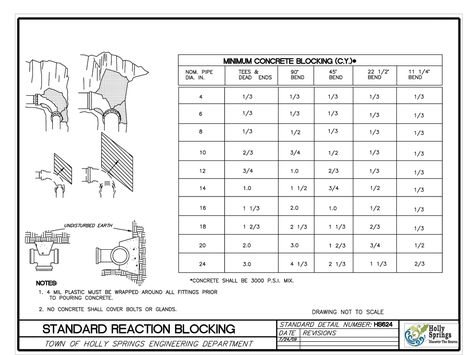
DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5623

DATE	REVISIONS
5/28/08	



NOTES:

1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

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.

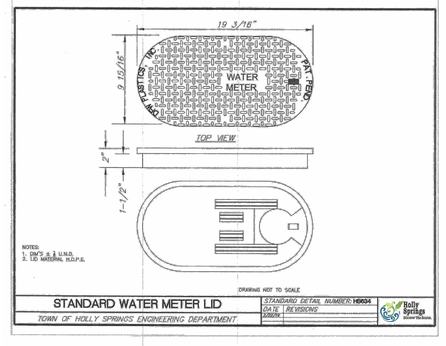
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5624

DATE	REVISIONS
5/8/08	



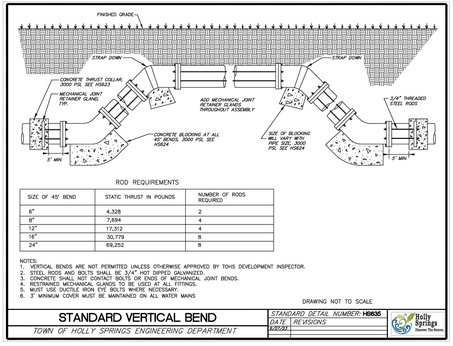
DRAWING NOT TO SCALE

STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5634

DATE	REVISIONS
5/28/08	



ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,338	2
8"	7,694	4
12"	17,312	4
16"	30,779	8
24"	69,252	8

NOTES:

1. VERTICAL BENDS ARE NOT PERMITTED UNLESS OTHERWISE APPROVED BY TOHS DEVELOPMENT INSPECTOR.
2. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
4. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
5. MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
6. 3" MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

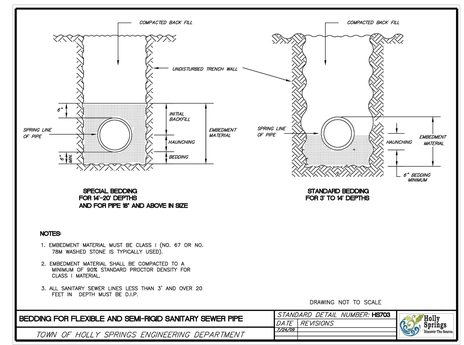
DRAWING NOT TO SCALE

STANDARD VERTICAL BEND

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5635

DATE	REVISIONS
8/25/21	



NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

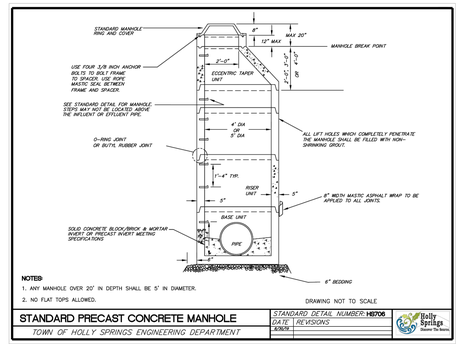
DRAWING NOT TO SCALE

BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5703

DATE	REVISIONS
5/28/08	



NOTES:

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

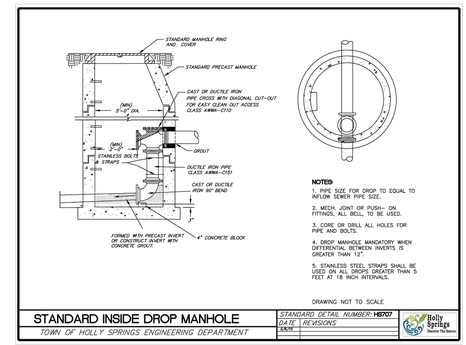
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5706

DATE	REVISIONS
8/26/14	



NOTES:

1. PIPE SIZE FOR DROP TO EQUAL TO INFLOW SEWER PIPE SIZE.
2. MECH. JOINT OR PUSH-ON FITTINGS, ALL BELL TO BE USED.
3. CORE OR DRILL ALL HOLES FOR PIPE AND BOLTS.
4. DROP MANHOLE MANDATORY WHEN DIFFERENTIAL BETWEEN INVERTS IS GREATER THAN 12".
5. STAINLESS STEEL STRAPS SHALL BE USED ON ALL DROPS GREATER THAN 5 FEET AT 18 INCH INTERVALS.

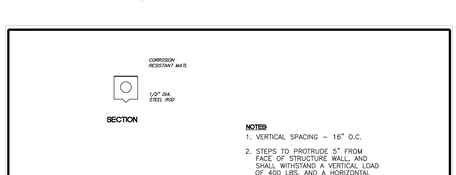
DRAWING NOT TO SCALE

STANDARD INSIDE DROP MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5707

DATE	REVISIONS
5/8/08	



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.

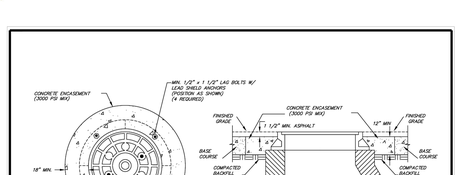
DRAWING NOT TO SCALE

MANHOLE STEPS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5709

DATE	REVISIONS
5/8/08	



NOTES:

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

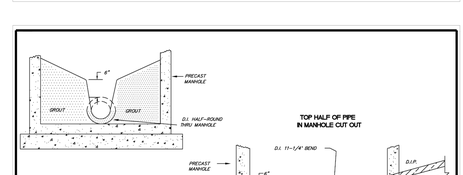
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5710

DATE	REVISIONS
5/8/08	



NOTES:

1. NO HORIZONTAL ALIGNMENT CHANGE ALLOWED IN MANHOLE FOR GRAVITY TYPE, USE ON GRADES 10% OR GREATER.
2. EACH JOINT OF PIPE BETWEEN HIGH VELOCITY MANHOLE & MANHOLE UPSTREAM SHALL HAVE CONCRETE COLLARS.

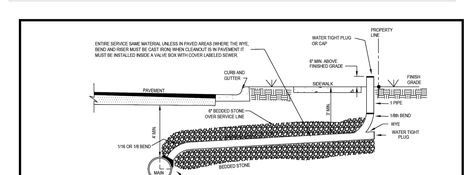
DRAWING NOT TO SCALE

STANDARD HIGH VELOCITY MANHOLE INVERT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5713

DATE	REVISIONS
5/28/08	



NOTES:

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

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS715

DATE	REVISIONS
5/28/08	



MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

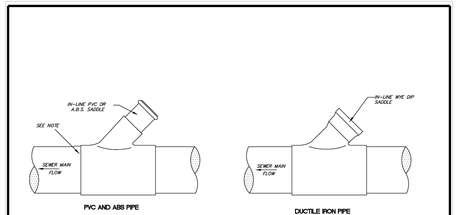
SCALE:	1:60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

STANDARD UTILITY DETAILS

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/5/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

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

SHEET # C9.04



PVC AND ABS PIPE

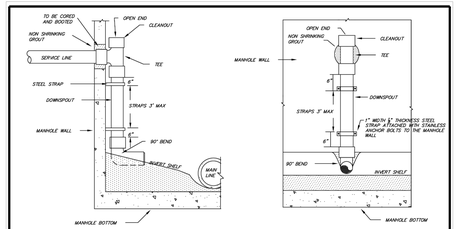
DUCTILE IRON PIPE

NOTES:

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

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES	STANDARD DETAIL NUMBER: H5716
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16



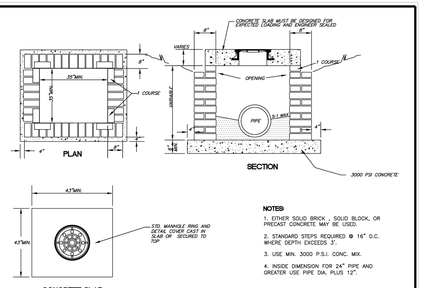
NOTES:

1. PIPING CONFIGURATION TO BE USED ON ALL DROPS.
2. DROPS TO BE CONSTRUCTED OF A.B.S, P.V.C. OR D.I.P. PIPE.
3. SERVICE LINE MAY NOT ENTER MANHOLE WITHIN CONCRETE SECTION OF JOINT.
4. THIS DETAIL SHALL NOT BE USED FOR FORCE MAINS.

* MAX. NO. OF SERVICES INTO MANHOLE SHALL BE 3.

DRAWING NOT TO SCALE

STANDARD INSIDE DROP FOR SANITARY SEWER SERVICE	STANDARD DETAIL NUMBER: H5718
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16



CONCRETE SLAB

NOTES:

1. EITHER SOLID BRICK , SOLID BLOCK, OR PRECAST CONCRETE MAY BE USED.

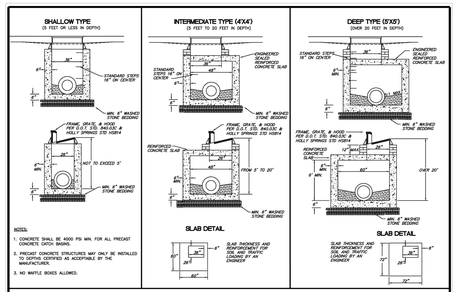
2. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

3. USE MIN. 3000 P.S.I. CONC. MIX.

4. INSIDE DIMENSION FOR 24" PIPE AND GREATER USE PIPE DIA. PLUS 12".

DRAWING NOT TO SCALE

STANDARD YARD INLET WITH CONCRETE SLAB	STANDARD DETAIL NUMBER: H5803
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16

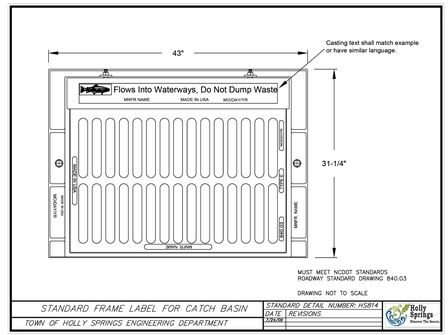


NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED IF THEY ARE IDENTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. NO WAFFLE BOXES ALLOWED.

DRAWING NOT TO SCALE

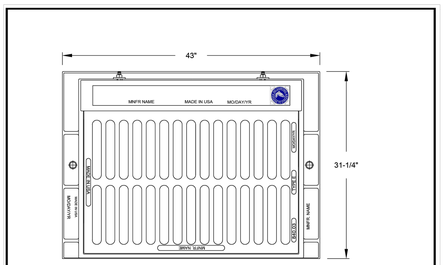
PRECAST CONCRETE CATCH BASINS	STANDARD DETAIL NUMBER: H5805
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING B40.03

DRAWING NOT TO SCALE

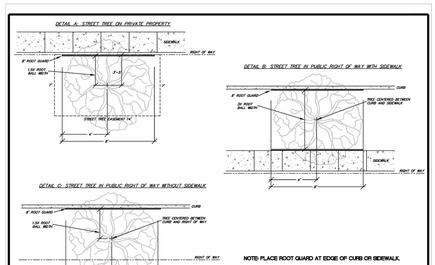
STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: H5814
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING B40.03

DRAWING NOT TO SCALE

STANDARD PLACEMENT OF STORM DRAIN MARKER	STANDARD DETAIL NUMBER: H5815
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION	STANDARD DETAIL NUMBER: H5806
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS 5/26/16

UB 24-2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hard-scapes and landscapes. Assembled in 2' long modules to form a continuous barrier around the root ball of the tree. Optional planting depth kit for those applications deeply than the barrier adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barrier panels that are 24" deep by 2' long by 0.080" thick (+/- 5%) as manufactured by Deep Root Partners, LP. 651 Lexington St. #1, Rochester, NY 14606 (800) 458-3808. Panels shall be UV stabilized for exterior use & Black. Injection Molded Panels of 0.080" (+/- 5%) thickness with a minimum 25% post consumer recycled polypropylene content with added ultraviolet inhibitors, and antioxidants for UV.

Root tree from 9 divided Integral Vertical Root Deflecting Ribs of at least 0.080" (2.16mm) thickness protruding 1.75" (12.7mm) at 90° angle to the inside of the panel, spaced 9" (152.4mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs of at least 0.080" (2.16mm) thickness, 0.75" (19.05mm) thickness, 1.25" (31.75mm) wide and 1.25" (31.75mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 3 3/4"x1/8 Ground Lock Tabs consisting of integral 0.080" (2.16mm) thick tabs, 3.75" (95.25mm) long, with a 45° slope of a segment of a circle, the 6" (152.4mm) chord of the segment being at the top of the tab, and the bottom edge 0.75" (19.05mm) from the panel. The ends joined back to each panel and the chord equally spaced between each of the vertical root deflecting ribs. (See detail "B" and "C" and panel drawing below)

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

2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Md	D638	2,554 PSI
Tensile strength @ yield – Tmd	D638	2,840 PSI
Flash Ignition – Md	D638	1,448
Flash Ignition – Tmd	D638	1,448
Flexural Modulus	D790	110,000 PSI
Notched Izod Impact – Md	D256	2.84 (ft-lbs)
Notched Izod Impact – Tmd	D256	4.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the top edge of the panel 1/2" (12.7mm) below the finish grade. The vertical root deflecting ribs shall be facing towards the tree. The top edge of the panel shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be joined to the next by the zipper joining and be set level or placed in a linear fashion and placed along the adjacent hardscape.

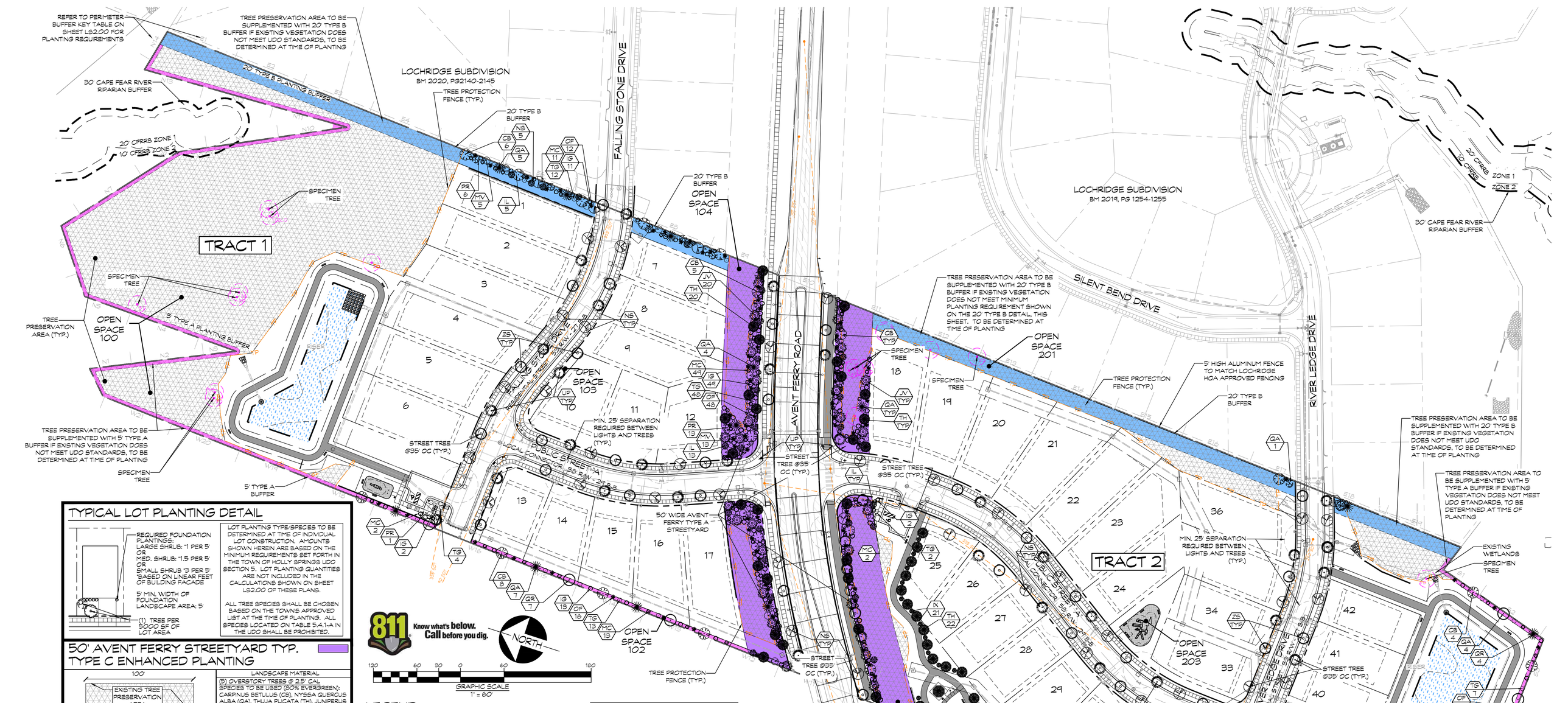
2. Excavation and sub preparation shall conform to the Drawings.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD	STANDARD DETAIL NUMBER: H5817
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE REVISIONS



MIRA RIDGE MAJOR SUBDIVISION PLAN HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA	SCALE: 1"=60' DATE: NOVEMBER 8, 2024 PROJECT NUMBER: 2022-010.001 CLIENT: MIRA DEVELOPERS LLC PLAN TYPE: MAJOR SUBDIVISION PLAN	STANDARD UTILITY DETAILS	3RD REVIEW TOWN STAFF COMMENTS 4/11/2025 4TH REVIEW TOWN STAFF COMMENTS 8/5/2025 5TH REVIEW TOWN STAFF COMMENTS 11/14/2025 6TH REVIEW TOWN STAFF COMMENTS 12/19/2025 TOWN STAFF/PUBLIC HEARING COMMENTS 2/5/2026 RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 6404 Falls of Neuse Drive, Suite 201 Raleigh, N.C. 27615 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488	SHEET # C9.05

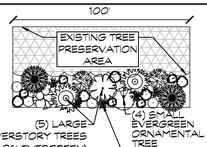


TYPICAL LOT PLANTING DETAIL

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

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

50' AVENT FERRY STREETYARD TYP. TYPE C ENHANCED PLANTING



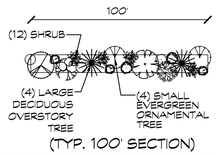
LANDSCAPE MATERIAL

(5) OVERSTORY TREES @ 2.5" CAL
SPECIES TO BE USED (80% EVERGREEN): CARPINUS BETULUS (CB), NYSSA QUERCUS ALBA (QA), THUJA PLICATA (TH), JUNIPERUS VIRGINIANA (JV)

(4) SMALL EVERGREEN TREES @ 1.5 CAL
SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), ILEX LATIFOLIA (IL)

(20) SHRUBS @ 24" HEIGHT
SPECIES TO BE USED: ILEX GLABRA (IG), MYRICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)

20' WIDE TYPE B ENHANCED PLANTING



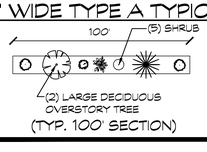
LANDSCAPE MATERIAL

(4) OVERSTORY TREES @ 2.5" CAL
SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & NYSSA SYLVATICA WILDFIRE (NS)

(4) SMALL EVERGREEN TREES @ 1.5 CAL
SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), & ILEX LATIFOLIA (IL)

(12) SHRUBS @ 24" HEIGHT
SPECIES TO BE USED: ILEX GLABRA (IG), MYRICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)

5' WIDE TYPE A TYPICAL PLANTING



LANDSCAPE MATERIAL

(2) OVERSTORY TREES @ 2.5" CAL
SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & QUERCUS ROBUR (QR)

(5) SHRUBS @ 24" HEIGHT
SPECIES TO BE USED: ILEX GLABRA (IG), MYRICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)

LEGEND

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

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

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

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS
- 20 TYPE B
- 5' TYPE A
- 50 TFARE

PLANTING BUFFER

PROPOSED OVERSTORY TREE LEGEND:

NYSSA SYLVATICA WILDFIRE (NS)	BLACK GUM
QUERCUS ROBUR (QR)	ENGLISH OAK
QUERCUS ALBA (QA)	WHITE OAK
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (GROWN SINGLE STEM)
ZELKOVA SERRATA (ZS)	JAPANESE ZELKOVA
ULMUS PARVIFOLIA (UP)	CHINESE ELM

PROPOSED EVERGREEN TREE LEGEND:

JUNIPERUS VIRGINIANA (JV)	EASTERN RED CEDAR
THUJA STANDISHII X PLICATA 'GREEN GIANT (TH)	GREEN GIANT ARBORVITAE
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY

PROPOSED SHRUB LEGEND:

ILEX GLABRA (IG)	INKBERRY HOLLY
MYRICA CERIFERA (MC)	WAX MYRTLE
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA
ILEX X NELLIE R. STEVENS (IX)	NELLIE STEVENS HOLLY
OSMANTHUS FRAGRANS (OF)	TEA OLIVE

LANDSCAPING NOTES:

1. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN OPEN SPACE AREAS.
2. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THEIR RESPECTIVE LOT ACCORDING TO HOA BYLAWS AND TOWN REQUIREMENTS.
3. 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.
4. PLANT MATERIALS LOCATED WITHIN 5 FEET OF THE BACK OF CURB / EDGE OF PAVEMENT OF AN INTERIOR LANDSCAPE ISLAND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED WITH A GROWTH PATTERN NOT TO EXCEED 36 INCHES ABOVE GRADE.

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

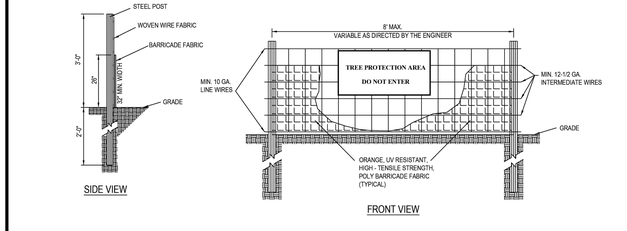
SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

PRELIMINARY LANDSCAPE PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	8/8/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

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

SHEET # LS1.00



NOTES:
1. NO ORANGE SILT FENCE PERMITTED.
2. TREE PROTECTION FENCE MUST BE ORANGE UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.



DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL
TOWN OF HOLLY SPRINGS
STANDARD DETAIL NUMBER: HS403
DATE | REVISIONS
1/26/09
2/27/24
HOLLY SPRINGS

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials
1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 manufactured by DeepRoot Partners, L.P. 1721 Longdon St. #4 San Francisco, LA (800–458–7668), or approved equal.
The barrier shall be Block, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

(a) Nine (9) Vertical Integral Vertical Root Deflecting Ribs set at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90 degrees from the panel. The nine (9) ribs, spaced 6" (152.4mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs of the top of the panel at a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

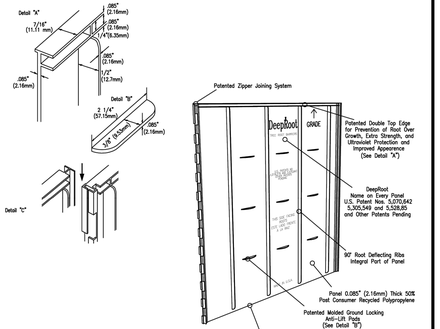
A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Mall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,840 PSI
Yield Elongation – Mall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact – Mall	D256A	3.24 (ft–lbs)
Rockwell Hardness c scale – Mall	D785A	84.4

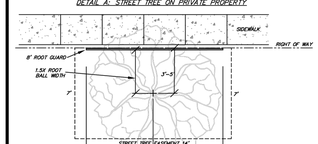
B. Construction and Installation
1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.
2. Excavation and soil preparation shall conform to the Drawings



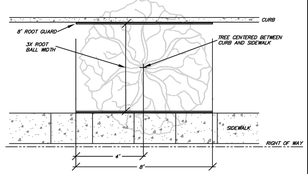
DRAWING NOT TO SCALE

STANDARD ROOT GUARD
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS817
DATE | REVISIONS
HOLLY SPRINGS

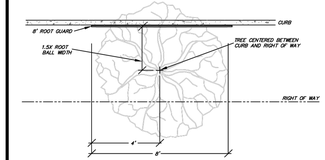
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS816
DATE | REVISIONS
2/27/24
HOLLY SPRINGS

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

5.6.1 INSTALLATION

A. INSTALLATION REQUIRED. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 – CONSTRUCTION DRAWINGS OF THIS UDO. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED. THE MONTHS OF JUNE, JULY AND AUGUST ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.

B. LIVE VEGETATION. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED BY THIS SECTION SHALL BE LIVING VEGETATION.

C. LANDSCAPE MATERIAL SIZE AT INSTALLATION. MATERIALS FOR ALL LANDSCAPE PLANS UNDER THE REQUIREMENTS OF THIS UDO SHALL COMPLY WITH THE MINIMUM SIZE AS SHOWN IN TABLE 5.6.1-A AT TIME OF PLANTING.

D. STREET TREE INSTALLATION.

1. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
2. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
3. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
4. REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF THIS UDO.

E. CERTIFICATE OF INSTALLATION. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.

F. REQUIRED 1-YEAR WARRANTY. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.

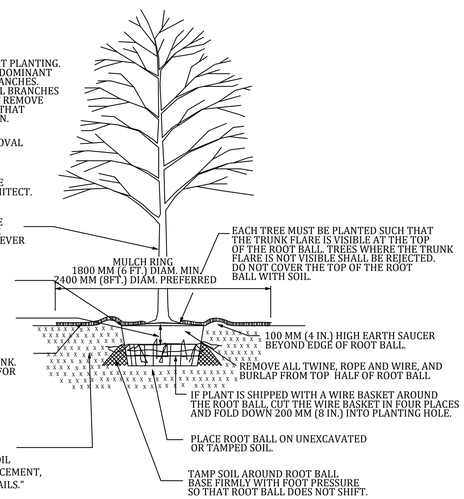
G. BONDING FOR INSTALLATION. WHEN A PERFORMANCE BOND, OR OTHER ACCEPTABLE SURETY, IS PROVIDED IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 CONSTRUCTION DRAWINGS OF THIS UDO, THE ADMINISTRATOR MAY ISSUE A CERTIFICATE OF UDO COMPLIANCE EVEN THOUGH ALL REQUIRED LANDSCAPING HAS NOT YET BEEN INSTALLED. THE PERFORMANCE BOND SHALL BE ACCOMPANIED BY A DOCUMENTATION OF THE ESTIMATED COST OF THE REMAINING LANDSCAPING TO BE COMPLETED. THE DOCUMENTATION OF ESTIMATED COST MAY INCLUDE A LANDSCAPING CONTRACTOR'S BID OR CONTRACT, A NURSERY'S BILL OR SIMILAR DOCUMENT. THE PERFORMANCE BOND SHALL BE FOR AN AMOUNT EQUAL TO 1 ½ TIMES THE COST OF THE PLANT MATERIALS PLUS INSTALLATION FOR THE PLANT MATERIALS YET TO BE INSTALLED, BASED UPON THE HIGHEST ESTIMATE PROVIDED.

5.6.2 MAINTENANCE

A. THE OWNER SHALL BE RESPONSIBLE FOR:

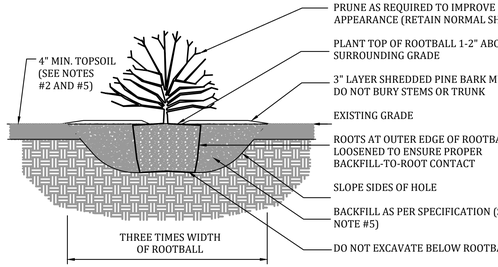
1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
2. 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,
3. THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
4. MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
5. TREE TOPPING IS PROHIBITED.

B. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE NONCOMPLIANCE OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF CHAPTER 12 NONCOMPLIANCE & ENFORCEMENT.



TREE PLANTING DETAIL B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



SHRUB PLANTING DETAIL

N.T.S.

TOWN OF HOLLY SPRINGS GENERAL LANDSCAPING STANDARDS (PER UDO 5.4)

A. GROUND COVER. GROUND COVER WITHIN LANDSCAPE AREAS MAY CONSIST OF GRASSES; PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS); MULCH, CHIPPED BARK, PINE STRAW; WILDFLOWERS; WILD GRASS AREAS; OR OTHER NATURAL FORMS OF GROUND COVER. UPON ADMINISTRATOR APPROVAL, LOOSE STONE, ROCK OR GRAVEL MAY BE USED AS A LANDSCAPING ACCENT BUT SHALL NOT EXCEED 20% OF THE REQUIRED LANDSCAPE AREA IN WHICH IT IS USED.

B. DROUGHT TOLERANT SPECIES SELECTION. ALL LANDSCAPE PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION MATERIALS AND TECHNIQUES THROUGH APPLICATION OF XERISCAPE LANDSCAPING PRINCIPLES, INCLUDING BUT NOT LIMITED TO:

1. USE OF LOW WATER DEMANDING PLANTS AND TURF (IE, BERMUDA OR CENTIPEDE GRASS) WHERE PRACTICAL;
2. USE OF RE-USE WATER SUPPLIES FOR IRRIGATION;
3. MINIMIZING THE USE OF HIGH IRRIGATION TURF;
4. LIMITING THE USE OF HIGH-IRRIGATION TURF (IE, FESCUE) TO AREAS OF HIGH-USE, HIGH-VISIBILITY AND HIGH FUNCTIONAL NEEDS; AND,
5. USE OF MULCHES TO REDUCE EVAPORATION RATES.

XERISCAPE LANDSCAPING PRINCIPLES SHALL NOT INCLUDE: ARTIFICIAL TURF OR PLANTS; MULCHED OR GRAVEL BEDS WITHOUT LIVE PLANT MATERIALS; PAVING OF AREAS NOT REQUIRED FOR WALKWAYS, PLAZAS OR PARKING AREAS; BARE GROUND, WEED COVERED OR INFESTED SURFACES; OR, ANY LANDSCAPING THAT DOES NOT COMPLY WITH THE REGULATIONS OF THIS SECTION.

C. STRUCTURAL SCMS. STRUCTURAL SCMS AS CONTAINED IN SECTION 8 OF THE TOWN'S ENGINEERING DESIGN AND CONSTRUCTION STANDARDS MAY BE PLACED WITHIN REQUIRED LANDSCAPE AREAS WHEN NO OTHER REASONABLE ALTERNATIVE EXISTS, AND PROVIDED THAT THE PERFORMANCE STANDARDS OF THE REQUIRED LANDSCAPE AREAS CAN BE MAINTAINED. BIORETENTION AREAS MAY BE PLACED WITHOUT ADDITIONAL JUSTIFICATION PROVIDED THE AMOUNT OF PLANT MATERIAL REQUIRED BY THIS CHAPTER FOR ALL LANDSCAPE AREAS IS MAINTAINED.

D. UTILITY EQUIPMENT SCREENING. ALL UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ONSITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY, INCLUDING GROUND-BASED ELECTRICAL TRANSFORMERS AND POWER METERS, SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN LANDSCAPE MATERIAL OR OTHER ACCEPTABLE ALTERNATIVE APPROVED BY THE ADMINISTRATOR. THIS REQUIREMENT APPLIES TO BOTH RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS. AREAS AROUND EQUIPMENT AND FACILITIES SHALL REMAIN CLEAR BASED ON EACH UTILITY COMPANY'S GUIDELINES.

LANDSCAPE CALCULATIONS:

STREET TREE CALCULATIONS & PLANT LIST		
OVERSTORY STREET TREES PROVIDED ALONG INTERNAL STREETS AND AVENT FERRY(PER UDO 5.3.5):		**120 TREES**
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	40 TREES
ULMUS PARVIFOLIA (UP)	CHINESE ELM	40 TREES
ZELKOVA SERRATA (ZS)	JAPANESE ZELKOVA	40 TREES
100FT BUFFER WIDTH - TYPE C ENHANCED BUFFER (TO SUPPLEMENT TREE PRESERVATION AREAS)		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		970 LF
OVERSTORY TREES REQUIRED (5 PER 100 LF):		49 TREES
PORTION OF OVERSTORY TREES REQUIRED TO BE EVERGREEN (80%)	40 TREES	
SUPPLEMENTAL EVERGREEN ORNAMENTAL TREES TO BE REQUIRED (4 PER 100 LF):		39 TREES
SHRUBS REQUIRED (20 PER 100 LF):		194 SHRUBS
PORTION OF SHRUBS TREES REQUIRED TO BE EVERGREEN (80%)	156 SHRUBS	
OVERSTORY TREES PROVIDED:		**49 TREES**
DECIDUOUS OVERSTORY TREES	9 TREES	
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	5 TREES
QUERCUS ALBA (QA)	WHITE OAK	4 TREES
EVERGREEN OVERSTORY TREES	40 TREES	
JUNIPERUS VIRGINIANA (JV)	EASTERN RED CEDAR	20 TREES
THUJA STANDISHII X PLICATA (TH)	GREEN GIANT ARBORVITAE	20 TREES
EVERGREEN ORNAMENTAL TREES PROVIDED:		**39 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	13 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	13 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	13 TREES
SHRUBS PROVIDED (100% EVERGREEN):		**194 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	49 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	49 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	48 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	48 SHRUBS
EASTERN PROPERTY LINE - 20' TYPE B ENHANCED BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		380 LF
OVERSTORY TREES REQUIRED (4 PER 100 LF):		16 TREES
EVERGREEN TREES REQUIRED (4 PER 100 LF):		16 TREES
SHRUBS REQUIRED (12 PER 100 LF):		46 SHRUBS
OVERSTORY TREES PROVIDED:		**16 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	6 TREES
QUERCUS ALBA (QA)	WHITE OAK	5 TREES
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	5 TREES
EVERGREEN ORNAMENTAL TREES PROVIDED:		**16 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	6 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	5 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	5 TREES
SHRUBS PROVIDED (100% EVERGREEN):		**46 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	11 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	11 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	12 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	12 SHRUBS
NORTH PROPERTY LINE - 50' TYPE A BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		590 LF
OVERSTORY TREES REQUIRED (2 PER 100 LF):		12 TREES
SHRUBS REQUIRED (5 PER 100 LF):		30 SHRUBS
OVERSTORY TREES PROVIDED:		**12 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	4 TREES
QUERCUS ALBA (QA)	WHITE OAK	4 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	4 TREES
SHRUBS PROVIDED:		**30 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	7 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	7 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	7 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	9 SHRUBS
WESTERN PROPERTY LINE - 50' TYPE A BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		1100 LF
OVERSTORY TREES REQUIRED (2 PER 100 LF):		22 TREES
SHRUBS REQUIRED (5 PER 100 LF):		55 SHRUBS
OVERSTORY TREES PROVIDED:		**22 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	8 TREES
QUERCUS ALBA (QA)	WHITE OAK	7 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	7 TREES
SHRUBS PROVIDED:		**55 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	13 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	13 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	13 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	16 SHRUBS
FOUNDATION PLANTINGS (PER UDO 5.4.3)		
TOTAL LENGTH OF 5' FOUNDATION PLANTING AREA		70 LF
EVERGREEN TREES REQUIRED (2 PER 75 LF):		2 TREES
LARGE SHRUBS REQUIRED (1 PER 5 LF):		14 SHRUBS
UNDERSTORY TREES PROVIDED:		**2 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	1 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	1 TREES
SHRUBS PROVIDED:		**14 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	4 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	4 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	6 SHRUBS
SUPPLEMENTAL LANDSCAPING (NATURE TRAIL)		
EVERGREEN TREES PROVIDED:		**22 TREES**
THUJA STANDISHII X PLICATA (TH)	GREEN GIANT ARBORVITAE	22 TREES
EVERGREEN SHRUBS PROVIDED:		**21 SHRUBS**
ILEX X 'NELLIE R. STEVENS' (IX)	NELLIE STEVENS HOLLY	21 SHRUBS

PLANT LIST:

TREES — **TOTAL: 298**

OVERSTORY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	QTY.	%
DECIDUOUS OVERSTORY TREES						
CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5"/8' MIN.	50'/40'	23	8%
NS	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	2.5"/8' MIN.	50'/30'	45	15%
QA	QUERCUS ALBA	WHITE OAK	2.5"/8' MIN.	70'/50'	20	7%
QR	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIANTE ENGLISH OAK	2.5"/8' MIN.	55'/50'	11	4%
UP	ULMUS PARVIFOLIA 'EMER II' ALLEE	CHINESE ELM	2.5"/8' MIN.	50'/40'	40	13%
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2.5"/8' MIN.	70'/50'	40	13%
EVERGREEN OVERSTORY TREES						
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5"/8' MIN.	50'/20'	20	7%
TH	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.5"/8' MIN.	50'/20'	42	14%
				TOTAL	**241**	

EVERGREEN ORNAMENTAL TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	QTY.	%
IL	ILEX LATIFOLIA	LUSTERLEAF HOLLY	1"/6' MIN.	20'/15'	19	6%
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1"/6' MIN.	20'/20'	18	6%
PR	PRUNUS CAROLINIANA	CHERRY LAUREL	1"/6' MIN.	20'/15'	20	7%
				TOTAL	**57**	

SHRUBS — **TOTAL: 360**

KEY	BOTANICAL NAME	COMMON NAME	MIN. HT	MATURE HT/SPREAD	QTY.	%
IG	ILEX GLABRA	INKBERRY HOLLY	36" MIN.	8'/8'	84	23%
MC	MYRICA CERIFERA	WAX MYRTLE	36" MIN.	10'/8'	84	23%
TG	TERNSTROEMIA GYMNATHERA	CLEYERA	36" MIN.	8'/8'	86	24%
IX	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	36" MIN.	8'/8'	21	6%
OS	OSMANTHUS FRAGRANS	TEA OLIVE	36" MIN.	8'/8'	85	24%
				TOTAL	**360**	

PERIMETER BUFFER KEY:

SECTION NO.	PLANTING REQUIRED	SUPPLEMENTAL PLANTING TO BE USED IF NECESSARY
NORTH		
N1	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N2	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N3	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N4	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N5	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N6	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N7	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N8	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N9	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N10	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N11	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N12	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N13	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N14	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
EAST		
E1	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E2	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E3	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E4	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E5	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E6	20' TYPE B (4 DCT, 4 EGT, 12 SHR)	
E7	20' TYPE B (4 DCT, 4 EGT, 12 SHR)	
E8	20' TYPE B (4 DCT, 4 EGT, 12 SHR)	
E9	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E10	N/A - ROADWAY	
E11	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E12	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E13	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E14	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E15	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E16	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E17	TREE PRESERVATION	20' TYPE B (4 DCT, 4 EGT, 12 SHR)
E18	TREE PRESERVATION	20' TYPE B (4 DCT, 4 E

LOCHRIDGE SUBDIVISION
BM 2020, PG2140-2145

LOCHRIDGE SUBDIVISION
BM 2019, PG 1254-1255

25' BUILDING AND PARKING LOT SETBACK

20' CFRPB ZONE 1
10' CFRPB ZONE 2

30' CAPE FEAR RIVER RIPARIAN BUFFER

FALLING STONE DRIVE

AVENT FERRY ROAD

SILENT BEND DRIVE

RIVER LEDGE DRIVE

PUBLIC STREET "A"

OPEN SPACE 100

OPEN SPACE 102

OPEN SPACE 103

OPEN SPACE 104

OPEN SPACE 201

OPEN SPACE 202

OPEN SPACE 203

OPEN SPACE 204

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 34 35 36 38 39 40 41 42

L#1 L#2 L#3 L#4 L#5 L#6 L#7 L#8 L#9 L#10 L#11 L#12 L#13 L#14 L#15 L#16 L#17 L#18 L#19 L#20 L#21 L#22 L#23

ST AS
DUKE ENERGY PROGRESS INC
D.B. 015289
PG. 02431
PIN: 0638-45-1225

HOA
LOCHRIDGE HOMEOWNERS ASSOCIATION INC
ELITE MANAGEMENT PROFESSIONALS
D.B. 011626
PG. 02503
PIN: 0638-01-6215

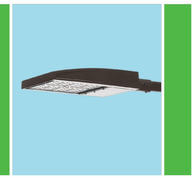
FORR
JONES, ALAN B
JONES, SUSAN H
D.B. 003265
PG. 00619
PIN: 0628-90-2945

NORTH

120 60 30 0 60 180
GRAPHIC SCALE
1" = 60'

Outdoor Lighting

Shoebox LED



Subject to variance from manufacturer. Contact us for region-specific details.

The energy-efficient Shoebox LED is a great fit for commercial parking lots, malls, office buildings and streets, providing a white light source that will enhance the appearance of your site. The Shoebox LED delivers light where it is needed, while increasing visibility and reducing spill light to adjoining properties.

LED *(Light Emitting Diode)*	220 | 420 watts
Mounting heights	25' 30', 35'
Colors	Black Bronze Gray Green
Pole	Style A Wood

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free: **800.653.5307**

DUKE ENERGY.
BUILDING A SMARTER ENERGY FUTURE™

Outdoor Lighting

Shoebox LED

Light source: LED *(white)*
Wattage: 220 | 420
Lumens: 18,500 | 43,000
Light pattern: IESNA Type IV *(forward throw)*
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*



light distribution pattern

Poles available:

Type	*Mounting height*	*Color*
Aluminum	25', 30', 35'	Black Bronze Gray Green
Wood	25', 30', 35'	Standard

Features	Benefits
Little or no upfront capital cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 100 years of experience	A name you can trust today ... and tomorrow

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STATISTICS

LIGHT LOSS FACTOR	AVERAGE ILLUMINANCE	HIGHEST ILLUMINANCE	LOWEST ILLUMINANCE	UNIFORMITY RATIO	HIGHEST TO LOWEST RATIO
0.9	1.93 FC	5.0 FC	0.3 FC	6:1	17:1

LUMINAIRE SCHEDULE

SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	QUANTITY	LUMENS
○□	220W LED	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	ELECTRONIC	25' BLACK POLE, UNLESS OTHERWISE NOTED	23	18,500

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19056 THOMAS F. CRAVEN 2/25/26

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

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

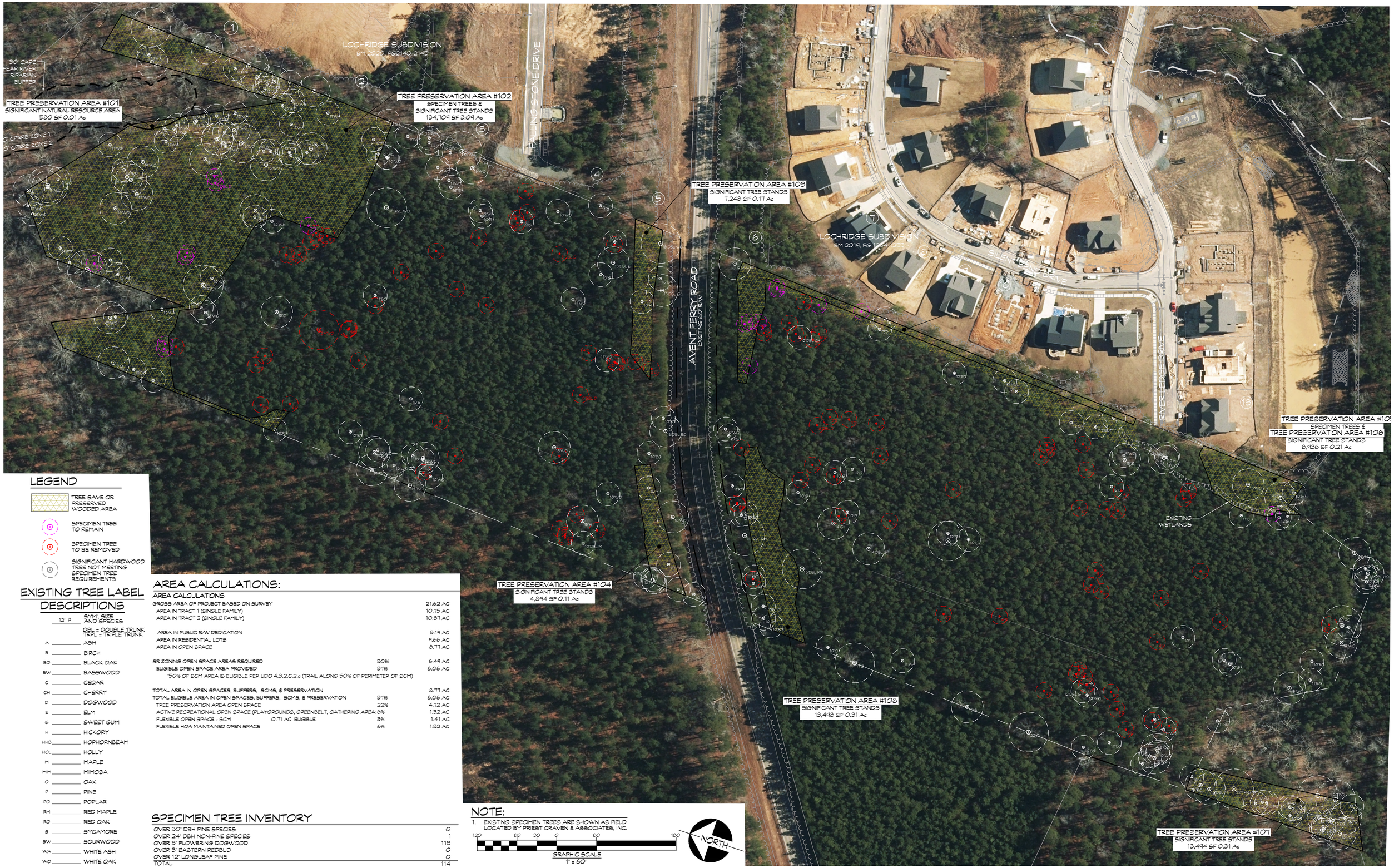
PRELIMINARY STREET LIGHTING PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/9/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/18/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	

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

SHEET # LT1.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET\PRELIMINARY LT1.00-PRE LIGHTING PLAN.DWG , Feb 05, 2026 - 1:24 PM ,



LEGEND

- TREE SAVE OR PRESERVED WOODED AREA
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SIGNIFICANT HARDWOOD TREE NOT MEETING SPECIMEN TREE REQUIREMENTS

EXISTING TREE LABEL DESCRIPTIONS

12" P — SYM., SIZE AND SPECIES

DBL = DOUBLE TRUNK
TRPL = TRIPLE TRUNK

A	ASH
B	BIRCH
BO	BLACK OAK
BW	BASSWOOD
C	CEDAR
CH	CHERRY
D	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
HHB	HOPHORNBEAM
HOL	HOLLY
M	MAPLE
MM	MIMOSA
O	OAK
P	PINE
PO	POPLAR
RM	RED MAPLE
RO	RED OAK
S	SYCAMORE
SW	SOURWOOD
WA	WHITE ASH
WO	WHITE OAK

AREA CALCULATIONS:

AREA CALCULATIONS		
GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.75 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.87 AC
AREA IN PUBLIC R/W DEDICATION		3.19 AC
AREA IN RESIDENTIAL LOTS		9.66 AC
AREA IN OPEN SPACE		8.77 AC
SR ZONING OPEN SPACE AREAS REQUIRED	30%	6.49 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	37%	8.06 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.77 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION	37%	8.06 AC
TREE PRESERVATION AREA OPEN SPACE	22%	4.72 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREA	6%	1.32 AC
FLEXIBLE OPEN SPACE - SCM 0.71 AC ELIGIBLE	3%	1.41 AC
FLEXIBLE HOA MAINTAINED OPEN SPACE	6%	1.32 AC

SPECIMEN TREE INVENTORY

OVER 30" DBH PINE SPECIES	0
OVER 24" DBH NON-PINE SPECIES	1
OVER 3" FLOWERING DOGWOOD	113
OVER 3" EASTERN REDBUD	0
OVER 12" LONGLEAF PINE	0
TOTAL	114

NOTE:

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

120 60 30 0 60 180

GRAPHIC SCALE
1" = 60'

NORTH

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

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

EXISTING VEGETATION AND TREE PRESERVATION PLAN

3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	8/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
TOWN STAFF/PUBLIC HEARING COMMENTS	2/9/2026
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

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

SHEET # TC1.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET FILE\PRIMARY\ TC1.00-PRE TREE CONSERVATION PLAN.DWG , Feb 05, 2026 - 1:25 PM

PREPARED BY AND AFTER RECORDING RETURN TO:

JOHN SCHIFANO
PO BOX 8
HOLLY SPRINGS, NC 27540

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

MIRA DEVELOPERS LLC

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **MIRA DEVELOPERS LLC** a North Carolina limited liability company, hereafter referred to as the "Developer." The Town and Developer are collectively referred to herein as the "Parties." This Agreement has an effective date as of the last date of the signatory below.

WHEREAS, Developer, or its affiliate, is the contract purchaser of those certain tracts of land located in Wake County, North Carolina with an approximate total acreage of 21.62 acres and further identified as follows: (a) PIN 0638011513, REID of 365895, address of 0 Avent Ferry Road; and (b) PIN 0638021524, REID of 0003855, address of 3020 Avent Ferry Road; (collectively, the "Property" or the "Site") owned by the Developer and as more specifically described on **Exhibit A** attached hereto and incorporated herein, which Developer, or its affiliate, intends to develop; and,

WHEREAS, the Town Council rezoned the Site to SR-CD Suburban Residential Conditional Zoning Distric, Holly Springs Case No. **24-REZ-07** (the "Rezoning") on **February 17, 2026,** to facilitate the

Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of residential subdivision; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **May 20, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan and associated Design Guidebook for the Development previously submitted by Developer to the Town, if any.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, storm sewer lines, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in **Exhibit A** that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

n. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **five** (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 365 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within five years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Suburban Residential Conditional Zoning District is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances

that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan for the Project, bearing Holly Springs Development Plan No. 25-DP-01, has been approved by the Town Council contemporaneously herewith.

4. PHASING: It is anticipated that the Project will be constructed in a single phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

5. ROAD AND SEWER IMPROVEMENTS: Road improvements for the Project shall comply with the approved Transportation Impact Analysis ("TIA"), if any :

a. As described in the Town - approved construction drawings.

6. SYSTEM DEVELOPMENT FEES. Developer shall pay the Town's system development fees at the rate that are in effect at the time that such fees ordinarily become due.

7. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

a. The Developer voluntarily commits that the Project shall not be a "build to rent" neighborhood with a single corporate builder and owner with all or a majority of the homes being managed as a rental community. This condition is not to prevent an individual homeowner from renting their home. The Town has no requirement to enforce this provision, however any owner within the area of the Developer's project is a third-party beneficiary to this provision.

8. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application, including but not limited to all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sidewalks, stormwater treatment, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

11. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use

of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which shall be calculated by Town staff, as well as a determination made of the Project's unit count, which shall form the basis, under the UDO of a fee in lieu amount to be calculated on per unit basis of residential use (the "Parks and Recreation Fee Per Unit"). Upon development of the Project prior to approval of any subdivision plat or building permit, whichever occurs first, the Developer shall pay the calculated parks and recreation fee to the Town. The calculation of the Total Parks and Recreation Fee is based on the applicable section of the Unified Development Code. Notwithstanding any changes approved by the Town with respect to the manner in which Parks and Recreation Fees are calculated, the Parks and Recreation Fee Calculation shall be binding upon the Parties.

12. WATER AND SEWER ALLOCATION: Developer is advised to read and understand the WRMP. Developer hereby acknowledges the Development to be a Priority Level 2 development (as the same is defined in the WRMP) and has committed to the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. All Stormwater Control Measures (commonly referred to as "SCMs") shall be designed, built, and perpetually maintained as vegetated wetlands in lieu of wet ponds. Developer shall develop an operations and maintenance manual ("O & M Manual"), and create a binding obligation of the subsequent property owners and/or home owner's association to perpetually maintain the SCM in the manner described in the O & M Manual for perpetuity.
b. Open Space/Tree Preservation – Preservation of at least ten percent (10%) of Specimen Trees on site.

13. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall, through site plan development, provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

14. HISTORIC STRUCTURES: There are no known historic structures on the Site.

15. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same and prior to any plat recordation or otherwise any development on the Site.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR DEVELOPER:
Randy J. Harrington Town Manager PO Box 8 Holly Springs, NC 27540 Reference:	MIRA RIDGE, LLC [ADDRESS & CONTACT INFO]

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property & Site Plan

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

MIRA RIDGE, LLC
North Carolina Limited Liability Company

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person (_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

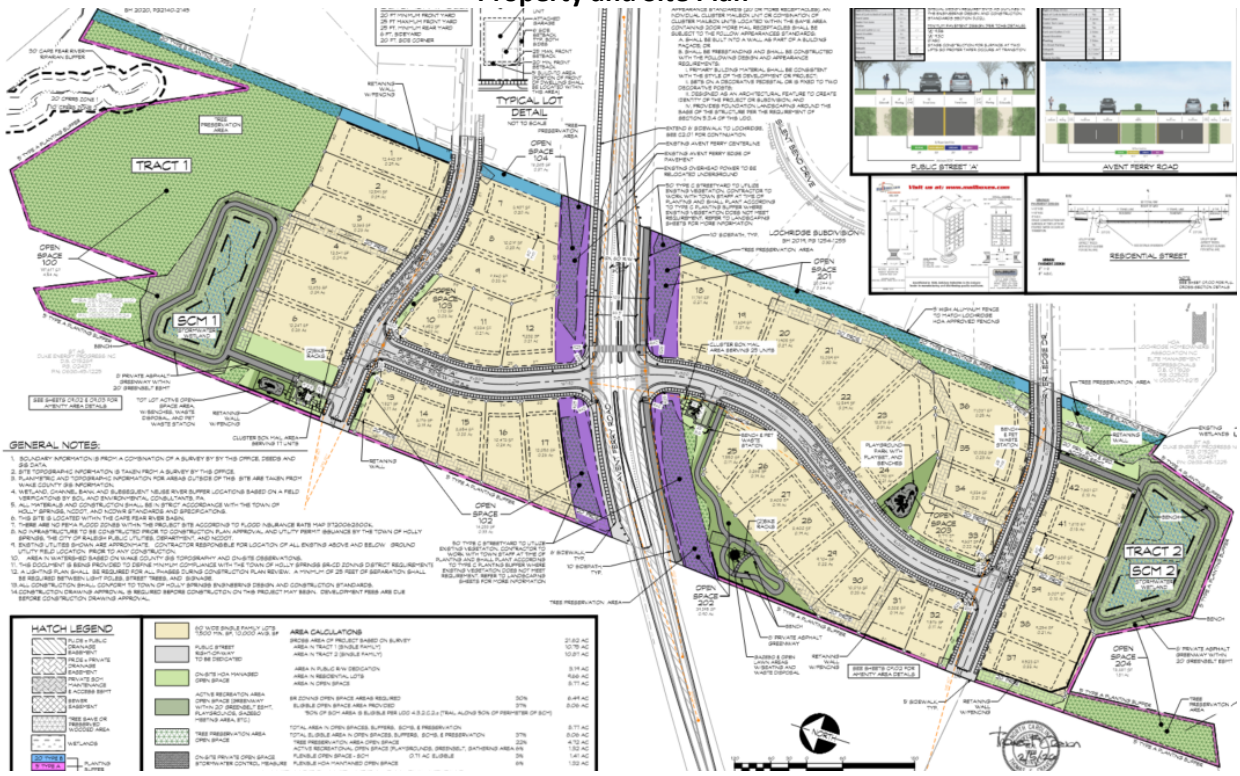
Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Property and Site Plan



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 23.

Consent Agenda
Title: Interlocal Agreement (ILA) to Authorize County Enforcement of County Non-Discrimination Ordinance (NDO) in Town Limits.
Strategic Priority Area: Vibrant Community
Community Safety
Staff Resource: John Schifano, Town Attorney

Action(s):

- Adopt Resolution 26-09 adopting the Wake County Non-Discrimination Ordinance.
- Authorize Town Manager to execute an Interlocal Agreement (ILA) between Wake County and the Town.

Explanation:

- Resolution 26-09 authorizes Wake County to enforce its Non-Discrimination Ordinance (NDO) within Town limits.
- Wake County NDO requires the Town to enter into an Interlocal Agreement (ILA) with the County to address issues related to the enforcement of the NDO within Town limits.
- Wake County NDO applies to public accommodations, and to employment and contracting.
- Wake County NDO prohibits discrimination based on race, natural hair or hairstyles, ethnicity, creed, color, sex, pregnancy, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, National Guard or veteran status, religious belief or non-belief, age or disability.
- Protected hairstyles include any hairstyle, hair type, or hair texture historically associated with race, such as, but not limited to, braids, locks, twists, tight coils or curls, cornrows, Bantu knots, and afros.
- Wake NDO sets forth procedures for filing complaints. Submitted complaints shall be investigated, and if found to be valid, parties will be offered the opportunity to pursue voluntary conciliation to resolve the dispute.

Background:

- On October 1, 2021, the Wake County Board of Commissioners enacted its NDO to promote principles of diversity, inclusion, harmony and equal treatment for the health, safety and welfare of its citizens.
- Without a resolution such as the one proposed, the NDO is effective within the limits of the County but not within municipal limits.
- The NDO allows municipalities to authorize the enforcement of the County NDO within their municipal limits provided the municipality enters into an ILA with the County that

establishes enforcement procedures.
- Town Council most recently reviewed considerations around the Wake County NDO at its January 13 Workshop meeting.

Funding Source(s):

N/A

Attachment(s):

1. Holly Springs and Wake County NDO ILA
2. 26-09 Holly Springs Resolution adopting County NDO

INTERLOCAL AGREEMENT

REGARDING

ENFORCEMENT OF THE WAKE COUNTY NONDISCRIMINATION ORDINANCE IN MUNICIPAL JURISDICTIONS

This Interlocal Agreement ("Interlocal Agreement" or "Agreement") is entered into among **THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA;** being a municipal corporation organized under the laws of the State of North Carolina ("Municipality" or "Town"); and **WAKE COUNTY, NORTH CAROLINA** (the "County" or "Wake"), a public body politic and corporate of the State of North Carolina, Individually called a "Party" in this Interlocal Agreement and collectively called the "Parties."

RECITALS:

WHEREAS, the County and Municipality welcome all people and recognize the importance of diversity and the importance of all people being free from discrimination based on race, natural hair or hairstyles, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, pregnancy, National Guard or veteran status, religious belief or non- belief, age, or disability; and

WHEREAS, invidious discrimination and the tolerance of invidious discrimination is detrimental to the health, safety, and welfare of the citizens of the County and Municipality and the peace and dignity which the County and Municipality seek to promote for all of their residents; and

WHEREAS, on October 18, 2021, in accordance with G.S. 153A-121, the Wake County Board of Commissioners enacted a Non-Discrimination Ordinance (Sections 34-01 – 34.08 of the Wake County Code of Ordinances) ("Wake NDO" or "NDO") effective within the jurisdictional limits of the County to promote principles of diversity, inclusion, harmony, and equal treatment for all and thereby the health, safety, and welfare of those who live in, work in, and visit the County as well as to promote the peace and dignity of the County; and

WHEREAS, the Wake NDO states that municipalities located within the County may adopt the Wake NDO provided they enter into an interlocal agreement that establishes enforcement procedures; and

WHEREAS, pursuant to N.C.G.S. §160A-174(a) and N.C.G.S. § 160A-1(2), a town "may by ordinance define, prohibit, regulate, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the city[;]" and

WHEREAS, the County and the Municipality agree that the Parties should collaborate in their efforts to eradicate discrimination and that a coordinated approach in combatting discrimination in public accommodations and employment advances those goals; and

WHEREAS, the County Manager for the County and the Town Manager for the Municipality have conferred concerning enforcement of the Wake NDO within the corporate limits of the Municipality and this Interlocal Agreement describes the rights and responsibilities of each Party; and

WHEREAS, the Parties desire to centralize the non-discrimination complaint process

and procedure established by the County for improved consistency and accountability; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to the statutory authority authorizing interlocal agreements, N.C.G.S §§ 160A-460 to 160A-464,in order to pursue the above-stated goals.

WHEREAS, pursuant to N.C.G.S. § 153A-122, the Holly Springs Town Council has determined that discrimination in public accommodations and employment is detrimental to the health, safety, and welfare of its residents and to the peace and dignity of the Town. Effective February 17, 2026, Town Resolution 26-09 applies the Wake NDO within the corporate limits of the Town.

WHEREAS, Town Resolution 26-09 authorizes and permits the County to enforce applicable provisions of the Wake NDO within the corporate limits of the Town to the fullest extent allowed by law; and

NOW THEREFORE, for and in consideration of the premises and covenants contained in the Agreement, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
Definitions

1.01. Definitions: For all purposes of this Agreement, unless the context requires otherwise, the following terms shall have the following meanings:

Agreement means this Interlocal Agreement.

Complaint means a written allegation of discrimination filed on the County's adopted complaint form in accordance with the Wake NDO.

Complainant means a Person as defined under the Wake NDO who files a Complaint.

Conciliation means attempted resolution of issues raised by a complainant through informal means not involving court process.

Discrimination means any difference in treatment based on a Protected Class as defined herein.

Employer means any person employing one or more persons within the County or within the corporate limits of the Municipal Party and any person acting in the interest of an Employer, directly or indirectly, including an employment agency. "Employer" shall include Wake County and any Wake County Contractor.

Gender identity or expression means having or being perceived as having gender-related identity, expression, appearance, or behavior, whether or not that identity, expression, appearance, or behavior is different from that traditionally associated with the sex assigned to that individual at birth.

Municipality means the municipal party named Municipal Party in this Agreement.

Party means the municipality or Wake County, as the context or the usage of such term may require, which is a signatory to this Interlocal Agreement.

Person means a natural person, a corporation, company, partnership, firm, association or other entity with a separate legal existence.

Protected class means race, natural hair or hairstyles, ethnicity, creed, color, sex, pregnancy, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability.

Protected hairstyle means any hairstyle, hair type, or hair texture historically associated with race such as, but not limited to, braids, locks, twists, tight coils or curls, cornrows, Bantu knots, and afros.

Public accommodation means any place, facility, store or other establishment which supplies accommodations, goods, or services to the public or which solicits or accepts the patronage or trade of the general public. A public accommodation shall not include a Religious Organization and all of the activities of the Religious Organization, or non-profit fraternal or social organization which restricts use of facilities and services to members and their guests.

Religious Organization means a church, mosque, synagogue, temple, non-denominational ministry, faith-based mission or faith-based entity that is primarily devoted to the study, practice, or advancement of religion.

Respondent means a Person as defined under the Wake NDO against whom a complaint has been filed pursuant to the Wake NDO.

ARTICLE II
Purpose, Process & Responsibilities

2.01. Recitals; Purpose: The Recitals are incorporated herein. The Parties agree to centralize all non-discrimination complaints that arise from the Wake NDO received in their respective jurisdictions in one online portal system managed by the County.

2.02. Roles and Responsibilities of the Parties:

(A) The County shall:

1. Provide a Complaint form available to persons and members of the public.
2. Establish and maintain an online portal for the intake of Complaints filed within the jurisdictional limits of the County and the jurisdictional limits of the Municipal Parties.
3. Perform jurisdictional review of all Complaints received in accordance with the provisions of the Wake NDO and this Agreement and issue letters of denial or referral for Conciliation.
4. Provide administrative personnel to perform work under this Agreement.
5. Contract with third parties for the administration of the investigatory and conciliation process established in the Wake NDO.

6. Collect fees from the Municipality as set out in this Agreement.
7. Cooperate and use best efforts to ensure that the various provisions of this Agreement are fulfilled.

(B) The Municipal Party shall:

1. Coordinate with the County following the County's receipt of any Complaint falling within their jurisdictional limits.
2. Assist the County in determining whether a Complaint falls within the jurisdiction of the Municipality.
3. Compensate the County for administrative costs and fees as set out in this Agreement.
4. Cooperate and use best efforts to ensure that the various provisions of this Agreement are fulfilled.

2.03. Process: All Complaints regarding alleged violations of the Wake NDO must be filed with the County Manager's Office within ninety (90) days of the alleged discriminatory act on the Complaint form provided by the County in accordance with the criteria set forth therein. Upon review of the Complaint, the County Manager, or his designee, shall determine if the Complaint falls within the jurisdiction of the County or the Municipality and make a recommendation for one or more of the following actions:

1) No further action based on lack of jurisdiction, whether territorial or subject matter jurisdiction, or

2) An opportunity for the Complainant and the Respondent to participate in Conciliation to resolve the dispute. The County shall be responsible for communicating the recommended action to the Complainant upon intake and review of the Complaint.

In all cases where the County recommends Conciliation, the County shall offer the Complainant and the Respondent an opportunity to participate in a conciliation process, free of charge. The Complainant and Respondent may, but are not required, to be represented by counsel, but they shall be responsible for their own fees or expenses related to representation, preparation or attendance. The Conciliation session shall be a closed, informal, and confidential process to the extent permitted by law. All resolutions of Complaints shall be reduced to writing, signed by the Complainant and Respondent, and acknowledged by the facilitator of the Conciliation. The memo of conciliation shall be enforceable as a binding contract between the Complainant and the Respondent.

All jurisdictional determinations and Conciliations facilitated by the County are final, with no right to appeal by the Complainant or the Respondent.

The County shall not be responsible for advising a Complainant or a Respondent of available alternatives to Conciliation.

2.04. Authority: In accordance with N.C.G.S. § 160A-463, County employees who are carrying out functions described in this Agreement shall possess and exercise all of the authority that the law permits an employee of the Municipality to possess and exercise.

2.05. Limitations: This Agreement does not require the County or the Municipality to take any action on behalf of a Complainant or Respondent. Nothing herein shall require the County to initiate judicial action by or on behalf of any Complainant or the Municipality, including but not limited to injunctive relief or any other equitable remedy under law. The Parties understand that the conciliation process established by the Wake NDO is voluntary and non-penal in nature. The County's role under the Wake NDO is to encourage and facilitate resolution of Discrimination among Protected Classes occurring in Employment or Places of Accommodation. Nothing in this Agreement requires the County or the Municipality to take any action other than that specified in this Agreement.

Nothing in this Agreement shall be interpreted or applied so as to create any requirement, power, or duty in conflict with the Wake NDO.

The Wake NDO does not create any individual right, privilege, or benefit, whether substantive or procedural, enforceable at law or in equity by any party against the County, the Municipality, their agencies, departments or any other officers, elected officials, or employees or any other person or entity, including respondents.

Nothing in this Agreement precludes a Complainant from filing any action allowed by law, but the Complainant must bear the Complainant's own costs, expenses, and attorney's fees. A Complainant who wishes to file a court action must do so through the Complainant's own attorney or if appearing pro se, through the court's pro se clerk's office.

Nothing in this Agreement conveys rights to any person or entity that is not a party to this Agreement. Only the parties may enforce this Agreement.

2.06. Special Provisions Regarding Public Records: Nothing herein shall require the County to accept responsibility for responding to any public records request filed with the Municipality in association with this Agreement. Nothing herein shall require the Municipality to accept responsibility for responding to any public records request filed with the County in association with this Agreement. Notwithstanding the above, Wake County shall respond to all public records requests filed with the County for documents or materials in its possession. The parties acknowledge that electronic or written communication related to the Complaint or Conciliation in the custody of the County or the Municipality may be considered public record under North Carolina law. The Conciliation session shall not be recorded and shall remain confidential to the fullest extent allowed by law.

ARTICLE III
Administrative Fees, Costs, & Personnel

3.01. Collection of Fees: During the Term of this Agreement as set forth in section 4.02, below, the County will not assess an administrative fee for the services provided to the Municipality. The Municipality acknowledges and contemplates that a cost-share agreement may be required in the future.

3.02. Responsibility for Costs: The County agrees to provide all personnel, resources, and equipment to carry out the Purpose of this Agreement. Costs associated with these resources will be paid by the County.

3.03. Attorneys Fees: While either participant may engage legal counsel to assist in the process, the Complaint process is a voluntary attempt at Conciliation and as such there is no constitutional right to legal representation. If Complainant or Respondent

choose to be represented by counsel, each shall be responsible for payment of attorney's fees incurred.

ARTICLE IV
Effective Date, Term, Termination, and Addition of Parties

4.01. Effective Date: This Agreement shall become effective for a Municipality on the earlier of the effective date of the Wake NDO or the execution date of this Agreement.

4.02. Term: The term of this Agreement shall commence on the Effective Date and terminate on June 30, 2026, unless earlier terminated in accordance with Section 4.03. The County Manager shall have the authority to extend the term of this Agreement, subject to the appropriation of funds by the Wake County Board of Commissioners. The Town Manager shall have the authority to extend the term of this Agreement, subject to the appropriation of funds by the Town Council.

4.03. Termination: The Municipal Party shall have the right to withdraw or terminate participation in this Agreement upon 30-day notice to the County.

ARTICLE V
Notice

5.01. Notice: Any written or electronic notice required by this Agreement shall be delivered to the Parties at the following addresses:

For the County:
Wake County Manager
Wake County Justice Center
301 S. McDowell St.
Raleigh, NC 27601
chris.dillon@wakegov.com

For the Municipality:

Randy Harrington, Town Manager
128 S. Main St.
P.O. Box 8
Holly Springs, NC 27540
randy.harrington@hollyspringsnc.gov

With a copy to the Municipal Attorney:
John Schifano, Town Attorney
128 S. Main St.
P.O. Box 8
Holly Springs, NC 27540
john.schifano@hollyspringsnc.gov

ARTICLE VI
Miscellaneous

6.01. Governing Law and Venue: The Parties agree that North Carolina law shall govern this Agreement. Venue for any disputes arising under this Agreement shall be in the Superior Court of Wake County, North Carolina.

6.02. Severability: If any provision of this Agreement shall be determined to be unenforceable by a court of competent jurisdiction, such determination will not affect any other provision of this Agreement.

6.03. Entire Agreement, Amendments: This Agreement constitutes the entire Agreement between the Parties. This Agreement shall not be modified or amended except in writing signed by all the Parties.

6.04. Intentionally Omitted.

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

6.06. Assignment: Neither Party shall sell or assign or subcontract any interest in or obligation under this Agreement without the prior written consent of the other Party.

6.07. No Waiver Of Sovereign Immunity: Nothing in this Agreement shall be construed to mandate purchase of insurance by Wake County pursuant to N.C.G.S. 153A-435 or by the municipality pursuant to N.C.G.S. 160A-485; or to be inconsistent with Wake County's "Resolution Regarding Limited Waiver of Sovereign Immunity" enacted October 6, 2003; or to in any other way waive any Party's defense of sovereign or governmental immunity from any cause of action alleged or brought against a Party for any reason if otherwise available as a matter of law.

6.08. Intentionally Omitted.

6.09. Indemnity and Defense of Claims:

(A) Mutual Indemnity.

For the County. If allowed by North Carolina law and to the extent it does not operate as a waiver of sovereign immunity and is not inconsistent with County's "Resolution Regarding Limited Waiver of Sovereign Immunity", County shall indemnify and hold harmless the Municipality from and against all claims, demands, costs (excluding attorney's fees), and expenses arising out of or relating to County's obligations under this Agreement and caused by the negligence or willful misconduct of the County, its employees, its officials, its agents, or its contractors.

For the Municipality. If allowed by North Carolina law and to the extent it does not operate as a waiver of sovereign or governmental immunity and is not inconsistent with the Municipality's waiver policy concerning immunity, the Municipality shall indemnify and hold harmless the County from and against all claims, demands, costs

(excluding attorney's fees), and expenses arising out of or relating to the Municipality's obligations under this Agreement and caused by the negligence or willful misconduct of the Municipality, its employees, its officials, its agents, or its contractors.

Notice Required. If a claim, suit, or cause of action is made against any Party hereto and the Party believes that they are entitled to indemnification, notice shall be given to the indemnitor within five (5) business days after that Party's first notice of any such claim, suit, or cause of action. Failure to provide this notice will preclude indemnity.

(B) Defense of Claims.

For the County. If the County is named as a party to a lawsuit or legal action relating to the Wake NDO, the County will bear all costs and expenses relating to the defense of that claim, except as provided in section 6.09(A) of this Agreement concerning indemnity.

For the Municipality. If the Municipality is named as a party to a lawsuit or legal action relating to the Wake NDO, the Municipality will bear all costs and expenses relating to the defense of that claim, except as provided in section 6.09(A) of this Agreement concerning indemnity.

Cooperation. If the County is named as a party to a lawsuit or legal action relating to its enforcement of the Wake NDO within the corporate limits of the Municipality and the County does not request that the Municipality take over its defense, the Municipality will provide informal assistance to the County and will confer with the County's attorneys about the potential to intervene or otherwise assist in the proceeding.

6.10. Real Property: This Agreement does not involve the acquisition or ownership of real property.

6.11. Breach and Default: In the event of breach of this Agreement, the Parties shall be entitled to such legal or equitable remedy as may be available, including specific performance.

6.12 Representations and Warranties: The Parties each represent, covenant and warrant for the other's benefit as follows:

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

(B) Each Party will comply with all non-discrimination requirements applicable to its activities.

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

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

6.13 Verification of Work Authorization; Iran Divestment Act Certification: The Parties, and all subcontractors, shall comply with Article 2, Chapter 64, of the North Carolina General Statutes. The Parties hereby certify that they, and all subcontractors, are not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58.

IN WITNESS WHEREOF, the parties, pursuant to resolutions of their respective governing boards spread upon their minutes, have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

WAKE COUNTY

_____
County Manager

ATTEST:

_____
County Clerk

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

_____
Chief Financial Officer (or designee)
Wake County

TOWN OF HOLLY SPRINGS

Randy Harrington
Town Manager

ATTEST:

Linda McKinney
Town Clerk

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

Tina Stroupe
Chief Financial Officer (or designee)
Town of Holly Springs

Resolution No. 26-09
Date Adopted: February 17, 2026
Effective Date: February 17, 2026

A RESOLUTION TO PERMIT THE WAKE COUNTY ORDINANCE PROHIBITING DISCRIMINATION IN PUBLIC ACCOMMODATIONS AND EMPLOYMENT (WAKE COUNTY NON-DISCRIMINATION ORDINANCE CHAPTER 34*)* TO BE APPLICABLE WITHIN THE TERRITORIAL JURISDICTION OF THE TOWN OF HOLLY SPRINGS (THE "TOWN") PURSUANT TO N.C. GEN. STAT. § 153A-122.

WHEREAS, the Town Council finds that discrimination in public accommodations and employment is detrimental to the health, safety, and welfare of its residents and the peace and dignity of the Town.

WHEREAS, the Town has the authority to protect against discrimination that is detrimental to the health, safety, and welfare of its residents and the peace and dignity of the Town pursuant N.C. Gen. Stat. § 160A-174, and other applicable law.

WHEREAS, the Town has previously posted a Public Notice of Non-Discrimination and has previously enacted a Non-Discrimination Plan to oppose discrimination and to meet all federal requirements addressing discrimination, including but not limited to the requirements of Title VI of the Civil Rights Act of 1964 and the requirements of all other federal statutes, regulations and executive orders addressing discrimination. The Public Notice of Non-Discrimination and the Non-Discrimination Plan remain in effect.

WHEREAS, on October 18, 2021, Wake County enacted an Ordinance Prohibiting Discrimination in Public Accommodations and Employment ("the Wake County Nondiscrimination Ordinance") that, among other things, prohibits discrimination in public accommodations and employment for areas within Wake County's jurisdiction, but outside the territorial jurisdiction of the Town.

WHEREAS, the Town desires its residents to be protected from discriminatory practices in public accommodations and employment under the same terms and conditions as set forth in the Wake County Nondiscrimination Ordinance.

WHEREAS, the Town Council believes that in the areas of protecting against discrimination in public accommodations and employment, it is in the best interest of Town and County residents to be subject to the same rules and enforcement mechanisms. This will avoid the possibility of confusion and allow for a consistent and uniform approach for protecting individuals in the Town and Wake County from unlawful discrimination.

WHEREAS, the governing board of any city or town is authorized by N.C. Gen. Stat. § 153A-122 to permit a county ordinance to apply within the Town's territorial jurisdiction by enacting a resolution so providing.

WHEREAS, Town and County leaders have agreed that Wake County and the Town should collaborate in their efforts to eradicate discrimination and that a coordinated approach in public accommodations and employment advances those goals.

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

Section 1. Title III, Chapter 34 of the Wake County Code of Ordinances entitled "An Ordinance Prohibiting Discrimination in Public Accommodations and Employment" shall apply within the corporate limits of the Town and have the same force and effect and shall be enforced by Wake County to the same extent within the corporate limits of the Town as within Wake County. Wake County shall be authorized and permitted to enforce the provisions of the Wake County Nondiscrimination Ordinance within the corporate limits of the Town of Holly Springs pursuant to N.C. Gen. Stat. § 153A-122 to the fullest extent allowed by law.

Section 2. As provided herein, all provisions of the Wake County Nondiscrimination Ordinance shall apply without restriction.

Section 3. This resolution shall take effect immediately.

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

Town of Holly Springs by: **ATTEST**:

_____ _____

Michael D. Kondratick, Mayor Linda C. McKinney, Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 24.

New Business
Title: Board of Adjustment Midterm Appointment
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Appoint a person to serve as in-town member for the remainder of a term, from March 1, 2026 to Febraury 29, 2028.

Explanation:

- Afua Tettteh is resigning from the Board of Adjustment effective March 1, 2026.
- The vacated term is for an in-town member, term ending February 29, 2026.
- The Clerk's office advertised the opening for 14 days per the Council's approved Policy on Board Appointments.
- 4 applications were received.

Background:

- Annual appointments to the Board of Adjustment are made in January each year.
- Midterm openings are filled as needed.

Funding Source(s):
N/A

Attachment(s):
1. midterm applications combined
2. Midterm_021026 map

Application to Serve on Board of Adjustment

1

Applicant Information

First Name *
Scott

Last Name *
Crawford

Email *
mscottcrawfordx@gmail.com

Address *
Street Address
221 Brookberry Road
Address Line 2
City
Holly Springs
State/Province/Region
NC
Postal/Zip Code
27540
Country
United States

How long have you lived in Holly Springs? *
5 years

Subdivision *
Sunset Oaks

Home Phone *
7045028236

Work Phone *
7045028236

Current Employer *
Hometeam inspection service

Job Title/Occupation *
Licensed Home inspector

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this board in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Board of Adjustment. *
Im a home inspector who inspector residential housing all over the Triangle so i see many communities, but Holly Springs is my absolute favorite!

List any current or past volunteer activities in which you are/were involved. *
I was a member of this year's Citizens Academy and it was amazing to learn about how our town works!

What do you see as the responsibilities of this board and what do you hope to accomplish if appointed? *
I would be honored to be a part of helping this town that we love grow in responsible and awesome ways!

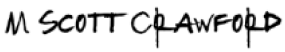
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *
- ( ) Yes
- (●) No

Have you attended Holly Springs' Citizens Academy? *
- (●) Yes
- ( ) No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy? *

○ Yes ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the board as assigned. *



Date *

10/8/2025

Time *

2:49:00 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

From the citizens academy!

Application to Serve on Board of Adjustment

2

Applicant Information

First Name *
Nora

Last Name *
Leet

Email *
noracomptonleet@gmail.com

Address *
Street Address
132 Golf Vista Trail
Address Line 2

City
Holly Springs

State/Province/Region
NC

Postal/Zip Code
27540

Country
USA

How long have you lived in Holly Springs? *
7 years

Subdivision *
12 Oaks

Home Phone *
6128193785

Work Phone *
6128193785

Current Employer *
Surescripts LLC

Job Title/Occupation *
Human Resources Director

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Nora Leet Resume (1).docx.pdf 325.58KB

Have you served on this board in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Board of Adjustment. *

As a human resources professional, part of my role is to oversee the application of company policies and evaluation where policy

List any current or past volunteer activities in which you are/were involved. *

Advisor to the Personnel Committee of the Board - Great River School, St. Paul MN
Pace Group Team Lead - Raleigh Galloway

What do you see as the responsibilities of this board and what do you hope to accomplish if appointed? *

I see the role of the board as being to understand both the rule and spirit of the town UDO and to consider exception requests from the rule. This requires understanding the spirit of the UDO and understanding the consequences and prescedences set when allowing exceptions/variances.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

○ Yes ◉ No

Have you attended Holly Springs' Citizens Academy? *

○ Yes ◉ No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy? *

○ Yes ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the board as assigned. *



Date *

1/28/2026

Time *

2:38:01 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

I applied this year to be on the Planning Board and was just notified of this off cycle opporunity by the town manager

NORA C. LEET, MBA, SCP

SENIOR DIRECTOR, HUMAN RESOURCES

CONTACT

612.819.3785

noracomptonleet@gmail.com

Holly Springs, NC

https://linkedin.com/in/nora-leet

She/Her

EDUCATION

Master of Business Administration
HR Management/Marketing
Columbia Business School
New York, NY

Bachelor of Arts
Anthropology, Political Science
Macalester College
St. Paul, MN

PROFICIENCIES

Servant Leadership
Facilitation
Employee Relations
Employee Development
Strategic Alignment
Systems Implementations
Project Management
Instructional Design
Employee Engagement Surveys
Vendor Management
Contract Negotiations

PROFESSIONAL SUMMARY

Transformational leader with proven ability to rapidly synthesize complex data from disparate sources to effectively evaluate business needs and craft and implement impactful human resources solutions. Highly skilled at developing organizational design and employee development models, and leading strategic realignments, reductions-in-force, and reorganizations to achieve positive business results. Seasoned presenter with innate ability to adapt content to diverse audiences.

WORK EXPERIENCE

SURESCRIPTS LLC **2014 – Present**

IT provider supporting e-prescriptions and general health information exchange (HIE) of medical records.

Human Resources Director

- Partner with Chief Product Officer (CPO) and Chief Legal Officer (CLO) as dedicated Human Resources Business Partner.
- Lead corporate learning initiatives for 750 employees nationwide in virtual and in-person formats based on business needs assessments.
- Project managed simultaneous implementations of Workday Learning and LinkedIn Learning on time and within budget, delivering self-paced learning options, learning history tracking, and official registration services.
- Researched, assessed and selected new training partners for Leadership Development and Presentation Skills Training, pitched recommendations to CPO, negotiated contracts, oversaw pilot and project plan.
- Led administration and results analysis of first Employee Engagement Survey and crafted strategic corporate action plan.
- Managed Talent Acquisition team of 2 Senior Recruiters and HR representative; guided creation of company's employee brand story.
- Collaborated with CPO on strategic organization realignment including new role definitions, structures, processes and workflows for 100-member team.
- Realigned CLO team into a business partnership model to support the organization.
- Collaborated with CPO on product-growth acceleration program leading to 40% increase in group size including rapid hiring and onboarding of staff and contractors.

HONEYWELL **2011 – 2014**

Inventor and manufacturer of technologies that address challenges in energy, security, safety, productivity and global urbanization sectors.

Sr. Human Resources Manager

- Served as Human Resources Business Partner for Americas sales organization (US, Canada, Central America, Latin America) and global engineering teams.

NORA C. LEET, MBA, SCP

SENIOR DIRECTOR, HUMAN RESOURCES & LEARNING

CERTIFICATIONS

Society for Human Resource Management (SHRM) – Senior Certified Professional

Certified at Deliver and Develop levels for Leadership and Service Training by MHI Global

DISC Genius Certified Facilitator

Crucial Conversations Certified Facilitator

TECHNOLOGY

Workday Learning & HRIS
LinkedIn Learning
ADP
Ultipro
PeopleSoft

COMMUNITY

Member and Volunteer
100 Women Who Give a Hoot

Pace Team Lead
Raleigh Galloway Run Program

WORK EXPERIENCE CONTINUED…

- Collaborated with Chief Technology Officer (CTO) and Organizational Development Center of Excellence (OD COE) to optimize long-term geographic footprint and talent plan for engineering organization.
- Co-led project team to review sales incentive best practices and develop company framework by plan type. Harmonized plans by type across multiple businesses in partnership with sales leaders and compensation COE.

DATACARD GROUP | ENTRUST **2007 – 2011**

Solution provider enabling safe and trusted experiences for identities, payments, and data.

Manager, Regional Human Resources | 2010 – 2011
Sr. Human Resources Business Partner | 2007 – 2010

- Provided strategic leadership for HR support of 8 countries in the Asia Pacific region including oversight of recruitment, employee relations, compensation, benefits, and payroll.
- Led and directed team that included HR Manager and 2 HR Coordinators.
- Successfully launched globally-consistent HR intranet portals in local languages, in partnership with Manager HRIS & Payroll.
- Oversaw legal entity type change for India organization including employment contracts, payroll outsourcing, tax registrations and pension account transition in collaboration with external consultants.
- Member of project team that transitioned from grade-based compensation to market pricing for each position including creation of 700 job descriptions, market-matching recommendations, and aligned titles and bands globally for 1,500 employees.
- Designed and executed reductions-in-force and significant organizational redesigns including new job creation, evaluation, and market pricing in partnership with business group leaders.

EARLY CAREER

MEDICA HEALTH PLANS
Manager, Talent Acquisition; Strategic HR Business Partner
Sr. Project Manager, HR, Learning & Facilities; Strategic HR Business Partner
Project Manager, HR, Learning & Facilities

MARSHALL FIELDS
Executive-in-Training, Human Resources

WILSONS LEATHER
Human Resources Generalist

Application to Serve on Board of Adjustment

3

Applicant Information

First Name *
Padma

Last Name *
Pallela

Email *
ppadma5@hotmail.com

Address *
Street Address
225 Randleman Ct

Address Line 2

City
HOLLY SPRINGS

State/Province/Region
NC

Postal/Zip Code
27540

Country
United States

How long have you lived in Holly Springs? *
4

Subdivision *
Mills of Avent Ferry

Home Phone *
405 473 4324

Work Phone *
405 473 4324

Current Employer *
NTT Data Systems

Job Title/Occupation *
Software Development Sr. Advisor

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this board in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Board of Adjustment. *
Education - Masters in Computer Science.
Have been working in IT Field as Senior Software Developer for past 12 years.
As a parent and working mom, I was always motivated and interested in giving back to community.

I worked on Condominium Association Board - enforcing the rules and standards set forth by Condominium Association By-Laws,
worked closely with Condominium Lawyer in event legal actions need to be taken, contributed towards choosing vendors and implementing multiple projects (play area etc.) for betterment of the community

List any current or past volunteer activities in which you are/were involved. *

Worked as Vice-president on Condominium Association Board.
Participated in Friends of Library hosting events
Helped organize and host events in Edision Library (New Jersey)
Served as member of PTO Organization in James Monroe School
Attended Edison Board of Education meetings, Board of Adjustment and Planning Board meetings
Organized and participated in community events like Toy drive for Edison police

What do you see as the responsibilities of this board and what do you hope to accomplish if appointed? *

Responsibilities of board are to hold public hearings to determine requests made by property owners in the City and County for special use permits,
variances, and appeals of administrative interpretations or decisions as authorized by state law and local ordinance.
Once appointed, will follow City/County standards as authorized by state law and local ordinance
to hear appeals of decisions,
interpret unclear provisions in the zoning ordinance,
decide on applications by landowners to permit buildings or land uses

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

Have you attended Holly Springs' Citizens Academy? *

- ○ Yes
- ◉ No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy? *

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the board as assigned. *

Padma Pallela

Date *
11/12/2025

Time *
4:06:12 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Holly Springs Boards and Committee Website

Application to Serve on Board of Adjustment

4

Applicant Information

First Name *
Lokendra

Last Name *
Bam

Email *
lokenbam@yahoo.com

Address *
Street Address
205 Randleman Ct

Address Line 2
205 Randleman Ct

City
Holly Springs

State/Province/Region
North Carolina

Postal/Zip Code
27540

Country
United States

How long have you lived in Holly Springs? *
2.5 years

Subdivision *
N/A

Home Phone *
5183346054

Work Phone *
5183346054

Current Employer *
Quanta Services

Job Title/Occupation *
Engineering Manager

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Resume Loken Bam PMP PE.pdf 20.38KB

Have you served on this board in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Board of Adjustment. *

several multimillion dollars utility and developers' power projects such as utility electrical power substation, developers Solar and wind power development projects

List any current or past volunteer activities in which you are/were involved. *

Led about 1400 engineer's members nonprofit organization (IEEE PES).
Led community society

What do you see as the responsibilities of this board and what do you hope to accomplish if appointed? *

I'll try to utilize my technical and project management skills to the best of my ability to the town's infrastructure and plan development process and improve the current situation of the town's issues.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

Have you attended Holly Springs' Citizens Academy? *

- ○ Yes
- ◉ No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy? *

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the board as assigned. *



Date *

2/7/2026

Time *

9:50:49 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

suggested from the town member when member of planning board has been fulfilled.

Lokendra (Loken) Bam, PE, PMP

Holly Springs, NC
Lokenbam@ieee.org, Mobile: 518.334.6054



Professional Summary:

Registered Professional Electrical Engineer with over 20 years of experience in both private and public sectors, specializing in Utilities and Developers Electrical Power Substations, Wind and Solar Power Collection Projects. Proven expertise in engineering and project management, with a strong focus on quality EPC project life cycles and adherence to local & industry standards. Can do "attitude "in various aspects of social and community activities.

.

Professional Experience:

Quanta Infrastructure Services Group, LLC

Project Engineering Manager, Oct 2025 to Current:

- *Leading team in various aspects and phases of a project.*

Hitachi Energy, USA

Project Management Engineering October 2021 – Oct 2025

- Directly involved in engineering and project management activities for Electrical Substation and FACTS projects.
- Delivered proposal packages to customers and managed several Substation and FACTS related projects, including Fixed Series Capacitor and Synchronous Condenser projects globally.
- Promoted and implemented standards, work instructions, operational guidelines, and equipment specifications, including test verification.

GE Energy (Now GE Vernova)

FACTS/Substation Solutions Project Lead Engineer 2010 - October 2021

- Led engineering projects in FACTS and Substation solutions, ensuring compliance with industry standards and quality management.

MSE Power Systems, Inc/CG Power Solutions

Substation Solutions Electrical Engineer 2006 - 2010

- Managed electrical engineering tasks for substation solutions, contributing to project success through technical expertise.

Black & Veatch Corp.

Substation Solutions Electrical Engineer 2005 - 2006

- Engaged in electrical engineering for substation solutions, focusing on design and implementation.

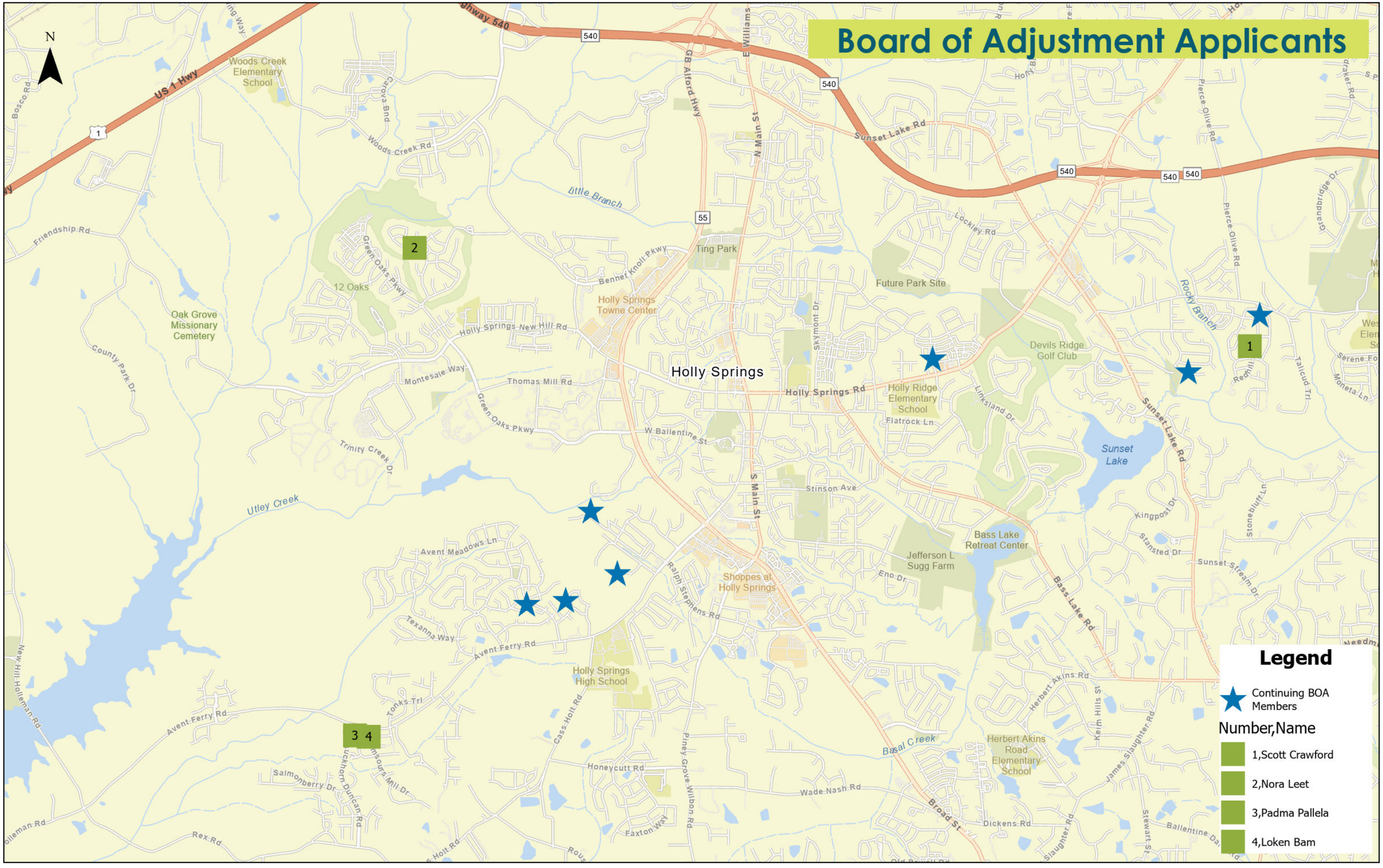
Project References:

- Xcel Energy 300MVAR Syn Con Project and various STATCOM and AIS/GIS projects.
- Eversource Blanket Tasks for synchronous Condenser projects in NH & CT with Eversource.
- AEP 345kV Fixed Series Capacitor Compensation projects in TX & WV.
- 500kV Fixed Series Capacitor Compensation projects for WAPA, BPA, Brazil, Chile, Vietnam.
- Electrical Substations (AIS/GIS) and Wind Power Collection Stations for various utilities and developers.

Professional Activities/Education:

- PMI – PMP Certification
- Registered Professional Engineer
- Senior Member, IEEE
- M.S., Electrical Engineering, Wichita State University, KS, USA
- Volunteered in various non-profit organizations
- Various leadership and project Planning and execution training courses

Board of Adjustment Applicants



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 25.

Unfinished Business
Title: Bond Order for Water Sewer Revenue Bonds Series 2026 - Utley Creek Water Reclamation Facility Upgrade
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve Bond Order for Water and Sewer Revenue Bonds, Series 2026 for the Utley Creek Water Reclamation Facility

Explanation:

- The bond order resolution enables the financing of the upgrade of the Utley Creek Water Reclamation Facility through the issuance of Revenue Bonds with approval from the Local Government Commission (LGC). The Town has also received grant funding for the project in the amount of $3 million.
- A Revenue Bond is an approved form of municipal financing in North Carolina whereby the debt is sold to investors to support an infrastructure project and the debt is secured (or collateralized) using the revenue generated from the project over time.
- The initial financing of the project will not exceed the amount of $140,000,000 with another issuance expected in Spring 2027. Breaking up the debt issuance helps avoid paying interest on funds not yet needed, interest rate risk management, debt structuring flexibility and reduces arbitrage restrictions.

Background:

- In June 2020, per the Town's Strategic Plan, the Town began planning, through the Master Plan process, for the Utley Creek Water Reclamation Facility (UCWRF) 8 million gallon per day (MGD) expansion. Hazen completed the UCWRF Master Plan in 2021 where options were evaluated based on flow projections, wastewater characteristics, hydraulic capacities, load analysis, available and emerging technology, asset lifespan, permit limits and cost.
- In 2023, Hazen completed the required Preliminary Engineering Report (PER) focused on the 8 MGD Expansion considerations to an ultimate flow of 15 MGD.
- In August 2023, staff advertised an RFQ for the design of the UCWRF expansion and awarded the design contract to Hazen in February 2024.
- Also in 2024, Hazen performed an Alternatives Analysis to evaluate options for expansion beyond 8 MGD at the UCWRF site and long-term solutions through regional partnerships and capacity expansion at a different location. Based on the estimated costs and environmental impacts, the Town is continuing conversations with the State, Duke Energy, and neighboring municipalities to further explore expansion beyond 8 MGD.

- The next steps in the bond issuance process:
    - Local Government Commission (LGC) Approval of Revenue Bond issuance at the March 3, 2026, LGC Board Meeting
    - Sale of Bonds in late March

Funding Source(s):

N/A

Attachment(s):

1. Bond Order - Holly Springs 2026 Rev. Bonds - v.2
2. Series Indenture No. 3 - Town of Holly Springs 2026 Rev. Bonds - v.2

BOND ORDER AUTHORIZING THE ISSUANCE OF ENTERPRISE SYSTEMS REVENUE BONDS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA.

WHEREAS, the Town of Holly Springs, North Carolina (the "*Town*") is authorized by The State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 et seq. (the "*Act*"), to issue, subject to the approval of the Local Government Commission of North Carolina (the "*Commission*"), at one time or from time to time revenue bonds of the Town for the purposes as specified in the Act; and

WHEREAS, the Town previously executed and delivered its Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the *"2025 Note"*), in the aggregate principal amount of $21,404,750, the proceeds of which financed the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, its water and sanitary sewer systems (collectively, the "*2025 Projects*"), including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site; and

WHEREAS, the Town Council of the Town (the "*Town Council*") previously adopted a resolution at a meeting held on January 20, 2026 making certain findings of fact, which findings are incorporated herein by reference, and directing the application to the Commission for approval of Town of Holly Springs Enterprise Systems Revenue Bonds, Series 2026 (the "*2026 Bonds*") and hereby further determines to issue the 2026 Bonds in an amount not to exceed $140,000,000 to (1) provide long-term financing for the 2025 Projects by redeeming the 2025 Note; (2) finance the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Enterprise Systems (collectively, the "*2026 Projects*"), including, but not limited to, rehabilitation of existing components and construction of new infrastructure at the Utley Creek Water Reclamation Facility site to increase treatment capacity from 6 million gallons per day ("*MGD*") to 8 MGD; and (3) pay the costs of issuing the 2026 Bonds; and

WHEREAS, the Town will issue the 2026 Bonds under the General Trust Indenture, dated as of July 1, 2024 (the "*General Indenture*"), and Series Indenture, Number 3, to be dated as of April 1, 2026 (the "*Series Indenture*"), each between the Town and U.S. Bank Trust Company, National Association, as trustee (the "*Trustee*"); and

WHEREAS, the Town and the Local Government Commission of North Carolina (the "*Commission*") have arranged for the sale of the 2026 Bonds to PNC Capital Markets LLC, as underwriter for the 2026 Bonds (the "*Underwriter*") under the terms of a Bond Purchase Agreement, to be dated on or about March 25, 2026 (the "*Purchase Agreement*");

WHEREAS, an application has been filed with the Secretary of the Commission requesting Commission approval of the 2026 Bonds as required by the Act and, included in such application, the Finance Director of the Town has requested that the Commission approve the negotiation of the sale of the 2026 Bonds to the Underwriter; and

WHEREAS, copies of the forms of the following documents relating to the transaction described above have been filed with the Town (collectively, the "*Transaction Documents*"):

1. General Indenture;

2. Series Indenture;

3. the Purchase Agreement; and

4. a Preliminary Official Statement to be dated on or about March 17, 2026 (the "*Preliminary Official Statement*") with respect to the 2026 Bonds.

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

Section 1. To raise the money required to provide long-term financing for the 2025 Projects, finance the 2026 Projects, and pay the costs of issuing the 2026 Bonds, the 2026 Bonds are authorized and shall be issued pursuant to the Act.

Section 2. The aggregate principal amount of the 2026 Bonds authorized by this Bond Order shall not exceed $140,000,000. The 2026 Bonds hereby authorized will be special obligations of the Town, secured by and paid solely from the proceeds thereof or from revenues, income, receipts and other money received or accrued by or on behalf of the Town from or in connection with the operation of the Town's Enterprise Systems (as defined in the General Indenture).

Section 3. The Town's issuance of the 2026 Bonds, in substantially the form to be set forth in the Series Indenture, is approved and confirmed, and the provisions of the General Indenture and the Series Indenture with respect to the 2026 Bonds are approved and confirmed and are incorporated herein by reference. The proceeds from the sale of the 2026 Bonds will be deposited in accordance with the Series Indenture.

Section 4. The principal of, premium, if any, and interest on the 2026 Bonds will not be payable from the general funds of the Town, nor will the 2026 Bonds constitute a legal or equitable pledge, charge, lien or encumbrance on any of the Town's property or on any of its income, receipts or revenues except the funds which are pledged under the General Indenture. Neither the credit nor the taxing power of the State of North Carolina or the Town is pledged for the payment of the principal of, premium, if any, or interest on the 2026 Bonds, and no holder of the 2026 Bonds has the right to compel the exercise of the taxing power by the State of North Carolina or the Town or the forfeiture of any of its property in connection with any default thereon.

Section 5. The Town Council requests that the Commission sell the 2026 Bonds to the Underwriter pursuant to the terms of the Purchase Agreement.

Section 6. The form and content of the Transaction Documents and the exhibits thereto are approved and confirmed, and the Mayor, the Town Manager, the Town Attorney, the Finance Director, and the Town Clerk (individually and collectively, the "*Authorized Officers*"), or their respective designees, as applicable, are authorized, empowered and directed, individually and collectively, to execute and deliver, as applicable, the Transaction Documents for and on behalf of the Town, including necessary counterparts, in substantially the forms and content presented to the Town, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of their approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Transaction Documents, as applicable, the Authorized Officers are authorized, empowered and directed, individually and collectively, to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Transaction Documents, as executed. The Trustee is appointed as Registrar and Paying Agent under the Series Indenture.

Section 7. The form and content of the Preliminary Official Statement are authorized, approved and confirmed, and the use of the Preliminary Official Statement and the Official Statement, to be dated on or about March 25, 2026 (the "*Official Statement*"), by the Underwriter in connection with the sale of the 2026 Bonds is authorized, approved and confirmed. The Town authorizes the preparation of the Official Statement, in substantially the form of the Preliminary Official Statement, together with such changes as are necessary to reflect the final terms of the 2026 Bonds. The Authorized Officers are authorized to deliver the Official Statement.

Section 8. The Town Manager or Finance Director of the Town are authorized to execute a tax certificate to comply with Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder.

Section 9. If any one or more of the covenants, agreements or provisions contained in this Bond Order is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or is for any reason whatsoever held invalid, then such covenants, agreements or provisions will be null and void and will be deemed separable from the remaining agreements and provisions and will in no way affect the validity of any of the other agreements and provisions of this Bond Order or of the 2026 Bonds authorized hereunder.

Section 10. No stipulation, obligation or agreement contained in this Bond Order or contained in the 2026 Bonds, the Transaction Documents or any other instrument related to the issuance of the 2026 Bonds is a stipulation, obligation or agreement of any officer, agent or employee of the Town in his or her individual capacity, and no such officer, agent or employee is personally liable on the 2026 Bonds or subject to personal liability or accountability by reason of the issuance thereof.

Section 11. The Authorized Officers are authorized, empowered and directed, individually and collectively, to do any and all other acts and to execute any and all other documents which they, in their discretion, deem necessary and appropriate to consummate the transactions contemplated by this Bond Order and the Transaction Documents, except that none of the above is authorized or empowered to do anything or execute any document which is in contravention, in any way, of (a) the specific provisions of this Bond Order, (b) the specific provisions of the General Indenture or the Series Indenture, (c) any agreement to which the Town is bound, (d) any rule or regulation of the Town or (e) any applicable law, statute, ordinance, rule or regulation of the United States of America or the State of North Carolina.

Section 12. The Authorized Officers are authorized and directed, individually and collectively, to prepare and furnish, when the 2026 Bonds are issued, certified copies of all the proceedings and records of the Town Council relating to the 2026 Bonds, and such other affidavits, certificates and documents as may be required to show the facts relating to the legality and marketability of the 2026 Bonds as such facts appear on the books and records in such party's custody and control or as otherwise known to them; and all such certified copies, certificates, affidavits and documents, including any heretofore furnished, constitute representations of the Town as to the truth of all statements contained therein.

Section 13. All acts and doings of the Authorized Officers that are in conformity with the purposes and intents of this Bond Order and in the furtherance of the issuance of the 2026 Bonds and the execution, where appropriate, delivery and performance of the General Indenture and the Transaction Documents are approved and confirmed.

Section 14. If any one or more of the agreements or provisions herein contained are held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or for any reason whatsoever are held invalid, then such agreements or provisions are null and void and are to be deemed separable from the remaining agreements and provisions

and shall in no way affect the validity of any of the other agreements and provisions hereof or of the 2026 Bonds authorized hereunder.

Section 15. All resolutions or parts thereof of the Town Council in conflict with the provisions herein contained are, to the extent of such conflict, superseded and repealed.

Section 16. This Bond Order shall take effect immediately on its adoption and pursuant to §159-88 of the General Statutes of North Carolina, as amended, need not be published or subjected to any procedural requirements governing the adoption of ordinances or resolutions by the Town Council other than the procedures set out in the Act.

ADOPTED THIS, February 17, 2026.

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF WAKE)

I, *Linda McKinney*, Town Clerk of the Town of Holly Springs, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a bond order entitled "**BOND ORDER AUTHORIZING THE ISSUANCE OF ENTERPRISE SYSTEMS REVENUE BONDS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA**" adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held on February 17, 2026.

WITNESS my hand and the corporate seal of the Town of Holly Springs, North Carolina, this the ____ day of February, 2026.

(SEAL)

_____
Linda McKinney
Town Clerk
Town of Holly Springs, North Carolina

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

SERIES INDENTURE, NUMBER 3

Dated as of
April 1, 2026

Town of Holly Springs, North Carolina
Enterprise Systems Revenue Bonds, Series 2026

SERIES INDENTURE
TABLE OF CONTENTS

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SERIES INDENTURE, NUMBER 3

THIS SERIES INDENTURE, NUMBER 3 dated as of April 1, 2026 (together with any supplements and amendments hereto made in accordance herewith, this "*Indenture*"), is by and between the **TOWN OF HOLLY SPRINGS, NORTH CAROLINA** (the "*Town*"), a municipal corporation duly created and existing under the laws of the State of North Carolina and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** as trustee (the "*Trustee*"), having an office and place of business in Charlotte, North Carolina, duly organized and existing under the laws of the United States of America, being authorized to accept and execute trusts of the character herein set out.

W I T N E S S E T H :

WHEREAS, pursuant to Section 159-161 of the General Statutes of North Carolina, as amended, the Town previously issued its Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the *"2025 Note"*), in the aggregate principal amount of $21,404,750, in anticipation of the receipt of the proceeds of the sale of revenue bonds, under a General Trust Indenture dated as of July 1, 2024 (the "*General Indenture*") and Series Indenture, Number 2, dated as of September 1, 2025, each between the Town and the Trustee;

WHEREAS, the proceeds of the 2025 Note financed the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Town's water and sanitary sewer systems (collectively, the "*2025 Projects*"), including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site;

WHEREAS, the Town proposes to issue its Enterprise Systems Revenue Bonds, Series 2026 (the "*2026 Bonds*") hereunder and under the General Indenture and apply the proceeds of the 2026 Bonds to: (1) provide long-term financing for the 2025 Projects by redeeming the 2025 Note; (2) finance the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Enterprise Systems (collectively, the "*2026 Projects*"), including, but not limited to, rehabilitation of existing components and construction of new infrastructure at the Utley Creek Water Reclamation Facility site to increase treatment capacity from 6 million gallons per day ("*MGD*") to 8 MGD; (3) pay capitalized interest on the 2026 Bonds; and (4) pay the costs of issuing the 2026 Bonds;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein it is agreed as follows**:**

ARTICLE I
DEFINITIONS

Except as provided herein, all defined terms contained in Section 1.1 of the General Indenture have the same meanings in this Indenture. In addition to the words and terms defined above, the following words and terms, unless the context otherwise requires, have the following meanings:

"*Authorized Denomination*" means $5,000 or any integral multiple thereof.

"*Electronic Means*" means the following communications methods: e-mail and secure electronic transmission containing applicable authorization codes, and passwords and/or authentication keys.

"*General Indenture*" means the General Trust Indenture dated as of July 1, 2024, between the Town and the Trustee, and any amendments and supplements thereto.

"*Indenture*" means this Series Indenture, Number 3 and any amendments or supplements adopted in accordance with the terms thereof.

"*Interest Payment Date*" means each May 1 and November 1, beginning November 1, 2026.

"*Mail*" means first-class United States mail, postage prepaid.

"*Owner,*" when used in this Indenture, means the registered owners of the 2026 Bonds.

"*Record Date*" means the 15th day of the month next preceding the Interest Payment Date.

"*Redemption Date*" means the date on which 2026 Bonds are to be called for redemption under this Indenture.

"*Redemption Price*" means, with respect to any 2026 Bond, the principal amount thereof plus the applicable premium, if any, payable on redemption thereof plus accrued interest to the Redemption Date.

"*Underwriter*" means PNC Capital Markets LLC.

"*2025 Note*" means the Town's Enterprise Systems Revenue Bond Anticipation Note, Series 2025, in the aggregate principal amount of $21,404,750.

"*2026 Account*" means the account by that name in the Construction Fund created under Section 5.1.

"*2026 Capitalized Interest Account*" means the account by that name in the Construction Fund created under Section 5.1.

"*2026 Projects*" means extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Enterprise Systems, including, but not limited to, rehabilitation of existing components and construction of new infrastructure at the Utley Creek Water Reclamation Facility site to increase treatment capacity from 6 million gallons per day to 8 million gallons per day.

[END OF ARTICLE I]

ARTICLE II
THE 2026 BONDS

Section 2.1 Authorized Amount of 2026 Bonds. The 2026 Bonds are being issued as Bonds under and pursuant to the General Indenture, as supplemented by this Indenture. No 2026 Bonds may be issued under this Indenture and the General Indenture except in accordance with this Article. The total principal amount of 2026 Bonds that may be issued is expressly limited to $[AMOUNT], except as provided in Sections 3.4 and 3.5 of the General Indenture.

Section 2.2 Issuance of 2026 Bonds. The 2026 Bonds will be designated "Town of Holly Springs, North Carolina Enterprise Systems Revenue Bonds, Series 2026." The 2026 Bonds will be issued as fully registered bonds in Authorized Denomination and will be numbered from R-1 upwards. The 2026 Bonds will be substantially in the form set forth in Exhibit A with such appropriate variations, omissions and insertions as this Indenture permits or requires.

Section 2.3 Delivery of 2026 Bonds. Before the Trustee's delivery of any of the 2026 Bonds, the items required under Section 2.4 of the General Indenture must be filed with the Trustee.

Section 2.4 Details of 2026 Bonds; Payment.

(a) The 2026 Bonds will mature on November 1 of the years and in the amounts and will bear interest (computed on the basis of a 360-day year of twelve 30-day months) as follows: [to update at pricing]

YEAR OF MATURITY	PRINCIPAL AMOUNT	INTEREST RATE	YEAR OF MATURITY	PRINCIPAL AMOUNT	INTEREST RATE

(b) Both the principal of and the interest on the 2026 Bonds are payable in any lawful coin or currency of the United States of America which on the respective dates of payment thereof is legal tender for the payment of public and private debts. Each 2026 Bond shall bear interest from its date until its principal sum has been paid, but if such 2026 Bond has matured or has been called for redemption and the Redemption Date has occurred and funds are available for the payment thereof in full in accordance with the terms of the General Indenture, such 2026 Bond shall then cease to bear interest as of the maturity date or Redemption Date. The 2026 Bonds shall be dated as of the date of their delivery, if issued before the first Interest Payment Date, or if issued on any later date, as of the Interest Payment Date next preceding their date of issuance, or if issued on an Interest Payment Date, as of such date; provided, however, that if the interest with respect to the 2026 Bonds has not been paid in full and is in default, 2026 Bonds issued in exchange for 2026 Bonds surrendered for transfer or exchange will be dated as of the date to which interest has been paid in full on the 2026 Bonds so surrendered. If no interest has been paid on the 2026 Bonds, 2026

Bonds executed and delivered in exchange for or on the registration of transfer of 2026 Bonds will be dated as of the date of their initial delivery.

(c) The 2026 Bonds will be initially delivered by means of a book-entry system with no physical distribution of definitive 2026 Bonds made to the public. One definitive 2026 Bond for each maturity of the 2026 Bonds is to be delivered to The Depository Trust Company ("*DTC*"), and immobilized in its custody. A book-entry system will be employed, evidencing ownership of the 2026 Bonds in Authorized Denominations, with transfers of beneficial ownership effected on the records of DTC and its participants (the "*DTC Participants*") under rules and procedures established by DTC.

Each DTC Participant will be credited in the records of DTC with the amount of such DTC Participant's interest in the 2026 Bonds. Beneficial ownership interests in the 2026 Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "*Beneficial Owners*." The Beneficial Owners will not receive definitive 2026 Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner will be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its 2026 Bonds. Transfers of ownership interests in the 2026 Bonds will be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE 2026 BONDS, THE TRUSTEE SHALL TREAT CEDE & CO. AS THE ONLY OWNER OF THE 2026 BONDS FOR ALL PURPOSES UNDER THE GENERAL INDENTURE AND THIS INDENTURE, INCLUDING RECEIPT OF ALL PRINCIPAL AND PREMIUM, IF ANY, AND INTEREST ON THE 2026 BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE TRUSTEE TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THE GENERAL INDENTURE OR THIS INDENTURE.

The Trustee will pay principal, interest and premium, if any, with respect to the 2026 Bonds, so long as DTC is the only Owner of the 2026 Bonds, directly to DTC or its nominee, Cede & Co., as provided in the Blanket Letter of Representation from the Town to DTC. DTC will remit such payments to DTC Participants, and such payments thereafter will be paid by DTC Participants to the Beneficial Owners. The Trustee and the Town are not and will not be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

If (1) DTC determines not to continue to act as securities depository for the 2026 Bonds or (2) the Town determines that the continuation of the book-entry system of evidence and transfer of ownership of the 2026 Bonds would adversely affect the interests of the Town or the Beneficial Owners of the 2026 Bonds, the Town may discontinue the book-entry system with DTC. If the Town fails to identify another qualified securities depository to replace DTC, the Town will cause the Trustee to authenticate and deliver fully registered definitive 2026 Bonds in accordance with DTC's rules and procedures.

THE TOWN AND THE TRUSTEE HAVE NO RESPONSIBILITY OR OBLIGATION WITH RESPECT TO (1) THE ACCURACY OF ANY RECORDS DTC OR ANY DTC PARTICIPANT MAINTAINS; (2) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THE 2026 BONDS; (3) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE GENERAL INDENTURE OR THIS INDENTURE TO BE GIVEN TO OWNERS; (4) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF

THE 2026 BONDS; OR (5) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(d) The 2026 Bonds are payable at the designated office of the Paying Agent on presentation and surrender. The Paying Agent will pay interest on the 2026 Bonds by check or draft mailed on the Interest Payment Date to each Owner as its name and address appears on the registration books the Registrar keeps at the close of business on the Record Date. At the written request of any Owner of at least $1,000,000 in aggregate principal amount of 2026 Bonds, principal and interest may be payable by wire transfer at the address specified in writing by the Owner to the Paying Agent by the Record Date. As long as Cede & Co. or another DTC nominee is the registered owner of the 2026 Bonds, the Paying Agent shall make all principal and interest payments with respect to the 2026 Bonds by wire transfer in immediately available funds. CUSIP number identification with appropriate dollar amounts for each CUSIP number shall accompany all payments of principal of, premium, if any, and interest on any 2026 Bonds, whether by check or by wire transfer.

(e) The Trustee is appointed as the Paying Agent and Registrar for the 2026 Bonds.

Section 2.5 Arbitrage and Tax Covenants. The Town covenants that it will not take or permit, or omit to take or cause to be taken, any action that would adversely affect the exclusion from federal income taxation of the interest on the 2026 Bonds and, if it should take or permit, or omit to take or cause to be taken, any such action, the Town will take or cause to be taken all lawful actions within its power necessary to rescind or correct such actions or omissions promptly on having knowledge thereof. The Town acknowledges that the continued exclusion of interest on the 2026 Bonds from an Owner's gross income for federal income tax purposes would depend, in part, on compliance with the arbitrage limitations imposed by Section 148 of the Code. The Town covenants that it will comply with all the requirements of Section 148 of the Code, including the rebate requirements, and that it will not permit at any time any of the proceeds of the 2026 Bonds or other funds under their control be used, directly or indirectly, to acquire any asset or obligation, the acquisition of which would cause the 2026 Bonds to be "arbitrage bonds" for purposes of Section 148 of the Code.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF 2026 BONDS

Section 3.1 Optional Redemption. The 2026 Bonds maturing on or before November 1, 2036 are not subject to call and redemption prior to maturity. The 2026 Bonds maturing on or after November 1, 2037 may be redeemed prior to their maturities, at the option of the Town, from any funds that may be available for such purpose, either in whole or in part on any date on or after November 1, 2036. The 2026 Bonds called for redemption under this Section will be redeemed at the Redemption Price of 100% of the principal amount thereof, plus accrued interest to the redemption date, without a premium. [to update Article at pricing as necessary]

Section 3.2 Mandatory Redemption.

(a) The 2026 Bonds maturing on November 1, 20__ (the "*20__ Term Bonds*") are subject to mandatory sinking fund redemption before their scheduled maturity, without premium, at the Redemption Price equal to 100% of the principal amount thereof being redeemed in the principal amounts and in the years as follows:

NOVEMBER 1	PRINCIPAL AMOUNT

_____
* Maturity

(b) The 2026 Bonds maturing on November 1, 20__ (the "*20__ Term Bonds*" and together with the 20__ Term Bonds, the "*Term Bonds*") are subject to mandatory sinking fund redemption before their scheduled maturity, without premium, at the Redemption Price equal to 100% of the principal amount thereof being redeemed in the principal amounts and in the years as follows:

NOVEMBER 1	PRINCIPAL AMOUNT

_____
* Maturity

(c) At its option, to be exercised on or before the 45th day next preceding any mandatory redemption date, the Town may (a) deliver to the Trustee for cancellation, the Term Bonds or portions thereof (in Authorized Denominations) in any aggregate principal amount desired, or (b) receive a credit in respect of its mandatory redemption obligation for the Term Bonds (in Authorized Denominations) which prior to said date have been purchased or redeemed (otherwise than through mandatory redemption under this Section) and cancelled by the Trustee and not theretofore applied as a credit against any mandatory redemption obligation. Each such Term Bond or portion thereof so delivered or previously purchased or redeemed and cancelled by the Trustee shall be credited by the Trustee at 100% of the principal amount thereof against the obligation of the Town to redeem the Term Bonds on such mandatory redemption date,

and any excess over such amount shall be credited against future mandatory redemption obligations in chronological order, and the principal amount of the Term Bonds so to be redeemed shall be accordingly reduced.

The Town will on or before the 45th day next preceding each such mandatory redemption date furnish the Trustee with its certificate indicating whether or not and to what extent the provisions of (a) and (b) of the preceding paragraph are to be availed of with respect to such mandatory redemption payment.

(d) The Trustee may pay the mandatory sinking fund redemption amounts set forth in this Section 3.2 to the Owner of such Term Bonds without any notice of redemption. The Trustee will record such payments on its books and records and on the Term Bond certificate.

Section 3.3 Notice of Redemption. For any optional redemption, the Trustee will give notice of redemption not less than 30 days nor more than 60 days before the Redemption Date (1) to the LGC by Mail or Electronic Means, (2) (A) to DTC or its nominee by registered or certified mail at the address provided to the Trustee by DTC or (B) if DTC or its nominee is no longer the Owner of the 2026 Bonds, by Mail to the then-registered Owners of 2026 Bonds or portions thereof to be redeemed at the last address shown on the registration books kept by the Registrar, and (3) to the Municipal Securities Rulemaking Board (the "*MSRB*") through the MSRB's Electronic Municipal Market Access system pursuant to the procedures promulgated by the MSRB.

Such notice must (1) specify the 2026 Bonds to be redeemed, the Redemption Date, the Redemption Price and the place or places where amounts due on such redemption must be payable (which must be the designated office of the Paying Agent) and if less than all of the 2026 Bonds are to be redeemed, the portions of 2026 Bonds to be redeemed, and (2) state that on the Redemption Date, the 2026 Bonds to be redeemed will cease to bear interest.

Notwithstanding the foregoing, (1) if notice is properly given, the failure to receive an appropriate notice shall not affect the validity of the proceedings for such redemption, (2) the failure to give any such notice or any defect therein shall not affect the validity of the proceedings for the redemption of the 2026 Bonds or portions thereof with respect to which notice was correctly given, and (3) the failure to give any such notice to the LGC or the MSRB, or any defect therein, shall not affect the validity of any proceedings for the redemption of the 2026 Bonds.

Any notice mailed as provided in this Section is conclusively presumed to have been duly given, whether or not the Owner receives the notice.

In the case of an optional redemption of the 2026 Bonds, the redemption notice may state (1) that it is conditioned upon the deposit of money with the Trustee on the redemption date at the time and in an amount equal to the amount necessary to effect the redemption and such notice will be of no effect unless such money is so deposited, and (2) that the Town retains the right to rescind the redemption notice on or prior to the scheduled redemption date, and such notice and optional redemption shall be of no effect if such money is not so deposited or if the notice is rescinded as described below.

Any scheduled redemption of 2026 Bonds or portions thereof may be rescinded in whole or in part at any time prior to the redemption date if the Town delivers written notice to the Trustee instructing the Trustee to rescind the redemption notice. The Trustee shall give prompt notice of such rescission to the affected Owners of the 2026 Bonds. Any 2026 Bonds where redemption has been rescinded shall remain Outstanding, and the rescission shall not constitute an Event of Default. Further, the failure of the Town to make funds available in part or in whole on or before the redemption date shall not constitute an Event of Default, and the Trustee shall give immediate notice to the affected Owners of the 2026 Bonds that the

redemption did not occur and that the 2026 Bonds called for redemption and not so paid remain Outstanding.

If money is on deposit in the Debt Service Fund to pay the Redemption Price of the 2026 Bonds called for redemption and premium, if any, thereon on a Redemption Date, 2026 Bonds or portions thereof so called for redemption as specified above will not bear interest after such Redemption Date and will not be considered to be Outstanding or to have any other rights under the General Indenture other than the right to receive payment. The Paying Agent will not pay principal on any 2026 Bonds or portions thereof called for redemption until such 2026 Bonds or portions thereof have been delivered for payment or cancellation or the Paying Agent has received the items Section 3.5 of the General Indenture requires with respect to any mutilated, lost, stolen or destroyed 2026 Bonds.

Section 3.4 Selection of 2026 Bonds to be Redeemed. In the case of any partial redemption of 2026 Bonds, the Town will select the maturity or maturities of the 2026 Bonds to be redeemed and DTC will select the 2026 Bonds within the same maturity under its rules and procedures. If the book-entry system with DTC or any other securities depository has been discontinued, the Trustee will select the 2026 Bonds to be redeemed by lot in such manner as the Trustee in its sole discretion may deem appropriate. For this purpose, each Authorized Denomination of principal amount represented by any 2026 Bond will be considered a separate 2026 Bond for purposes of selecting the 2026 Bonds to be redeemed.

If a 2026 Bond subject to redemption is in a denomination larger than the minimum Authorized Denomination, a portion of such 2026 Bond may be redeemed, but only in a principal amount such that the unredeemed portion of such 2026 Bond is equal to an Authorized Denomination. For any 2026 Bond in a denomination of more than the minimum Authorized Denomination, the Trustee shall treat each such 2026 Bond as representing a single 2026 Bond in the minimum Authorized Denomination plus that number of 2026 Bonds that is obtained by dividing the remaining principal amount of such 2026 Bond by the minimum Authorized Denomination.

If it is determined that one or more, but not all, of the Authorized Denominations of principal amount represented by any 2026 Bond is to be called for redemption, then, on written notice of intention to redeem such Authorized Denominations of principal amount of such 2026 Bond, the Owner of such 2026 Bond, on surrender of such 2026 Bond to the Paying Agent for payment of the principal amount of such 2026 Bond, will be entitled to receive new 2026 Bonds of the same aggregate principal amount of the unredeemed balance of the principal amount of such 2026 Bond. New 2026 Bonds representing the unredeemed balance of the principal amount of such 2026 Bonds will be issued to the Owner thereof.

If the Owner of any 2026 Bond of a denomination greater than the amount being redeemed fails to present such 2026 Bond to the Paying Agent for payment and exchange as aforesaid, such 2026 Bond will, nevertheless, become due and payable on the date fixed for redemption only to the extent of the denomination being redeemed.

Section 3.5 No Partial Redemption After Default. Anything in this Indenture to the contrary notwithstanding, if an Event of Default occurs and is continuing hereunder, there will be no redemption of less than all of the 2026 Bonds Outstanding.

Section 3.6 Payment of Redemption Price. The Town will cause to be deposited in the Debt Service Fund, solely out of the Trust Estate, an amount sufficient to pay the Redemption Price of 2026 Bonds to be redeemed on the Redemption Date, and such 2026 Bonds will be deemed to be paid within the meaning of Article X of the General Indenture.

[END OF ARTICLE III]

ARTICLE IV
AMENDMENTS

Section 4.1 Amendments to this Indenture. This Indenture and the rights and obligations of the Town and the Owners may be modified or amended at the same time, in the same manner and for the same purposes as the General Indenture, but if the modification or amendment affects only the 2026 Bonds, the percentage to be applied under Section 7.3 of the General Indenture will be applied only to the Outstanding 2026 Bonds.

Before the Town and the Trustee enter into any supplemental indenture under this Section, there must have been delivered to the Trustee and the Town an opinion of Bond Counsel stating that such supplemental indenture is authorized or permitted by this Indenture, complies with the terms hereof, will, on the execution and delivery thereof, be valid and binding on the Town in accordance with its terms and will not adversely affect the exclusion from the gross income of the recipients thereof of interest on the 2026 Bonds for federal income tax purposes.

Notwithstanding anything in the General Indenture or this Series Indenture to the contrary, (1) any initial purchaser, underwriter or remarketing agent holding any 2026 Bonds or another Series of the Bonds issued after the issuance of the 2026 Bonds may, regardless of its intent to sell or distribute such Bonds in the future, consent as the Owner of such Bonds to any amendment or supplemental indenture as required or permitted by this Article, including any amendment or supplemental indenture that adversely affects the interests of other Owners, and (2) any such holder providing its consent under this Section is not entitled to receive, nor is the Town required to provide, any prior notice or other documentation regarding such amendment or supplemental indenture.

[END OF ARTICLE IV]

ARTICLE V
APPLICATION OF 2026 BOND PROCEEDS

Section 5.1 Creation of 2026 Account. The Town hereby establishes and creates a 2026 Account within the Construction Fund to keep the proceeds of the 2026 Bonds so deposited separate from the proceeds of any other series of Bonds issued under the General Indenture and a 2026 Capitalized Interest Account within the Construction Fund. There shall be deposited into the 2026 Account and the 2026 Capitalized Interest Account that portion of the proceeds of the 2026 Bonds as set forth in Section 5.2 and all other money the Trustee receives under this Indenture and the General Indenture accompanied by directions from the Town that such money is to be deposited into the 2026 Account or the 2026 Capitalized Interest Account within the Construction Fund.

Section 5.2 Application of 2026 Bond Proceeds. On delivery of the 2026 Bonds, the Underwriter shall transfer to the Trustee $[PURCHASE PRICE], representing the net proceeds of the 2026 Bonds, which the Trustee shall apply as follows:

(1) Transfer $[_____] to the Debt Service Fund created pursuant to the General Indenture to redeem the 2025 Note;

(2) Deposit $[_____] in the 2026 Account; and

(3) Deposit $[_____] in the 2026 Capitalized Interest Account.

Section 5.3 Application of 2026 Account.

(a) The 2026 Account of the Construction Fund may be applied for any of the following purposes:

(1) the payment of Costs of Issuance related to the 2026 Bonds;

(2) the payment of all other Costs of Construction in the manner and subject to the restrictions provided in subsection (b) of this Section; and

(3) transfer to the Debt Service Fund to make up any deficiency therein in accordance with the priorities established in Section 5.4 of the General Indenture.

(b) On the filing with the Trustee of a requisition of the Town signed by a Town Representative with respect to Costs of Construction and, as to disbursements other than for Costs of Issuance, signed by a Consulting Engineer, stating by general classification the purpose for which each disbursement is to be made and that such work was actually performed, such service was actually rendered or such materials, supplies or equipment actually delivered, installed or fabricated, the Trustee will make or cause to be made a disbursement from the 2026 Account for the payment of such Costs of Construction.

(c) The Trustee is directed to transfer the following amounts, without need for further direction or requisition, on the following dates from the 2026 Capitalized Interest Account of the Construction Fund to the Debt Service Fund to pay interest on the 2026 Bonds:

DATE	AMOUNT
11/01/2026	
05/01/2027	
11/01/2027	
05/01/2028	

On the last date on which money in the 2026 Capitalized Interest Account is to be used to pay interest on the 2026 Bonds in accordance with this Section, the Trustee will transfer the balance in the 2026 Capitalized Interest Account to the Debt Service Fund and apply such money to the next payment due with respect to the 2026 Bonds, unless the Trustee has received prior written instructions from the Town to transfer such money to the 2026 Account because the 2026 Projects has not yet been completed.

[END OF ARTICLE V]

ARTICLE VI
ADDITIONAL COVENANTS

The Town agrees, in accordance with Rule 15c2-12 (the "*Rule*") promulgated by the Securities and Exchange Commission (the "*SEC*") and for the benefit of the Owners and the Beneficial Owners of the 2026 Bonds, to provide to the MSRB:

(1) by not later than seven months after the end of each Fiscal Year, beginning with the Fiscal Year ending June 30, 2026, the audited financial statements of the Town for each such Fiscal Year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or if such audited financial statements are not then available, unaudited financial statements of the Town for such Fiscal Year to be replaced subsequently by audited financial statements of the Town to be delivered within 15 days after such audited financial statements become available for distribution;

(2) by not later than seven months after the end of each Fiscal Year, beginning with the Fiscal Year ending June 30, 2026, the financial and statistical data as of a date not earlier than the end of each such Fiscal Year for the type of information included in the Official Statement dated March 25, 2026 (the "*Official Statement*") in the tables under the following headings, in each case to the extent such items are not included in the audited financial statements referred to in subsection (1) above:

(a) "FINANCIAL FEASIBILITY REPORT" (including calculation of debt service coverage ratios for the completed Fiscal Year); and

(b) "APPENDIX A - THE ENTERPRISE SYSTEMS" - The Water System - Water Rates, Number of Active Customer Accounts, and Major Water Customer Accounts, and - The Sanitary Sewer System – Sanitary Sewer Rates, - Number of Active Customer Accounts, and Major Sanitary Sewer Customer Accounts";

(3) in a timely manner not in excess of 10 Business Days after the occurrence of the event, notice of any of the following events with respect to the 2026 Bonds:

(a) principal and interest payment delinquencies;

(b) non-payment related defaults, if material;

(c) unscheduled draws on the debt service reserves reflecting financial difficulties;

(d) unscheduled draws on any credit enhancements reflecting financial difficulties;

(e) substitution of any credit or liquidity providers, or their failure to perform;

(f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the 2026 Bonds or other material events affecting the tax status of the 2026 Bonds;

(g) modification of the rights of the Beneficial Owners of the 2026 Bonds, if material;

(h) call of any of the 2026 Bonds for redemption, other than mandatory sinking fund redemption, if material, and tender offers;

(i) defeasance of any of the 2026 Bonds;

(j) release, substitution or sale of any property securing repayment of the 2026 Bonds, if material;

(k) rating changes;

(l) bankruptcy, insolvency, receivership or similar event of the Town;

(m) the consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of the Town's assets, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to such actions, other than pursuant to its terms, if material;

(n) the appointment of a successor or additional trustee, or the change in the name of a trustee, if material;

(o) incurrence of a financial obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Town, any of which affect security holders, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Town, any of which reflect financial difficulties; and

(4) in a timely manner, notice of a failure of the Town to provide required annual financial information described in (1) or (2) above on or before the date specified.

For purposes of this Article, "*financial obligation*" means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b) above. The term "*financial obligation*" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

The Town agrees to provide all documents described in this section in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The Town agrees that its undertaking under this Article is intended to be for the benefit of the Owners and the Beneficial Owners of the 2026 Bonds and is enforceable by the Trustee or by any of them, including an action for specific performance of the Town's obligations under this Article, but a failure to comply will not be an event of default under Section 9.1 of the General Indenture and will not result in acceleration of the payment of the 2026 Bonds. An action must be instituted, had and maintained in the manner provided in this paragraph for the benefit of all of the Owners and Beneficial Owners of the 2026 Bonds.

The Town may modify from time to time, consistent with the Rule, the information provided to the extent necessary or appropriate in the judgment of the Town, but:

(1) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law or change in the identity, nature or status of the Town;

(2) the information to be provided, as modified, would have complied with the requirements of the Rule as of the date of the Official Statement related to the 2026 Bonds, after taking into account any amendments or interpretations of the Rule as well as any changes in circumstances; and

(3) any such modification does not materially impair the interest of the Owners or the Beneficial Owners, as determined by the Trustee or Bond Counsel or by the approving vote of the Owners of a majority in principal amount of the 2026 Bonds pursuant to Section 7.3 of the General Indenture.

Any annual financial information containing modified operating data or financial information will explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Article terminate on payment, or provision having been made for payment in a manner consistent with the Rule, in full of the principal of and interest on the 2026 Bonds.

The Town may discharge its undertakings described above by transmitting the documents or notices referred to above in a manner subsequently authorized or required by the SEC in lieu of the manner described above.

[END OF ARTICLE VI]

ARTICLE VII
MISCELLANEOUS

Section 7.1 Parties Interested Herein. Nothing in this Indenture expressed or implied is intended or will be construed to confer on, or to give to any person other than the Town, the Trustee, the Paying Agent and the Owners, any right, remedy or claim under or by reason of this Indenture or any covenant, condition or stipulation hereof; and all the covenants, stipulations, promises and agreements in this Indenture contained by and on behalf of the Town or the Trustee will be for the sole and exclusive benefit of the Town, the Trustee, the Paying Agent and the Owners.

Section 7.2 Titles, Headings, Captions, Etc. The titles, captions and headings of the articles, sections and subdivisions of this Indenture have been inserted for convenience of reference only and will in no way modify or restrict any of the terms or provisions hereof.

Section 7.3 Severability. If a court of competent jurisdiction holds invalid or unenforceable any provision of this Indenture, such holding will not invalidate or render unenforceable any other provision hereof. If any one or more of the provisions provided in this Indenture is construed to be invalid or unenforceable, the parties hereto shall, in the alternative, agree to replace such provision with a lawful provision which most nearly approximates the provision held to be invalid or unenforceable.

Section 7.4 Governing Law. This Indenture will be governed and construed in accordance with the laws of the State of North Carolina, without regard to conflict of law principles.

Section 7.5 Execution in Counterparts. This Indenture may be executed in any number of counterparts, by manual, digital, electronic or .pdf file signatures, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument. An executed copy of this Indenture delivered by Electronic Means will be deemed to have the same legal effect as delivery of a manual signed copy of this Indenture. This Indenture and related documents may be sent and stored by Electronic Means.

Section 7.6 Notices. All notices, certificates or other communications will be sufficiently given and will be deemed given when delivered or mailed by certified or registered mail, postage prepaid, or received by Electronic Means (which shall be deemed received upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "*read receipt*" function, as available, return email, or other form of written acknowledgment)), as follows:

If to the Town:	Town of Holly Springs, North Carolina P.O. Box 8, Holly Springs, North Carolina 27540, Attention: Finance Director tina.stroupe@hollyspringsnc.gov
If to the Trustee, the Registrar or Paying Agent:	U.S. Bank Trust Company, National Association 214 North Tryon Street, 27th Floor Charlotte, North Carolina 28202-1078 CN-NC-H27A Attention: Corporate Trust Services tyler.phelps@usbank.com

The Town and the Trustee may, by written notice, designate any further or different addresses to which subsequent notices, certificates or other communications will be sent.

Section 7.7 Payments Due on Holidays. If the date for making any payment or the last day for performance of any act or the exercising of any right, as provided in this Indenture, is not a Business Day, such payment may be made or act performed or right exercised on the next day that is a Business Day with the same force and effect as if done on the nominal date provided in this Indenture.

Section 7.8 Electronic Instructions; Electronic Signature. The Trustee shall accept and act upon instructions or directions pursuant to this Indenture sent by unsecured e-mail, facsimile transmission, or other similar unsecured electronic methods, provided, however, that the Town shall provide to the Trustee an incumbency certificate listing the names of the individuals who are designated and authorized to sign for the Town or in the name of the Town, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. The Trustee shall not be liable for any losses, costs, or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Town agrees to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation, the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties; provided that such unauthorized instructions, interception or misuse was not due to the Trustee's negligence or the compromise of Trustee's security systems.

All notices, approvals, consents, requests and any communications hereunder must be in writing (provided that any communication sent to Trustee hereunder must be in the form of a document that is signed manually or by way of a digital signature provided by DocuSign (or such other digital signature provider as specified in writing to Trustee by the Town Representative)), in English.

Section 7.9 USA Patriot Act. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee requires documentation to verify its formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Town and the Trustee have caused this Indenture to be executed in their respective names as of the date first above written.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

By: _____
Sean Mayefskie
Mayor

[SEAL]

ATTEST:

By: _____
Linda McKinney
Town Clerk

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE OF SERIES INDENTURE, NUMBER 3]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Andrew Tyler Phelps
Assistant Vice President

EXHIBIT A

FORM OF 2026 BOND

UNITED STATES OF AMERICA
STATE OF NORTH CAROLINA

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
ENTERPRISE SYSTEMS REVENUE BONDS,
SERIES 2026

No. R-__ **$_____**

INTEREST RATE	DATED DATE	MATURITY DATE	CUSIP
____%	April 8, 2026	November 1, ____	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA *(the* "*Town*"), a municipal corporation of the State of North Carolina (the "*State*"), for value received, promises to pay, but solely from the sources and in the manner hereinafter provided, to the Owner named above the Principal Amount stated above on the Maturity Date set forth above (or earlier as hereinafter described), and to pay such Owner at the address as it appears on the registration books kept by U.S. Bank Trust Company, National Association, the Registrar, the Trustee and the Paying Agent for the 2026 Bonds (the "*Registrar,*" the "*Paying Agent*" and the "*Trustee*"), at the close of business on the 15th day of the month preceding each hereinafter-described Interest Payment Date (each, a "*Record Date*"), interest on such Principal Amount at the Interest Rate set forth above from the Interest Payment Date next preceding the date of authentication (unless (1) the date of authentication precedes the first Interest Payment Date, in which case this 2026 Bond will bear interest from the date of its initial delivery, or (2) the date of authentication is an Interest Payment Date, in which case this 2026 Bond will bear interest from such date) until the principal hereof has been paid or provided for in accordance with the Indenture hereinafter referred to, payable each May 1 and November 1, beginning November 1, 2026 (each an "*Interest Payment Date*"). Both principal and interest and any premium on the redemption before the maturity of all or part hereof are payable in lawful coin or currency of the United States of America and (except for interest which is payable by check or draft as stated above) are payable at the designated corporate trust office of the Paying Agent in Charlotte, North Carolina.

The 2026 Bonds are special obligations of the Town. The principal of, premium, if any, and interest on the 2026 Bonds are not payable from the general funds of the Town, nor do they constitute a legal or equitable pledge, charge, lien, or encumbrance on any of its property or on any of its income, receipts, or revenues except the funds which are pledged under the Indenture (hereinafter defined). Neither the credit nor the taxing power of the State or the Town are pledged for the payment of the principal of, premium, if any, or interest on the 2026 Bonds, and no owner of this 2026 Bond has the right to compel the exercise of the taxing power by the State or the Town or the forfeiture of any of its property in connection with any default.

The 2026 Bonds will be initially delivered by means of a book-entry system with no physical distribution of definitive 2026 Bonds made to the public. One definitive 2026 Bond for each maturity will be delivered to The Depository Trust Company ("*DTC*") and immobilized in its custody. A book-entry

system will be employed, evidencing ownership of the 2026 Bonds in Authorized Denominations (hereinafter defined) with transfers of beneficial ownership effected on the records of DTC and its participants under rules and procedures established by DTC. Principal of, premium, if any, and interest on this 2026 Bond will be payable to DTC or its nominee as registered owner of the 2026 Bonds by wire transfer in immediately available funds. The Town, the Paying Agent and the Trustee are not responsible or liable for maintaining, supervising, or reviewing the records maintained by DTC, its participants or persons acting through such participants.

If (a) DTC determines not to continue to act as securities depository for the 2026 Bonds or (b) the Town determines that the continuation of the book-entry system of evidence and transfer of ownership of the 2026 Bonds would adversely affect the interests of the Town or the beneficial owners of the 2026 Bonds, the Town will discontinue the book-entry system with DTC. If the Town fails to identify another qualified securities depository to replace DTC, the Town will deliver fully registered definitive 2026 Bonds to each beneficial owner in such denominations as such owner designates.

The Town, the Paying Agent, the Registrar and the Trustee have no responsibility or obligation with respect to (a) the accuracy of any records maintained by DTC; (b) the payment by DTC of any amount in respect of the principal of and premium, if any, and interest on the 2026 Bonds; (c) the delivery or timeliness of delivery by DTC of any notice which is required or permitted under the terms of the Indenture (hereinafter defined) to be given to Owners; (d) the selection of Owners to receive payments in the event of any partial redemption of the 2026 Bonds; or (e) any consent given or other action taken by DTC, or its nominee.

This Bond is one of a duly authorized series of enterprise system revenue bonds of the Town, designated "*Town of Holly Springs, North Carolina Enterprise Systems Revenue Bonds, Series 2026*" (the "*2026 Bonds*"), issued under a General Trust Indenture dated as of July 1, 2026 (the "*General Indenture*"), and Series Indenture, Number 3, dated as of April 1, 2026 (the "*Series Indenture*" and, together with the General Indenture and all supplements thereto, the "*Indenture*"), each between the Town and the Trustee. Unless the context indicates otherwise, all capitalized, undefined terms used herein have the meanings ascribed to them in the Indenture.

The Town previously issued its Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the *"2025 Note"*), in the aggregate principal amount of $21,404,750, pursuant to Section 159-161 of the General Statutes of North Carolina, as amended, in anticipation of the receipt of the proceeds of the sale of revenue bonds, under the General Indenture and Series Indenture, Number 2, dated as of September 1, 2025, between the Town and the Trustee. The proceeds of the 2025 Note financed the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Town's water and sanitary sewer systems (collectively, the "*2025 Projects*"), including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site

The proceeds of the 2026 Bonds will be used to (1) provide long-term financing for the 2025 Projects by redeeming the 2025 Note; (2) finance the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Enterprise Systems (collectively, the "*2026 Projects*"), including, but not limited to, rehabilitation of existing components and construction of new infrastructure at the Utley Creek Water Reclamation Facility site to increase treatment capacity from 6 million gallons per day ("*MGD*") to 8 MGD; (3) pay capitalized interest on the 2026 Bonds; and (4) pay the costs of issuing the 2026 Bonds

The 2026 Bonds, together with interest thereon, are special obligations of the Town payable solely from Revenues (except to the extent paid out of moneys attributable to Bond proceeds or the income from

the temporary investment thereof and, under certain circumstances, proceeds from insurance and condemnation awards) after payment of the Current Expenses of the Enterprise Systems and constitute a valid claim of the respective Owner thereof only against the funds and other moneys held by the Trustee for the benefit of the Owners of the 2026 Bonds, which amounts are pledged and assigned under the Indenture for the equal and ratable payment of the 2026 Bonds and will be used for no other purpose than to pay the principal of, premium, if any, and interest on the 2026 Bonds, except as may be otherwise expressly authorized in the Indenture.

Under the Indenture the Town has, for the benefit of the Owners of the Bonds, assigned the Town's rights to all Revenues and to any and all money and securities in all of the funds and accounts established under the Indenture, except the Enterprise Systems Operating Fund, the Extension and Replacement Fund, and the Surplus Fund, to the Trustee in trust.

Reference is made to the Indenture for a more complete statement of the provisions thereof and of the rights of the Town, the Trustee and the Owners of the 2026 Bonds. Copies of the Indenture are on file and may be inspected at the designated office of the Trustee. By the purchase and acceptance of this 2026 Bond, the Owner hereof signifies assent to all of the provisions of the aforementioned documents.

This 2026 Bond is issued and the Indenture was made and entered into under the Constitution and laws of the State, and particularly in conformity with the provisions, restrictions and limitations of General Statutes of North Carolina Section 159-80 *et seq.*, as amended.

This 2026 Bond is exchangeable on the presentation and surrender hereof at the designated corporate trust office of the Registrar for a 2026 Bond of other Authorized Denominations. On surrender for registration of transfer, duly endorsed for transfer or accompanied by an assignment duly executed by the Owner hereof or his or her attorney duly authorized in writing, the Registrar will authenticate and deliver in the name of the transferee or transferees a new fully registered 2026 Bond. The Registrar may require the payment by any Owner requesting registration of transfer or exchange of a 2026 Bond of any tax, fee or other governmental charge required to be paid with respect to such registration of transfer or exchange. The Registrar is not required to register the transfer of or exchange any 2026 Bond selected, called or being called for redemption in whole or in part. The person in whose name this 2026 Bond is registered will be deemed and regarded as the absolute owner hereof for all purposes, and payment of this 2026 Bond will be made only to or on the written order of the Owner hereof to his or her legal representative. All such payments will be valid and effectual to satisfy and discharge this 2026 Bond to the extent of the sum or sums paid.

At the written request of any Owner of at least $1,000,000 in aggregate principal amount of 2026 Bonds, principal and interest may be payable by wire transfer at the address specified in writing by the Owner to the Paying Agent by the Record Date.

[to update redemption provisions as necessary at pricing] The 2026 Bonds maturing on or before November 1, 2036 are not subject to call and redemption prior to maturity. The 2026 Bonds maturing on or after November 1, 2037 may be redeemed prior to their maturities, at the option of the Town, from any funds that may be available for such purpose, either in whole or in part, on any date on or after November 1, 2036. The 2026 Bonds called for redemption will be redeemed at the Redemption Price of 100% of the principal amount thereof, plus accrued interest to the redemption date, without a premium.

The 2026 Bonds maturing on November 1, 20__ (the "*20__ Term Bonds*") are subject to mandatory sinking fund redemption before their scheduled maturity, without premium, at the Redemption Price equal

to 100% of the principal amount thereof being redeemed in the principal amounts and in the years as follows:

NOVEMBER 1	PRINCIPAL AMOUNT

* Maturity

The 2026 Bonds maturing on November 1, 20__ (the "*20__ Term Bonds*" and together with the 20__ Term Bonds, the "*Term Bonds*") are subject to mandatory sinking fund redemption before their scheduled maturity, without premium, at the Redemption Price equal to 100% of the principal amount thereof being redeemed in the principal amounts and in the years as follows:

NOVEMBER 1	PRINCIPAL AMOUNT

* Maturity

At its option, to be exercised on or before the 45th day next preceding any mandatory redemption date, the Town may (a) deliver to the Trustee for cancellation, the Term Bonds or portions thereof (in Authorized Denominations) in any aggregate principal amount desired, or (b) receive a credit in respect of its mandatory redemption obligation for the Term Bonds (in Authorized Denominations) which prior to said date have been purchased or redeemed (otherwise than through mandatory redemption under this Section) and cancelled by the Trustee and not theretofore applied as a credit against any mandatory redemption obligation. Each such Term Bond or portion thereof so delivered or previously purchased or redeemed and cancelled by the Trustee shall be credited by the Trustee at l00% of the principal amount thereof against the obligation of the Town to redeem the Term Bonds on such mandatory redemption date, and any excess over such amount shall be credited against future mandatory redemption obligations in chronological order, and the principal amount of the Term Bonds so to be redeemed shall be accordingly reduced.

The Town will on or before the 45th day next preceding each such mandatory redemption date furnish the Trustee with its certificate indicating whether or not and to what extent the provisions of (a) and (b) of the preceding paragraph are to be availed of with respect to such mandatory redemption payment.

The Trustee may pay the mandatory sinking fund redemption amounts set forth above to the Owner of such Term Bonds without any notice of redemption. The Trustee will record such payments on its books and records and on the Term Bond certificate.

The Trustee will give notice of redemption not less than 30 days nor more than 60 days before the Redemption Date (1) to the LGC by Mail or Electronic Means, (2) (A) to DTC or its nominee by registered or certified mail at the address provided to the Trustee by DTC or (B) if DTC or its nominee is no longer

the Owner of the 2026 Bonds, by Mail to the then-registered Owners of 2026 Bonds or portions thereof to be redeemed at the last address shown on the registration books kept by the Registrar, and (3) to the Municipal Securities Rulemaking Board (the "*MSRB*") through the MSRB's Electronic Municipal Market Access system pursuant to the procedures promulgated by the MSRB.

Notwithstanding the foregoing, (1) if notice is properly given, the failure to receive an appropriate notice shall not affect the validity of the proceedings for such redemption, (2) the failure to give any such notice or any defect therein shall not affect the validity of the proceedings for the redemption of the 2026 Bonds or portions thereof with respect to which notice was correctly given, and (3) the failure to give any such notice to the LGC or the MSRB, or any defect therein, shall not affect the validity of any proceedings for the redemption of the 2026 Bonds.

Any notice mailed as provided in the Indenture is conclusively presumed to have been duly given, whether or not the Owner receives the notice.

In the case of an optional redemption of the 2026 Bonds, the redemption notice may state (1) that it is conditioned upon the deposit of money with the Trustee on the redemption date at the time and in an amount equal to the amount necessary to effect the redemption and such notice will be of no effect unless such money is so deposited, and (2) that the Town retains the right to rescind the redemption notice on or prior to the scheduled redemption date, and such notice and optional redemption shall be of no effect if such money is not so deposited or if the notice is rescinded as described below.

Any scheduled redemption of 2026 Bonds or portions thereof may be rescinded in whole or in part at any time prior to the redemption date if the Town delivers written notice to the Trustee instructing the Trustee to rescind the redemption notice. The Trustee shall give prompt notice of such rescission to the affected Owners of the 2026 Bonds. Any 2026 Bonds where redemption has been rescinded shall remain Outstanding, and the rescission shall not constitute an Event of Default under the General Indenture. Further, the failure of the Town to make funds available in part or in whole on or before the redemption date shall not constitute an Event of Default under the General Indenture, and the Trustee shall give immediate notice to the affected Owners of the 2026 Bonds that the redemption did not occur and that the 2026 Bonds called for redemption and not so paid remain Outstanding.

The Indenture permits amendment thereto on the agreement of the Town and the Trustee and with the approval of the registered Owners of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding. The Indenture also contains provisions permitting the Town and the Trustee to enter into amendments to the Indenture without the consent of the Owners of the Bonds for certain purposes.

Any consent or request by the Owner of this 2026 Bond is conclusive and binding on such Owner and on all future Owners of this 2026 Bond and of any 2026 Bond issued on the transfer of this 2026 Bond whether or not notation of such consent or request is made on this 2026 Bond.

This 2026 Bond is issued with the intent that the laws of the State shall govern its legality, validity, enforceability and construction.

All acts, conditions and things required to happen, exist and be performed precedent to and in the issuance of this 2026 Bond and the execution of the Indenture have happened, existed and have been performed as so required.

This 2026 Bond is not valid or obligatory for any purpose or entitled to any benefit or security under the Indenture until it has been authenticated by the execution by the Authenticating Agent (as defined in the General Indenture) of the certificate of authentication endorsed hereon.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

***IN WITNESS WHEREOF*,** the Town of Holly Springs, North Carolina has caused this 2026 Bond to be executed with the manual or facsimile signatures of its Mayor and Town Clerk and has caused the Town's official seal or a facsimile thereof to be impressed or imprinted hereon.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

By: _____
Sean Mayefskie
Mayor

[SEAL]

ATTEST:

By: _____
Linda McKinney
Town Clerk

[COUNTERPART SIGNATURE PAGE TO THE
LOCAL GOVERNMENT COMMISSION OF NORTH CAROLINA

RELATED TO

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
ENTERPRISE SYSTEMS REVENUE BONDS,
SERIES 2026]

Date of Execution: April 8, 2026

The issue hereof has been approved under the
provisions of The State and Local Government Revenue Bond Act.

_____

Jennifer Wimmer
Deputy Secretary of the Local Government Commission

CERTIFICATE OF AUTHENTICATION

Date of Authentication: April 8, 2026

This Bond is one of the Enterprise Systems Revenue Bonds, Series 2026 designated herein issued under the provisions of the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Registrar and Paying Agent

By: _____
Andrew Tyler Phelps
Assistant Vice President

[FORM OF ASSIGNMENT]

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

_____

(Please print or typewrite Name and Address,
including Zip Code, and Federal Taxpayer Identification or
Social Security Number of Assignee)

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

Attorney to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____
Signature guaranteed by:

_____

NOTICE: Signature must be guaranteed by a Participant in the Securities Transfer Agent Medallion Program ("*Stamp*") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration, enlargement or any change whatever.

TRANSFER FEE MAY BE REQUIRED

EXHIBIT B

FORM OF REQUISITION

U.S. Bank Trust Company, National Association
214 North Tryon Street, 27th Floor
Charlotte, North Carolina 28202-1078 CN-NC-H27A
Attention: Corporate Trust Services

Re: Disbursement from the 2026 Account of the Construction Fund (the "*2026 Account*") relating to the Town of Holly Springs, North Carolina Enterprise Systems Revenue Bonds, Series 2026

Dear :

Under Section 5.3 of Series Indenture, Number 3, dated as of April 1, 2026 (the "*Series Indenture*"), between the Town of Holly Springs, North Carolina and U.S. Bank Trust Company, National Association, as trustee, we hereby request you to disburse from the 2026 Account as follows:

1. The amount to be disbursed is $_____.

2. The name and address of the person, firm or corporation to whom the disbursement should be made is as follows:

_____
_____
_____
_____
_____

3. The purpose of the disbursement is to _____.

4. The disbursement herein requested is for service actually rendered.

DATED this _____day of _____, _____.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

By: _____
Town Representative

To the best of my knowledge and belief, I certify that payments made as described in #3 above are for work actually completed. I do not certify if such payments have been actually made.

By: _____
Consulting Engineer