Town of Holly Springs
Planning Board
7:00 PM **Tuesday, February 24, 2026**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

# Agenda

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Invocation**

**Agenda Adjustment**

**Approval of Minutes**

**1.** January 27, 2026 Regular Meeting Minutes

**Town Council Meeting Representative**

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

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

**Zone Map Change Petitions**

**2.** Rezoning 24-REZ-06 Sunset Lake Road Bank

**Major Subdivision Plans**

**3.** Major Subdivision 25-MAS-04 975 Avent Ferry Road

**4.** Major Subdivision 25-MAS-03 Evanston

**Other Business**

**5. Town Council Official Action Overview**

**6. Committee Reports**

**7. Development Services Report**

**8. Other Business**

**Adjournment**

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
**Tuesday January 27, 2026 - 7:00 p.m.**

*Agenda Item #1, 2, 3 & 4:*

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **January 27, 2026.** At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:
Cheryl Caines, Senior Planner
Brett Gosney, Planner II
Elliot Blonshine, Development Review Engineer
Jay Osbourne, Asst. Town Attorney
Sean Ryan , Planning Division Manager
Julie Nicewinter, Board Clerk

The Board completed roll call.

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

Members Absent: None

The Board recited the pledge of allegiance and the meeting opened with an invocation by Mr. Cuccurullo

*Agenda Item #5:* Agenda Adjustment

Motion to adopt new agenda

Motion by: Thomas Urquhart
Second by: Joanna Holder

Action: The Planning Board voted in favor of the motion (9-0)

*Agenda Item #6:* Minutes

a. *November 19, 2025 Minutes*

*Motion by: Joanna Holder*
*Second by: Josh Prizer*
Action: The Planning Board voted in favor of the motion (8-0)
Abstained: Thomas Urquhart

*Agenda Item #7:* Town Council Representative

a. Planning Board Representation for Town Council
   - February 17: Joseph Cuccurullo will not be able to attend. Rick Madoni and Joanna Holder will attend.
   - March 3: Sara Kempin (Quarterly Meeting)
   - April 15 – Tom Urquhart will attend.

*Agenda Item #8:* Public Comment Period

Public comment correspondence was provided to the Planning Board members prior to the meeting.

Dawn Santoianni
209 RiverLedge Drive
Holly Springs, NC
Ms. Santoianni submitted written comments and summarized them in favor of the changes the developer has committed to making after the public hearing. Ms. Santoianni also complimented Town Staff and Town Council feedback.

Wendy Lynn Puopolo
324 Silent Bend Drive
Holly Springs, NC
Ms. Puopolo spoke against the project.

Fran Hudson
5524 Rex Road
Holly Springs, NC
Ms. Hudson spoke against the project.

*Agenda Item #9: Zone Map Change Petitions*

### *a. 24-REZ-07 Mira Ridge Rezoning*

Mr. Gosney presents the Staff report to the Board.

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

Applicant / Speaker:

Tommy Craven; Priest, Craven & Associates
6404 Falls of Neuse Rd; Ste 201
Raleigh, NC 27615

Mr. Craven thanks Town Staff for outlining the project. Mr. Craven proceeded to talk about the changes made to the plans from feedback received at the Town Council Public Hearing and from Town Staff and neighbors.

Mr. Craven has committed to removing Lot 38 at River Ledge. Approximately half of Lot 38 has been put into the tree conservation area. The remainder of Lot 38 has been absorbed into the four (4) neighboring lots to make them wider than they were in the previous plan.

Mr. Craven has agreed to install a fence, to Lochridge Subdivision standards. He has also agreed to increase the Type B buffer that is being planted in response to comments received from the Public Hearing.

Mr. Craven addressed feedback received about saving existing trees in the buffer area. If trees cannot be saved, the landscape requirements will be used to determine what the replacements should be.

Mr. Craven outlined the changes made to the plans from what was presented at the Town Council Public Hearing to now:

- The number of lots has been reduced from 60 to 43
- The density has decreased from 2.8 units per acre to 2 units per acre
- The minimum lot width has been increased from 35' to 60'
- The minimum lot size has been increased from 4,780 SF to 7,500 SF
- The average lot size has increased from 5,300 SF to 10,062 SF
- The sidewalk will be extended along Lochridge Subdivision frontage of Avent Ferry Road to make a sidewalk connection to the entrance of Lochridge Subdivision
- The lots previously on Avent Ferry Road frontage have been removed, and the developer is proposing to provide and install the same buffer as Lochridge Subdivision
- The alleys and rear-loaded parking have been eliminated
- There are several active open space areas which total 8.5 acres or 39%
- Trails are proposed along each of the Stormwater Control Measures (SCMs) that connect to the sidewalks within the development
- The tree conservation area increased from 4.5 acres to 4.6 acres
- A 10' Type B landscape buffer is proposed with additional plantings
- Architectural standards are similar to previous plan which will require most of the homes to be 2-stories and a minimum of 2,100 SF of heated space

Mr. Craven drew comparisons between the Lochridge Subdivision to his project as follows:

- Lochridge is 77 acres; Mira Ridge is 21.6 acres
- Lochridge provided 12.6 acres or 16.2% open space; Mira Ridge is providing 8.5 acres or 39.3% open space

Mr. Craven concluded his presentation.

Planning Board members took turns asking questions.

Mr. Kessler asked staff if there are recent examples of a similar zoning change over the past few years.

Mr. Ryan answered that the most recent example is the Ragan Subdivision, but that had a different residential designation.

Mr. Kessler asked what additional changes would need to be made to this new plan to keep is conservation neighborhood?

Mr. Gosney reviewed the guidelines for a conservation neighborhood as outlined in the Town's Comprehensive Plan.

Mr. Cuccurullo asked for clarification on how many units per acre the land is currently zoned for versus the proposal.

Staff clarified current zoning.

Mr. Cuccurullo asked how close this property is to the Ragan property.

Mr. Gosney identified the Ragan property on a map for Mr. Cuccurullo.

Mr. Ryan clarified the status of the rezoning on the Ragan property.

Mr. Cuccurullo spoke to the Planning Board members about the importance of the rezoning.

Mr. Prizer had no questions.

Ms. Holder asked how often we zone differently than the Land Use Advisory Committee (LUAC) recommends.

Mr. Ryan confirmed that it was not uncommon but is also not frequent.

Ms. Holder applauded the developer for spending time to understand the needs and responding to the feedback received. We have already approved a mixed-use neighborhood on the corner along Avent Ferry Road.

Mr. Urqhart asked staff to talk about the differences between a Type A buffer and a Type B buffer.

Mr. Gosney explained the difference. A Type A buffer provides more opacity and is 5', a Type B buffer is 10'.

Mr. Crandal asked for a visual of the Type B buffer.

Mr. Crandal asked what the maximum height of some of the plants that would be part of the planting for the Type B Buffer.

Mr. Craven advised that the plant material would be proposed per Town standards.

Mr. Craven addressed previous comments made by the Planning Board.

Mr. Craven spoke to the density and compared Mira Ridge's 2 units to the acre to Lochridge which is 1.7 units to the acre and is compatible.

This neighborhood will help the proposed commercial and retail uses in the area. This is only 40 new rooftops but is within easy distance to commercial when sidewalks are put in.

It is difficult to create a conservation subdivision with open space and lot sizes and have a subdivision that is economically viable.

Mr. Crandal observed that the conservation district designation is based on characteristics of property and trying to overlay use and designation on this property and may not be the best choice.

Mr. Crandal asked if all the properties would be sold or used as rental properties.

Mr. Craven confirmed that using the subdivision solely as rental properties has never been the intent.

Mr. Crandal asked the Assistant Town Attorney, Jay Osborne, if that was something that would go into a developer agreement?

Mr. Osborne did not readily have an answer and advised he would research the answer.

Mr. Ryan advised NCGS gives the Town authority to use the land, not ownership of property and cautions board to consider this.

Mr. Crandal had a question about saving existing trees and who is the decision maker and if the Town has oversight on the decision process in retaining trees.

Mr. Craven advised that it would be determined in the field.

Mr. Ryan advised that any tree preservation areas that are required to be preserved will be shown on construction drawings. Inspectors will monitor for compliance. Residents can also monitor for compliance and report to the Town to make sure the developer brings site back up to compliance. We do have policies and procedures in place.

Mr. Bess noted the buffer went from 5' to 10' and was confused about the Oak Tree characterization of a buffer and asked for clarification.

Mr. Craven advised that if it is an existing tree, it will extend outside of that buffer.

Mr. Bess noted that if you dig into the buffer there is a possibility of destroying existing trees.

Mr. Craven noted that they are proposing a 10' buffer and there is a 5' buffer in Lochridge Subdivision to provide a combined 15' buffer.

Mr. Bess noted that Lochridge community is requesting the change from the original rezoning and asked if that was a true characterization.

Mr. Gosney explained that feedback from the public hearing was due to many Lochridge residents attending to speak about the Mira Ridge Subdivision. The changes were made to make consistent with the Future Land Use Map.

Mr. Bess expressed concern that neighbors' objections focused on density, not the conservation designation, and questioned why the conservation district and buffers were removed in response.

Mr. Craven clarified that the primary feedback received from neighbors related to concerns about alleys and front-loaded garages. Neighbors were worried that homes built along the road, including garage placement, would be disruptive and appear to tower over existing properties. In response, those design elements were removed.

Mr. Craven stated that regarding density the proposal complies with the density requirements. However, due to the complexity and interrelated nature of the ordinances — particularly the detailed criteria for what qualifies as open space — the project could not meet conservation district standards while also addressing those requirements.

Mr. Crandal and Mr. Bess discussed the buffer.

Mr. Craven stated that with the proposed plan there is a buffer and in addition a rear yard setback on the house.

Mr. Bess asked about the rationale behind drastically reducing setback for interior corners. That's another thing that makes the neighborhood look so different from the Lochridge community.

Mr. Craven spoke about ongoing trends in development and advised that this was a way to gain square footage.

Mr. Bess asked staff if it was common to vote on both a rezoning and major subdivision plan when there was the builder was not yet known.

Mr. Gosney advised that it is not entirely uncommon.

Mr. Bess noted that on other projects the builder has been known and is surprised to hear that the builder is not yet known for this project.

Mr. Bess asked if traffic studies were performed and what the radius of the traffic study was. He also asked if the traffic study triggered any research to be done to New Hill Holleman Road.

Mr. Blonshine advised that a study was completed as part of our typical review process. A traffic study looks at a one (1) mile radius of a site. During traffic scoping process we will talk about other intersections, it is not uncommon to flex outside of the one (1) mile radius, but is typically reserved for bigger projects that may put thousands of trips on the road.

Mr. Bess stated that the Ragan property zoning was much more dense and questions whether that was a proper designation.

Ms. Kempin asked what type of fence is proposed.

Mr. Craven stated that a typical aluminum version of a wrought iron fence would be used.

Mr. Osborne shared the results of his research about the legality of adding a clause in the developer agreement regarding regulation of owning vs rental property. He advised that you can regulate use, not ownership.

Mr. Madoni asked staff about what the Holleman activity center is.

Mr. Craven believes it was in reference to the Ragan property.

Mr. Madoni asked staff to explain what happened with the Ragan property and why the Town Council ruling was overturned.

Mr. Ryan advised that Town Council came to a settlement agreement with applicant.

Mr. Cuccurullo stated he was not attempting to influence the vote but emphasized that the Planning Board's role is to evaluate the rezoning request itself, not the specific development details. He noted that considerations such as buffers and design elements are secondary to determining whether the proposed rezoning represents an appropriate use of the land, taking into account the surrounding area, the future of the town, and the ETJ.

Mr. Cuccurullo also referenced a prior rezoning case (Ragan), stating it should not be directly compared to the current request. They noted that one lesson from the Ragan case was that once a property is rezoned, subsequent options become limited, and the decision cannot easily be revisited.

Mr. Crandall asked staff to clarify what the maximum number of units is allowed in this zoning and if someone could come back to the Town to ask to rezone the property and if density could increase.

Mr. Gosney confirmed 43 detached dwelling units. A new rezoning application could be submitted and follow a similar process and density could increase.

Planning Board members discussed the project amongst themselves.

Mr. Bess asked the applicant to clarify why they removed one of the proposed lots and why that specific lot.

Mr. Craven reiterated that there are wetlands that need to be preserved.

Planning Board members continued to discuss the project amongst themselves.

No further discussion.

Motion:
To Adopt the following Plan 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.

*Motion by:* Roger Bess
*Second by:* Josh Prizer
*Action: The Planning Board voted in favor of the motion (8-1).*
*Nay: Tom Urqhart*
*Approved: all others*

Motion:
Motion to recommend that the Town Council ***deny*** Zoning Map Amendment Petition #24-REZ-07 to change the zoning of 21.62 acres of Wake County PIN #0638011513 & #0638021524 from RR: Rural Residential to SR-CD: Suburban Residential Conditional District to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

*Motion by: Roger Bess*
*Second by:* Craig Kessler
*Action: The Planning Board voted to deny the motion (7-2).*
*Nay – Tom Urqhart and Rick Madoni*
*All others approve*

*c. Development Services Report*

Ms. Kempin provided updates about the Tree Advisory Committee
Town Council official action overviews:
Grigsby Ave went to TC and was approved.

*d. Other Business*

*none*

*Agenda Item #12:* Adjournment

Motion:
**Motion to adjourn**.

*Motion by: Josh Prizer*
*Second by: Joe Cuccurollo*

*Action: The Planning Board voted in favor of the Motion (9-0)*
Time: 8:45pm

_____
Julie Nicewinter
*Planning Board Clerk*

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 2.**

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

**Action(s):**

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 24-REZ-06 from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

**Explanation:**

- The Town has received a Conditional District Rezoning Option 1 request to rezone 0.92 acres located at 5260 Sunset Lake Road from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District to allow for a Financial Institution (Chase Bank).
- 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 rezoning as proposed is consistent with the Comprehensive Plan and the Town's Unifed Development Ordinance.

**Staff Recommendation:** Approve

**Town Council Public Hearing:**

- Discussed traffic-calming along Lassiter Road.
- Discussed the lighting on the property and how it may affect the adjacent properties.
- Discussed the crosswalk across Lassiter Road.

**Changes made following the Public Hearing:**

- None

**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 17 - 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_PB
2. 24REZ06_Application
3. 24REZ06_Planset

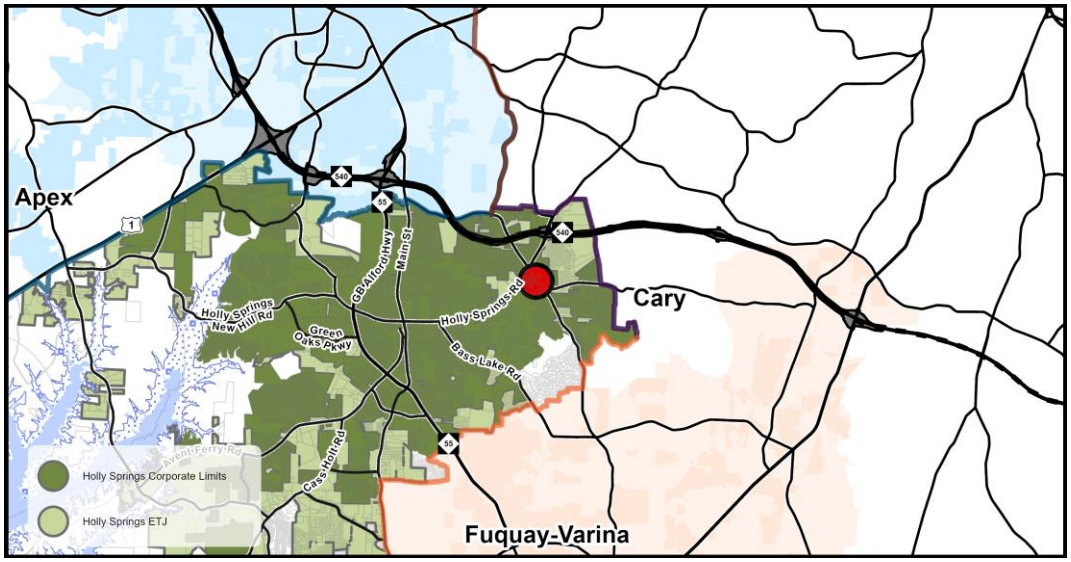
**Project Type:** Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

**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:

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

## Table of Contents:


| | |
|---|---|
| Case Summary | Page 2 |
| Current Zoning Information | Page 3 |
| Land Use & Character Information | Page 4 |
| Transportation Information | Page 6 |
| Parks, Recreation, & Greenways Information | Page 8 |
| Community Facilities Information | Page 9 |
| Utility & Infrastructure Information | Page 10 |
| Natural Resources & Open Space Information | Page 11 |
| Conditional Zoning District Information | Page 12 |
| Decision-Making Information | Page 14 |

## 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:

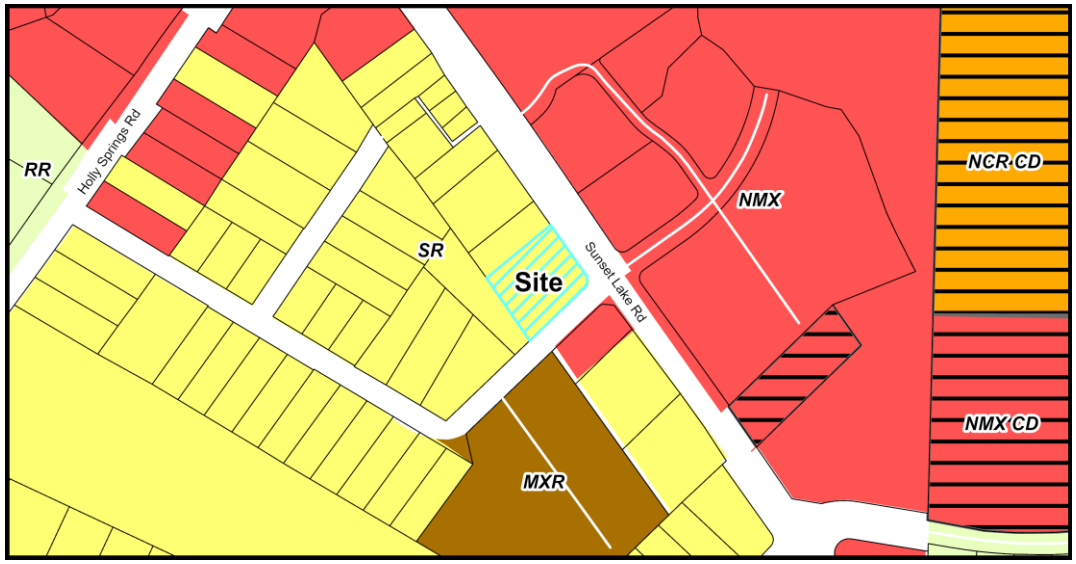
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

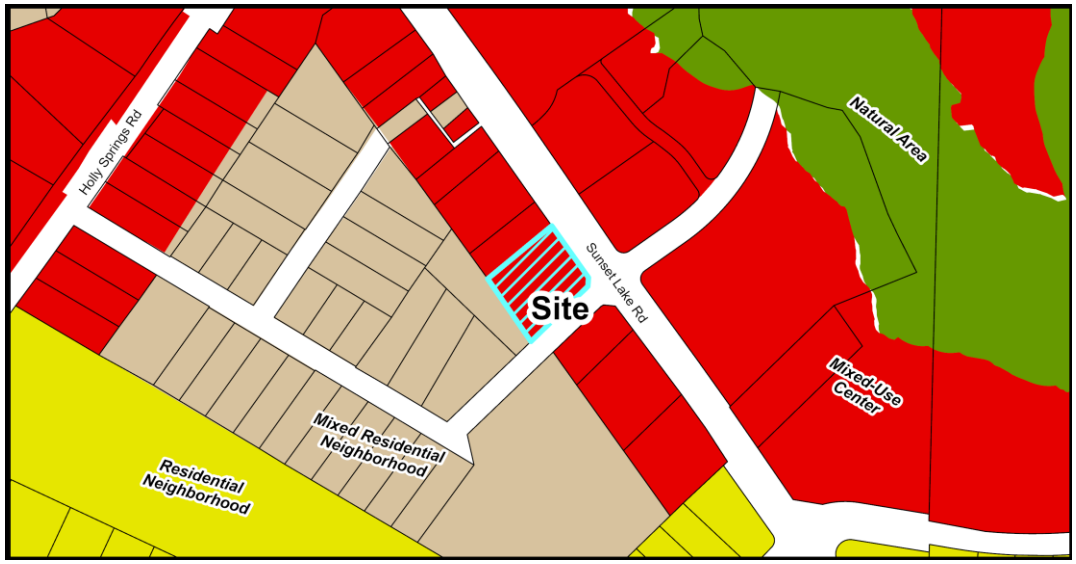
**Small Area Plan:** Northeast Gateway Master Plan

**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.

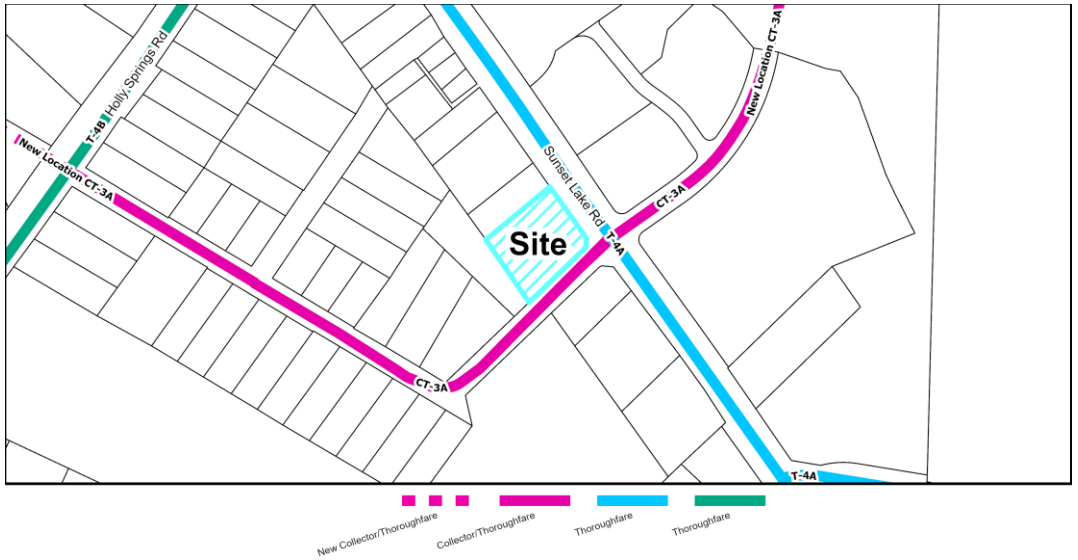
The site and building design also meet key characteristics of the Land Use & Character Plan and Northeast Getaway Master Plan. The stormwater control measure serving the site will be located underground to minimize the impact on adjacent properties and help to hide this from the public view. The building's 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<br>☐ Not Required |
| New Location Roadways | ☐ Required<br>☒ 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.

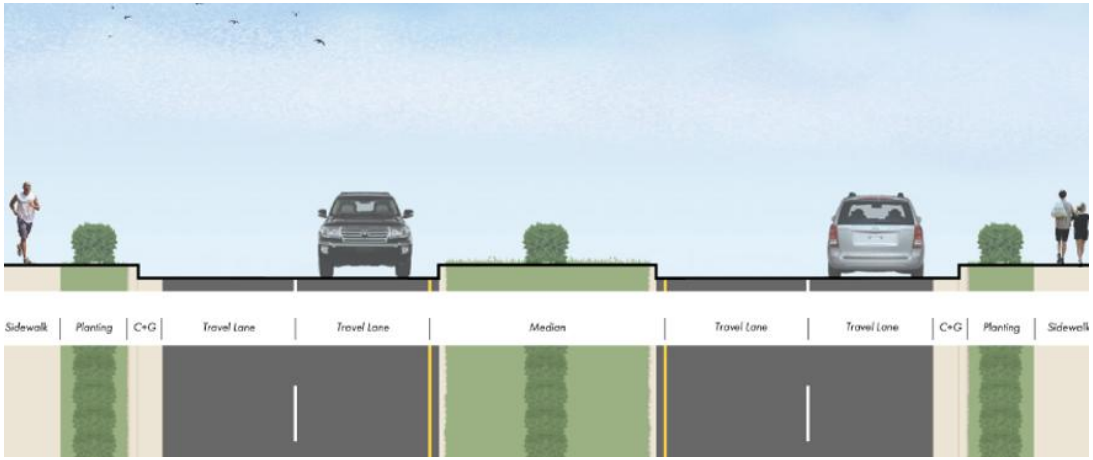
### Improvement Prioritization:

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.

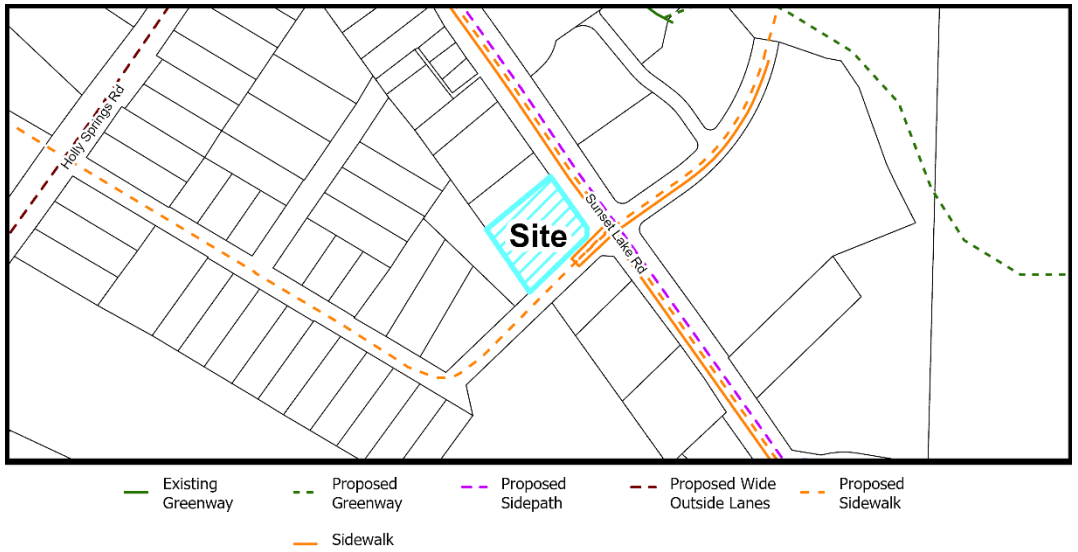
## Parks, Recreation, & Greenways Information

*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:

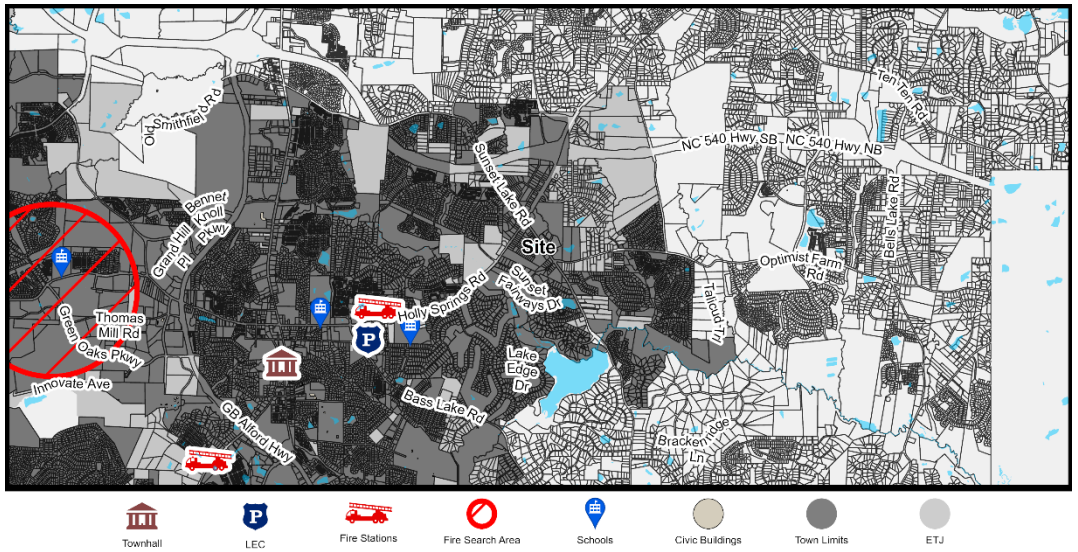
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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<br>☒ Study Required |
| Sanitary Sewer | ☒ Yes ☐ No<br>☒ Study Required |
| Reclaim | ☐ Yes ☒ No<br>☐ 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 | ☐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 not subject to the Water Resource Management Policy. The proposed development will be removing a 2-bedroom single-family home (150 GPD) and replacing it with a bank (150 GPD). Therefore, there would be no net increase in sewer flow to the wastewater treatment plant.

## Infrastructure & Utility Staff Analysis:

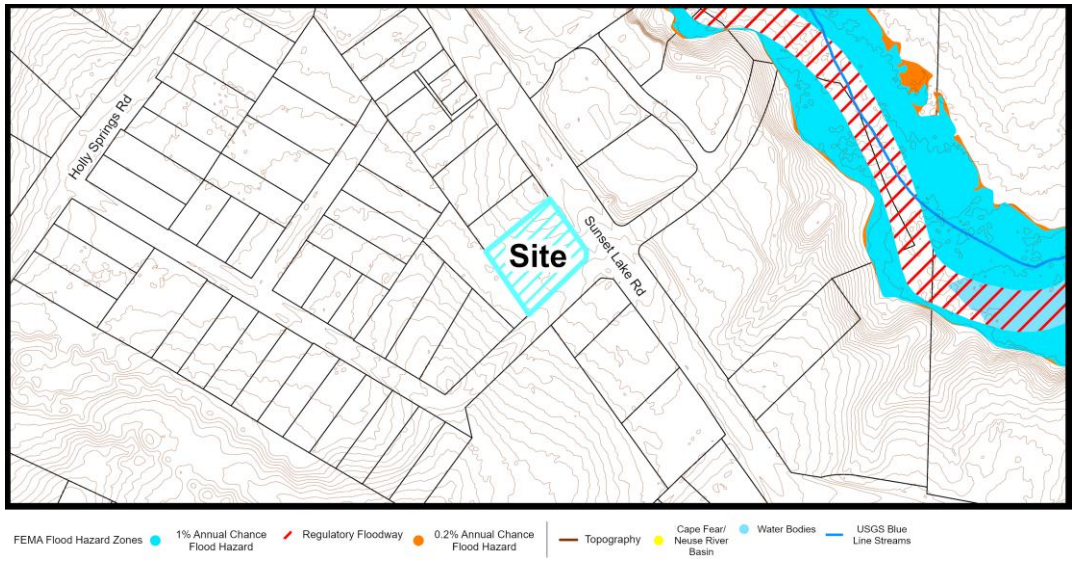
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

## Natural Resources & Open Space Information

*Vision Holly Springs Comprehensive Plan Section 6*

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




Natural Resources Map

## Natural Resources & Open Space Summary

### Open Space:

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

### Stormwater:

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

## Natural Resources & Open Space Staff Analysis:

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

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

## Conditional Zoning District Standards Information

*Unified Development Ordinance*

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

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

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

**Conditional Zoning District & Development Standards Summary**

**Development Standards (UDO Section 2):**

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

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

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

**Landscaping (UDO Section 5):**

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

**Parking (UDO Section 6):**

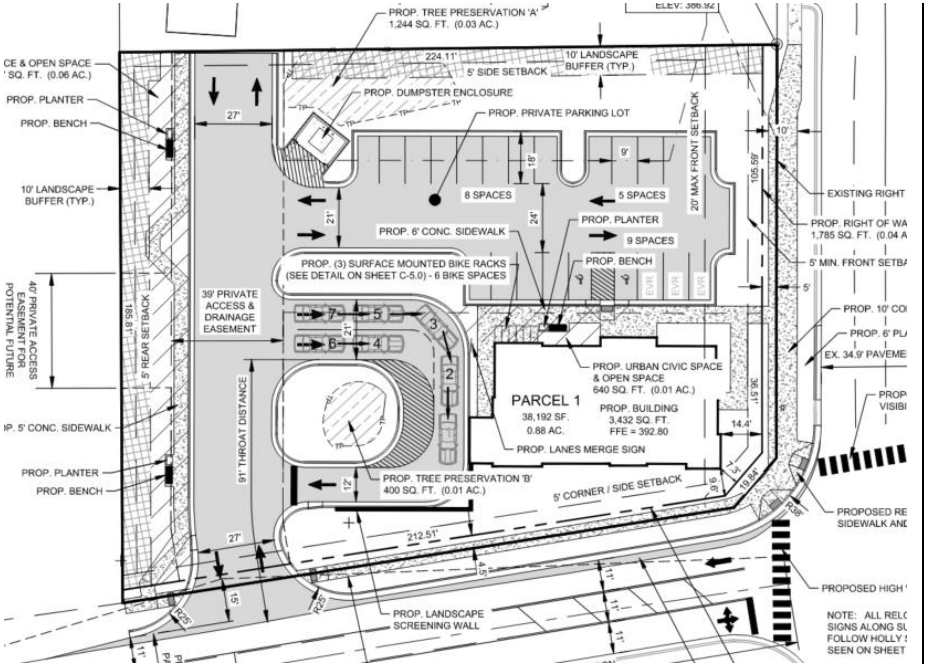
| | UDO Standard | Proposed Standard |
|---|---|---|
| Vehicle Parking Locations | Side & Rear Yard Only | Side & Rear Yard Only |
| Minimum Parking | 7 spaces | 22 Spaces |
| Maximum Parking | 14 spaces | |
| Bike Parking | 5 spaces | 6 spaces |
| EV Parking | 10% EVSE Ready: 2.2 spaces | 3 spaces |

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

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

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

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




**Site Design Highlights**

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

**Building Elevations (UDO Section 8 and Conditional Zoning District)**



**Building Elevation Highlights**

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

## Conditional Zoning District Standards Staff Analysis

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

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

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

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

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

## Decision-Making Information

**Comprehensive Plan and Conditional Zoning District Consistency Summary Table**

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

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

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

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

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

**Staff Recommendation:** ☒ Approve ☐ Deny

## Previous Case Related Items

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

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

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

## Legislative Public Hearing

**Public Hearing Date:** 2/17/2026

**Public Hearing Video:** https://hollyspringsnc.portal.civicclerk.com/event/639/overview (Public Hearing begins at **2:22:10**)

**Legislative Public Hearing Summary**

Prior to the Legislative Public Hearing:

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

Public Hearing Discussion:

- Discussed traffic-calming along Lassiter Road.
- Discussed the lighting on the property and how it may affect the adjacent properties.
- Discussed the crosswalks across Lassiter Road.

## Application Modifications

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

- None

## Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

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

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

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

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

> The requested Zoning Map Amendment from SR Suburban Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the Neighborhood Mixed Use Conditional Zoning District provides lot-intensity, unobstructive development that is at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including small front setbacks, limiting parking between the building and the street, and providing low impact landscaping design techniques and sustainable stormwater practices.

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

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

**or**

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

for the following reasons:

_____

_____

_____

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

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

**Motion** to recommend that the Town Council approve / deny Zoning Map Amendment Petition #24-REZ-06 to change the zoning of 0.92 acres of Wake County PIN #0669064639 from SR: Suburban Residential to NMX-CD: Neighborhood Mixed Use Conditional Zoning District as submitted by SXCW Temp, LLC., and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

## Next Steps

**Town Council Consideration & Decision**

Town Council Decision: Legislative Decision

*Legislative Decision:*

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

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

| **PETITION CONTACT INFORMATION** *(Attach additional sheets if needed)*<br>**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<br>☑ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat)<br>☐ Option 2 Plan: Master Plan |
| ☐ | Comprehensive Plan Amendment<br>☐ Text Amendment ☐ Future Land Use Map Amendment<br>☐ Small Area Plan Map Amendment |
| ☐ | UDO Text Amendment – UDO Section: |

| **PROJECT INFORMATION**<br>https://www.hollyspringsnc.gov/742/Maps | |
|---|---|
| Project Name | Sunset Lake Bank |
| Project Location<br>*Use street address. If none, use closest intersection* | 5260 Sunset Lake Road |
| | ☑ Within Corporate Limits ☐ Within Holly Springs ETJ<br>☐ 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.<br><br>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

## TABLE OF CONTENTS

1. PROJECT OVERVIEW .....4

2. CONSISTENCY STATEMENT .....4

3. PUBLIC BENEFITS STATEMENT.....7

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.

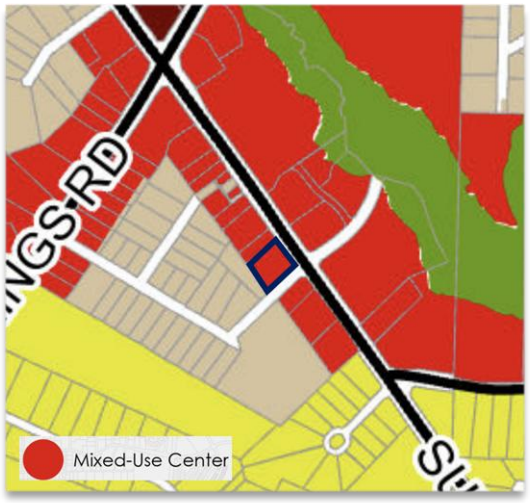
This Rezoning is consistent with the Mixed Use Center and Mixed Residential Neighborhood FLUM designations because the master plan commits to a site design that places the commercial use in the Mixed Use Center, and only stormwater control and landscaping on the portion of the Property that is meant 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<br>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. =<br>7 SPACES REQUIRED |
| MAX. ALLOWED PARKING | 4 SPACE / 1000 SQ. FT. =<br>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<br>6 EMPLOYEES - 1 SHIFT<br>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

EAGLE ENGINEERING

Know what's **below.**
**Call** before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!


| | | | | | |
|---|---|---|---|---|---|
| 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 # | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|
| | | DESCRIPTION | 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
2013A VAN BUREN AVE.
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.**

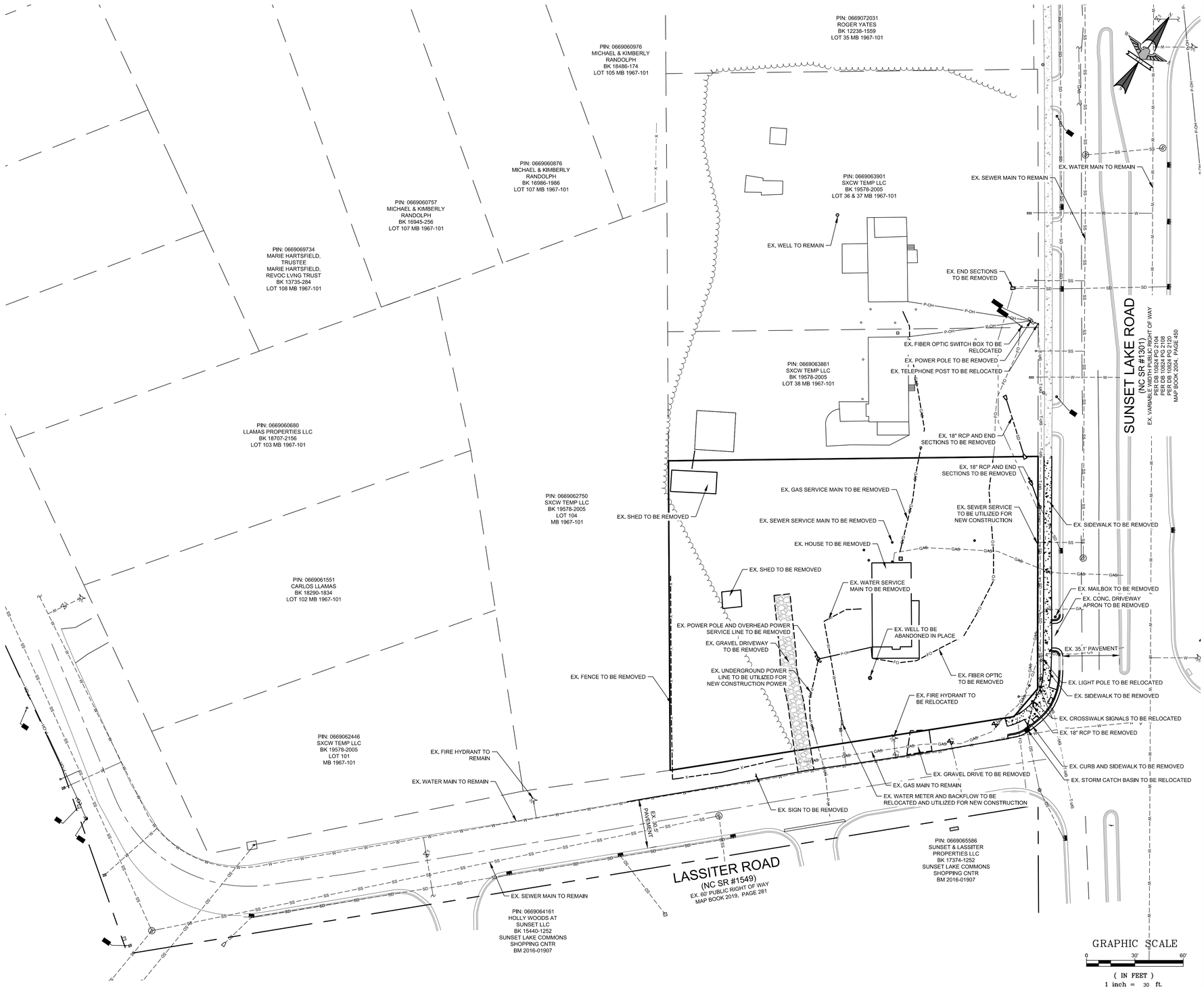

**VERGESROME ARCHITECTS, APAC**
**320 N. CARROLTON AVE, SUITE 100**
**NEW ORLEANS, LA 70119**


**COVER SHEET**

| DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|
| SAP | SAP | JLR |
| SCALE | DATE | JOB NUMBER |
| AS SHOWN | 01/31/2025 | 8418 |

Sheet
C-0.0

**PRELIMINARY**
**NOT FOR CONSTRUCTION**





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


NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| 2 | 11/19/2025 | JLR | 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**


**DEMOLITION PLAN**

| | | | |
|---|---|---|---|
| DESIGNED BY | SAP | DRAWN BY | SAP |
| CHECKED BY | JLR | SCALE | AS SHOWN |
| DATE | 01/31/2025 | JOB NUMBER | 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<br>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. =<br>7 SPACES REQUIRED |
| *MAX. ALLOWED PARKING* | 4 SPACE / 1000 SQ. FT. =<br>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*<br>*GENERAL BUSINESS (BANK)* | 25 GAL / EMPLOYEE / SHIFT<br>6 EMPLOYEES - 1 SHIFT<br>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.

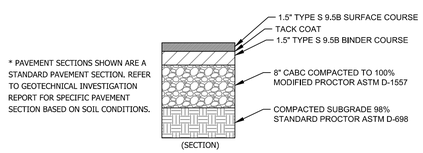
ALL USES PERMITTED IN THE SUBURBAN RESIDENTIAL (SR) DISTRICT ARE PERMITTED ON RESIDUAL PARCEL 2 OUTSIDE OF DESIGNATED TREE PROTECTION AREA. SUCH USES MAY BE DEVELOPED PURSUANT TO THE APPROVAL PROCEDURES IN THE UDO.

## 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:

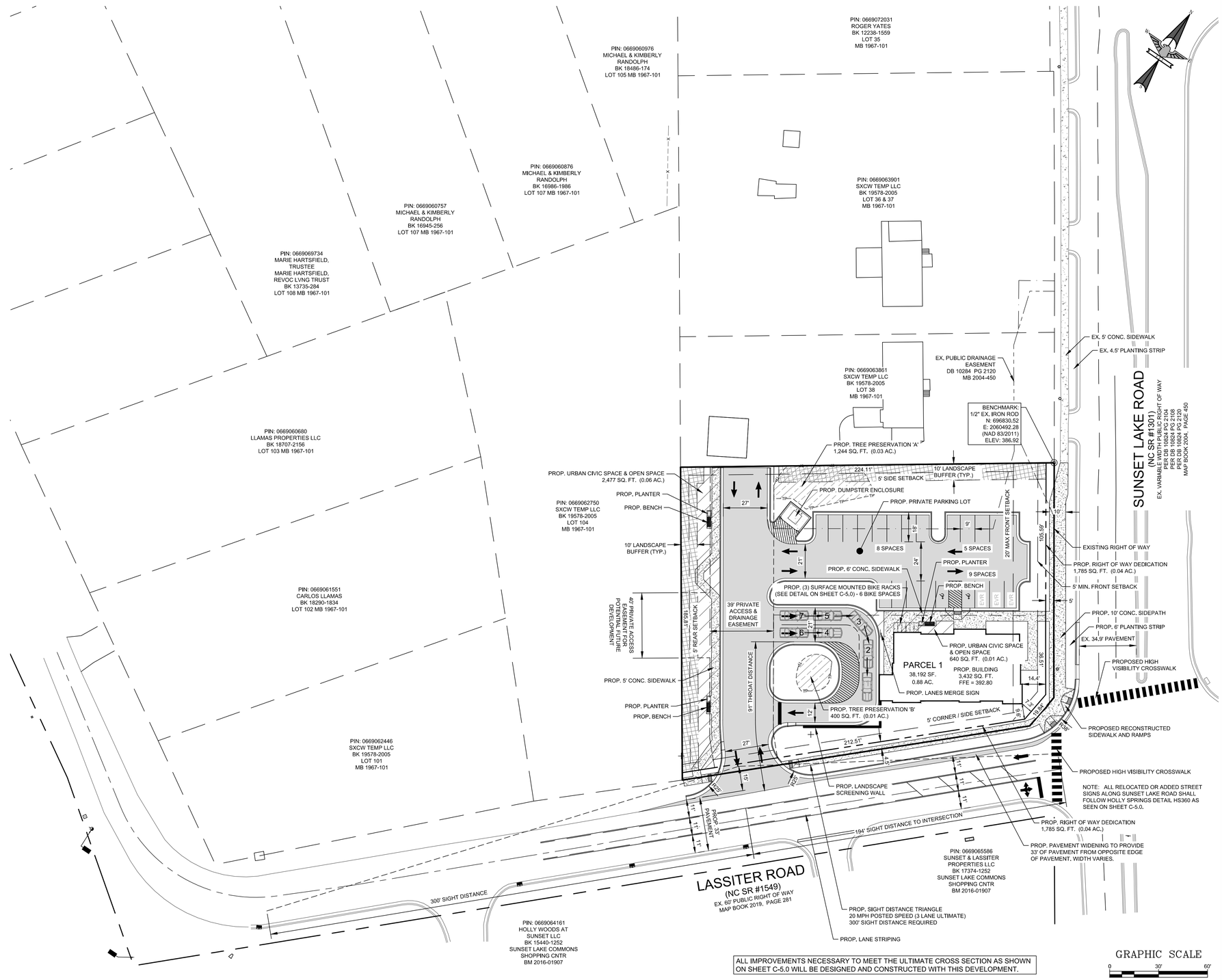
- THIS SITE IS IDENTIFIED AS A MIXED-USE DEVELOPMENT WITH RESPECT TO THE FUTURE LAND USE PLAN, THEREFORE IT REQUIRES 1 PUBLIC REALM OPTION.
  - THIS SITE WILL PROVIDE A 50% INCREASE IN THE URBAN CIVIC SPACE REQUIREMENT.




* 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.

GRAPHIC SCALE

0 30' 60'

( IN FEET )

1 inch = 30 ft.

**PRELIMINARY**
**NOT FOR CONSTRUCTION**


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


NORTH CAROLINA PROFESSIONAL SEAL 045509 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**


**SITE PLAN**

| | |
|---|---|
| DESIGNED BY | SAP |
| DRAWN BY | SAP |
| CHECKED BY | JLR |
| DATE | 01/31/2025 |
| SCALE | AS SHOWN |
| JOB NUMBER | 8418 |

Sheet
C-2.0

## Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

| Hyd. No. | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | ------ | 0.665 | 1.447 | ------ | ------ | 4.252 | 6.232 | ------ | ------ | PRE-DEV A |
| 2 | SCS Runoff | ------ | 5.542 | 7.393 | ------ | ------ | 12.51 | 15.62 | ------ | ------ | POST-DEV A |
| 3 | Reservoir | 2 | 0.525 | 0.608 | ------ | ------ | 2.744 | 5.312 | ------ | ------ | Underground Detention |
| 4 | SCS Runoff | ------ | 0.014 | 0.060 | ------ | ------ | 0.307 | 0.510 | ------ | ------ | POST-DEV A BYPASS |
| 5 | Combine | 3, 4 | 0.539 | 0.658 | ------ | ------ | 3.048 | 5.809 | ------ | ------ | POST-DEV A TOTAL |
| 7 | SCS Runoff | ------ | 0.050 | 0.222 | ------ | ------ | 1.120 | 1.835 | ------ | ------ | PRE-DEV B |
| 8 | SCS Runoff | ------ | 0.057 | 0.213 | ------ | ------ | 0.983 | 1.594 | ------ | ------ | POST-DEV B |

Proj. file: 8418 - Stormwater Pond Hydrographs.gpw | Tuesday, 08 / 26 / 2025

## Pond Report



Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Tuesday, 08 / 25 / 2025

**Pond No. 2 - Underground Detention**

**Pond Data**

**UG Chambers** -Invert elev. = 383.00 ft, Rise x Span = 5.00 x 5.00 ft, Barrel Len = 130.00 ft, No. Barrels = 5, Slope = 0.00%, Headers = Yes

**Stage / Storage Table**

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 383.00 | n/a | 0 | 0 |
| 0.50 | 383.50 | n/a | 736 | 736 |
| 1.00 | 384.00 | n/a | 1,279 | 2,014 |
| 1.50 | 384.50 | n/a | 1,555 | 3,569 |
| 2.00 | 385.00 | n/a | 1,713 | 5,282 |
| 2.50 | 385.50 | n/a | 1,789 | 7,071 |
| 3.00 | 386.00 | n/a | 1,789 | 8,861 |
| 3.50 | 386.50 | n/a | 1,712 | 10,573 |
| 4.00 | 387.00 | n/a | 1,554 | 12,127 |
| 4.50 | 387.50 | n/a | 1,278 | 13,405 |
| 5.00 | 388.00 | n/a | 735 | 14,140 |

**Culvert / Orifice Structures**

| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| Rise (in) | = 18.00 | 4.00 | 0.00 | 0.00 |
| Span (in) | = 18.00 | 4.00 | 0.00 | 0.00 |
| No. Barrels | = 1 | 1 | 0 | 0 |
| Invert El. (ft) | = 383.00 | 383.00 | 0.00 | 0.00 |
| Length (ft) | = 100.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 1.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | Yes | No | No |

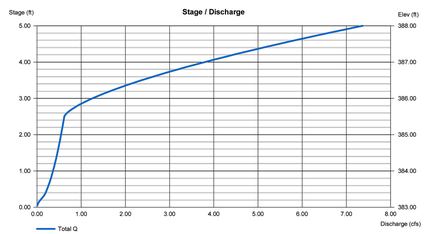
**Weir Structures**

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Crest Len (ft) | = 0.50 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 385.50 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 3.33 | 3.33 | 3.33 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = Yes | No | No | No |

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



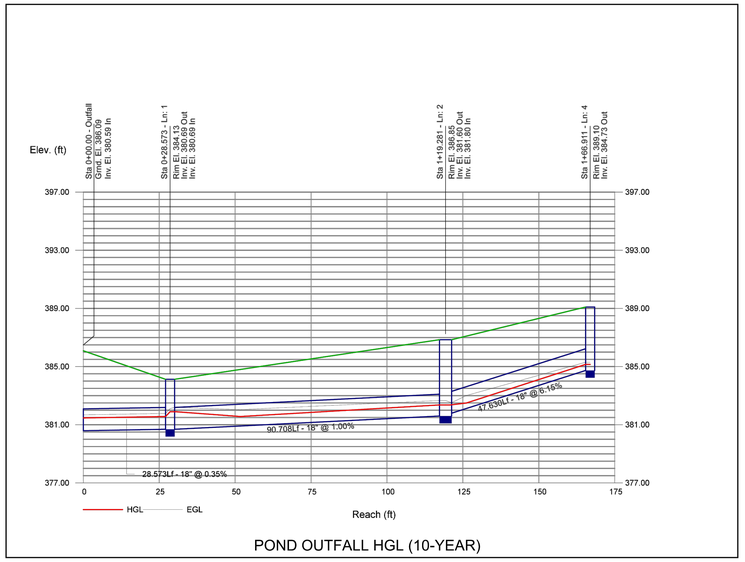

| Project Number: | 8418 | Client: | Verges Rom Arch |
|---|---|---|---|
| Original Date: | 8/25/2025 | Designed By: | SAP |
| Revision Date: | | Checked By: | JLR |

Description: Storm drainage pipe design calculations for 10-year storm event.

| Location | | Inlet Areas | Storm Runoff | | | | | | Pipe Sizing Calculations | | | | | | | | | | | Pipe Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Upstream Structure | Downstream Structure | (acres) | Percent Pervious (%) | Percent Impervious (%) | Composite Runoff C | I (in/hr) | Inlet Discharge Q (cfs) | Combined Discharge Q(pre) (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 Vpipe (fps) | Pipe Time Full Cond. (min) | 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 | 0.50% | 31 | 17.7 | 24 | 5.1 | 11.56 | 0.45 | 0.44 | 0.87 | 4.42 | 0.07 | 0.08 | 383.45 | 383.30 | 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 | 0.50% | 32 | 18.7 | 24 | 5.1 | 11.56 | 0.52 | 0.50 | 0.99 | 5.02 | 0.05 | 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

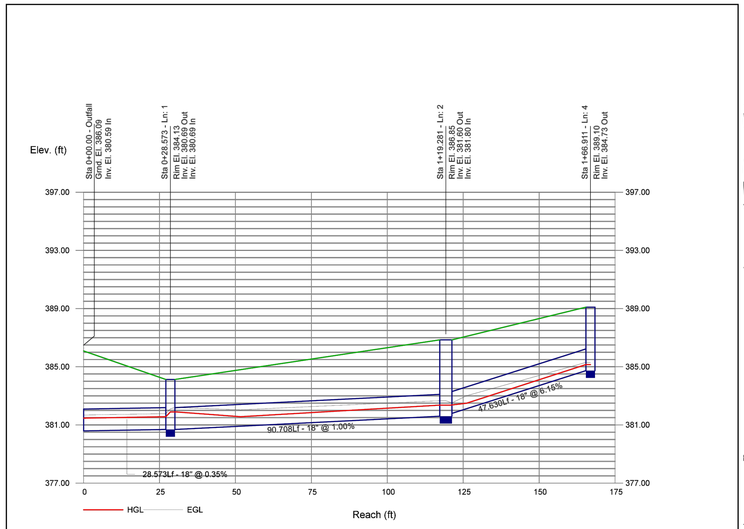



POND OUTFALL HGL (10-YEAR)

Storm Sewers

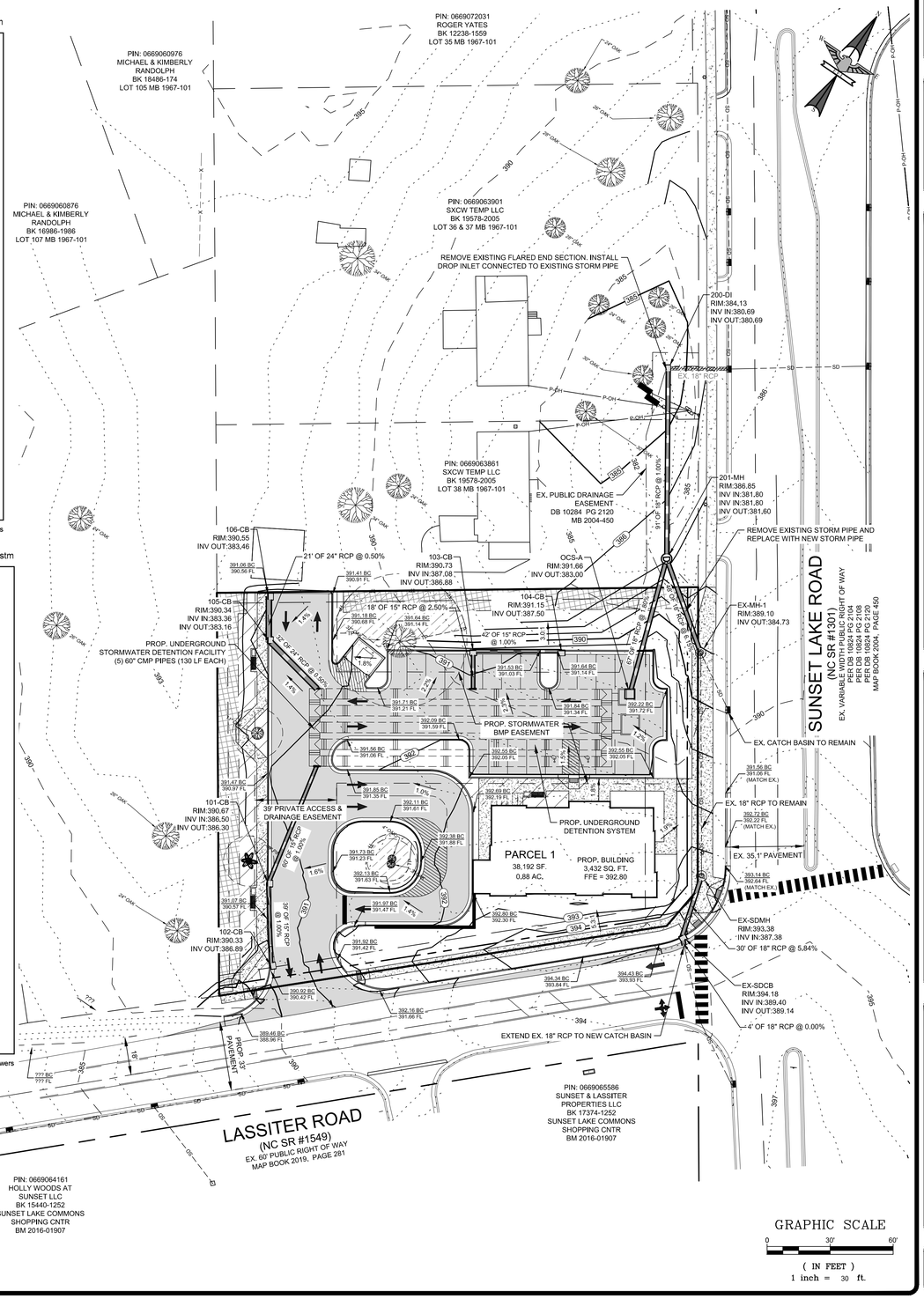
## Storm Sewer Profile

Proj. file: New.stm




POND OUTFALL HGL (25-YEAR)

Storm Sewers




**PRELIMINARY NOT FOR CONSTRUCTION**

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

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| 1 | 09/05/2025 | SAP | ADDRESSED HOLLY SPRINGS COMMENTS |
| 2 | 11/19/2025 | JLR | ADDRESSED HOLLY SPRINGS COMMENTS |
| 4 | 02/05/2026 | SAP | FINAL DEVELOPMENT PLAN - REMOVE RETENSION CLOUDS |

**CHASE BANK**
**5260 SUNSET LAKE ROAD**
**HOLLY SPRINGS, NC.**

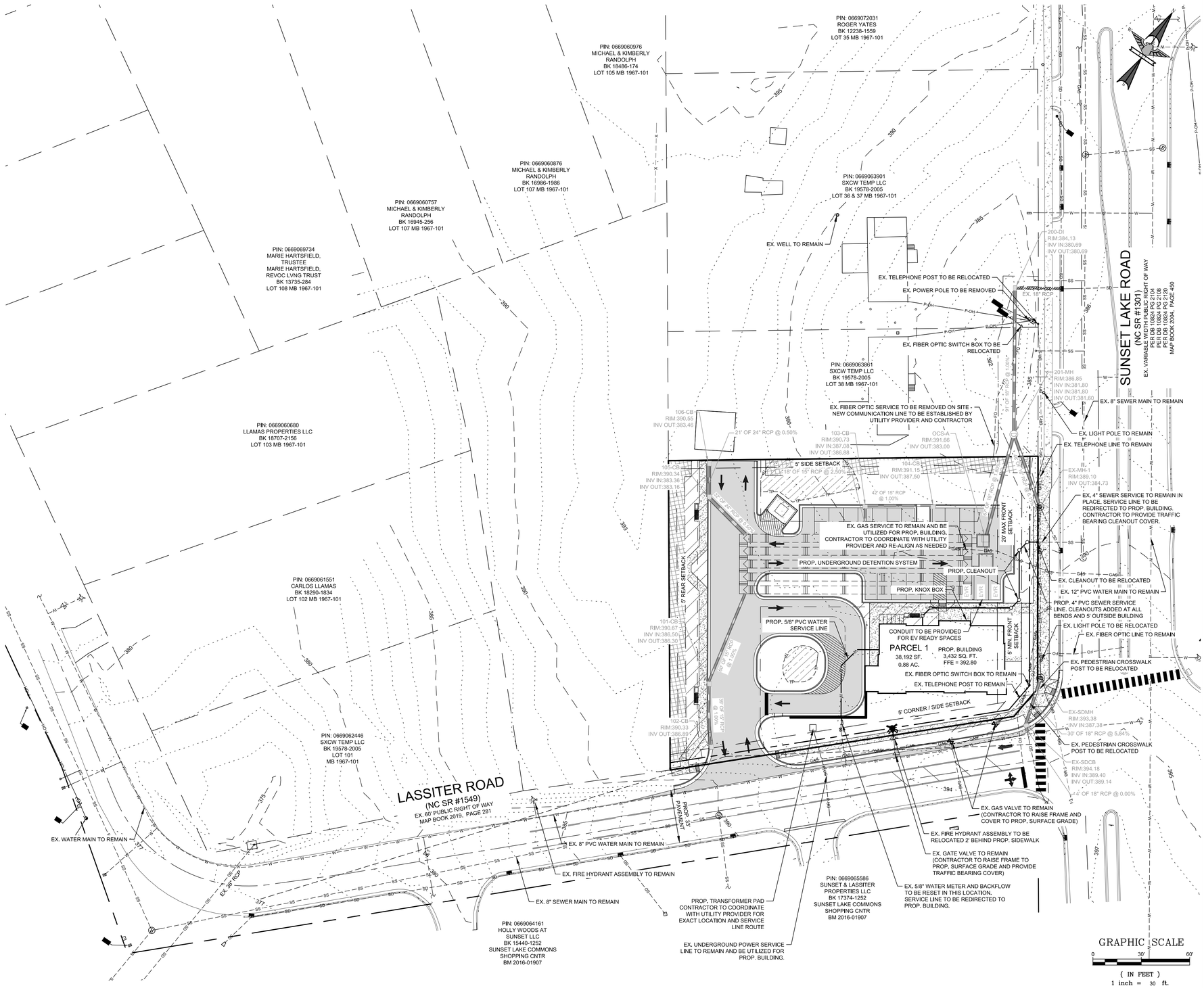
**VERGESROME ARCHITECTS, APAC**
**320 N. CARROLTON AVE, SUITE 100**
**NEW ORLEANS, LA 70119**

**GRADING & DRAINAGE PLAN**

| DESIGNED BY | SAP | CHECKED BY | JLR |
|---|---|---|---|
| DRAWN BY | SAP | JOB NUMBER | 8418 |
| SCALE | AS SHOWN | DATE | 01/31/2025 |

Sheet C-3.0

**PRELIMINARY**
**NOT FOR CONSTRUCTION**





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


NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
02/05/2026

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| 1 | 09/05/2025 | SAP | ADDRESSED HOLLY SPRINGS COMMENTS |
| 2 | 11/19/2025 | JLR | ADDRESSED HOLLY SPRINGS COMMENTS |
| 4 | 02/05/2026 | SAP | FINAL DEVELOPMENT PLAN - REMOVE RETVISION CLOUDS |

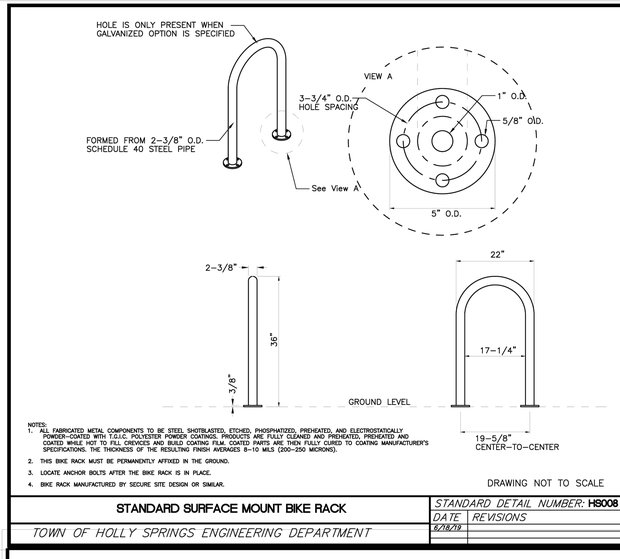
**CHASE BANK**
**5260 SUNSET LAKE ROAD**
**HOLLY SPRINGS, NC.**

**VERGESROME ARCHITECTS, APAC**
**320 N. CARROLTON AVE, SUITE 100**
**NEW ORLEANS, LA 70119**

**UTILITY PLAN**

| DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|
| SAP | SAP | JLR |
| SCALE | DATE | JOB NUMBER |
| AS SHOWN | 01/31/2025 | 8418 |

Sheet
C-4.0




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

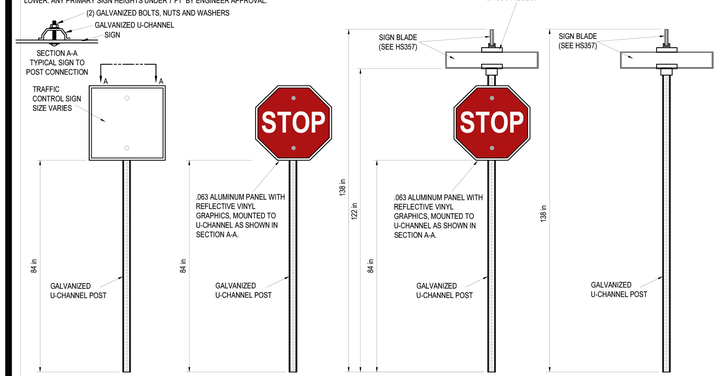
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

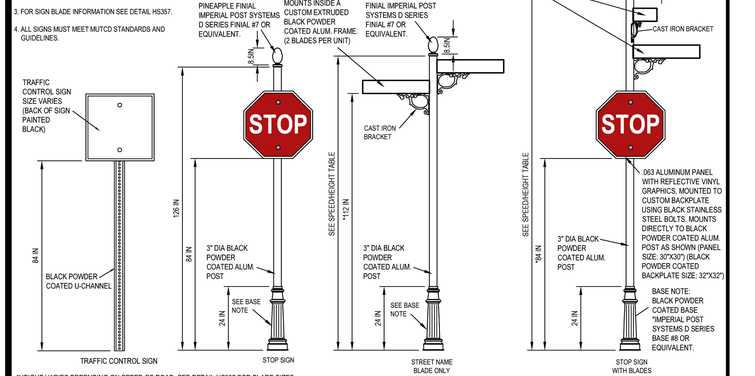
## STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

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

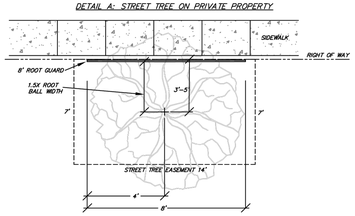
## STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS

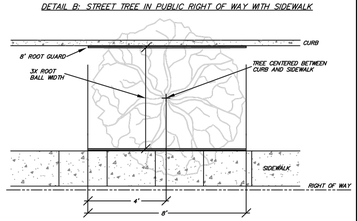
STANDARD DETAIL NUMBER: HS360

| DATE | REVISIONS |
|---|---|
| 4/2021 | |
| 4/2024 | |
| 11/2025 | |

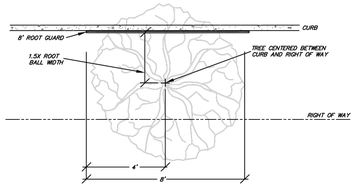
DETAIL A: STREET TREE ON PRIVATE PROPERTY




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")

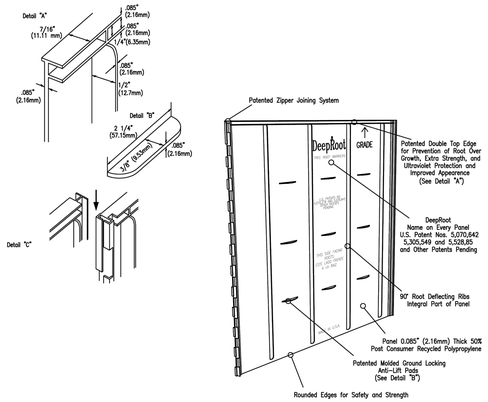
2.The basic properties of the material shall be:

| 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 |
|---|---|
| | |

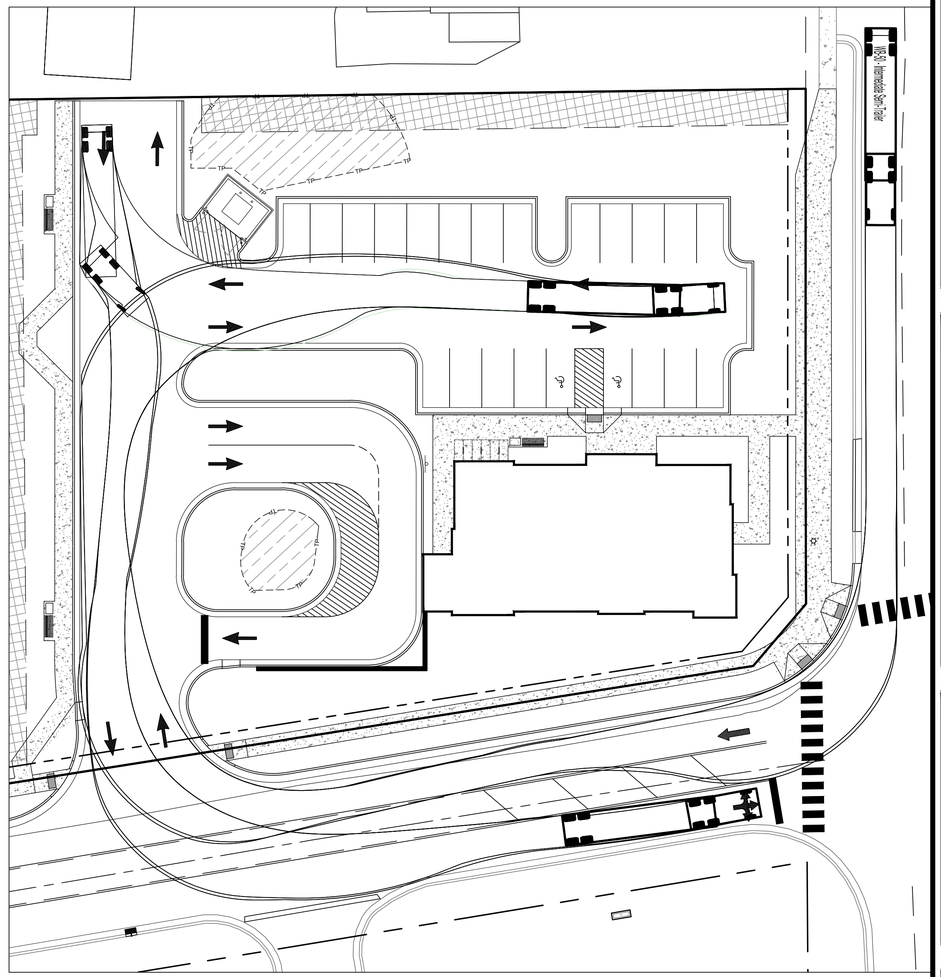
| T-4A | | | Land Use Character Area | | | |
|---|---|---|---|---|---|---|
| Design Elements | Element Included | Minimum Dimension | Rural | Suburban | Urban | Business & Industrial |
| Right-of-Way *(ROW)* | Yes | 112' | 112' | 103' | 103' | 107' |
| Back of Curb to Back of Curb *(B/B)* | Yes | 73' | 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**




WB-50 TURNING EXHIBIT

SCALE - 1"=20'

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

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHER
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 |

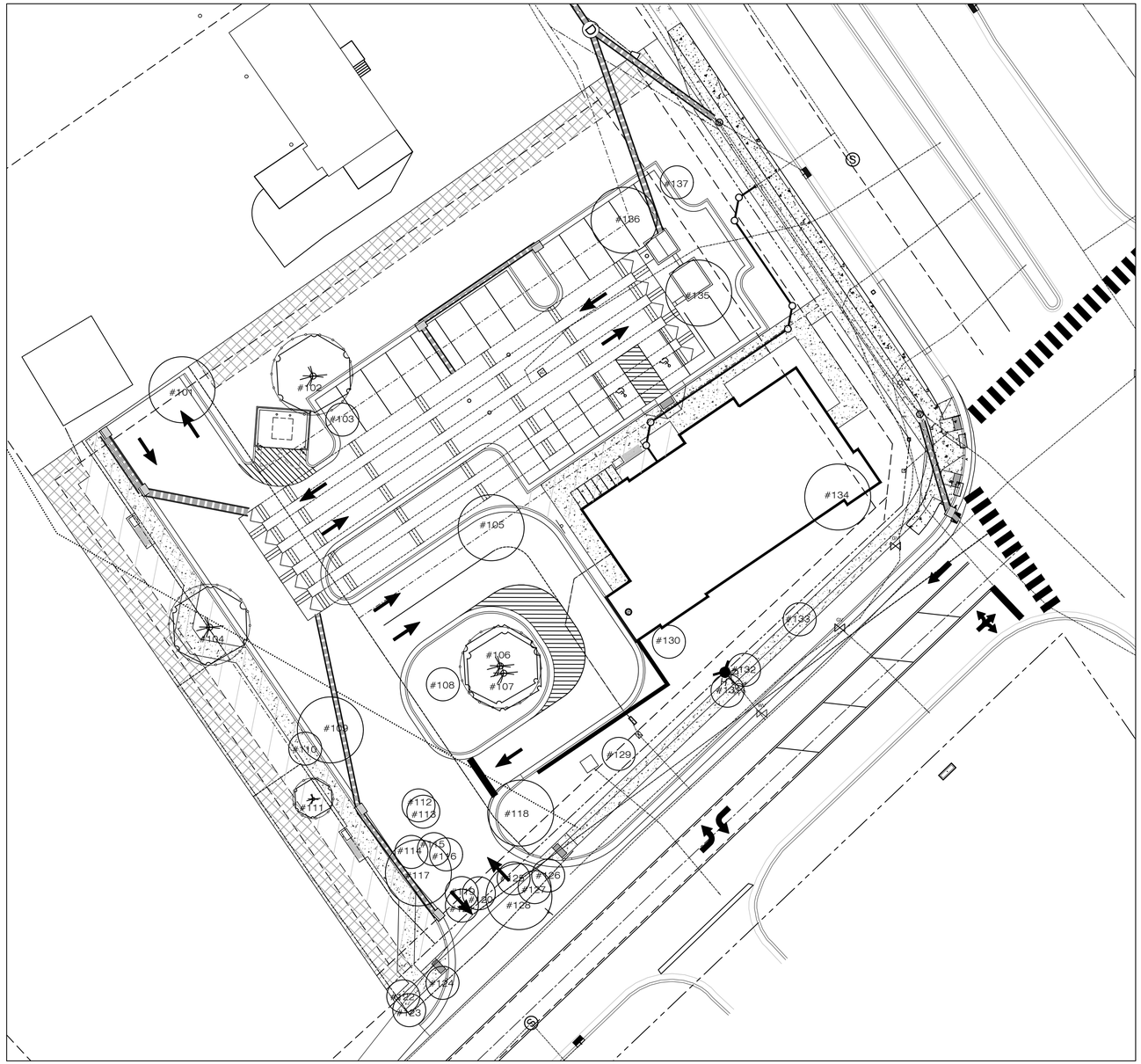
CHASE BANK
5260 SUNSET LAKE ROAD
HOLLY SPRINGS, NC.

VERGESROME ARCHITECTS, APAC
320 N. CARROLTON AVE, SUITE 100
NEW ORLEANS, LA 70119

DETAILS

| DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|
| SAP | SAP | JLR |
| SCALE | DATE | JOB NUMBER |
| AS SHOWN | 01/31/2025 | 8418 |

Sheet
C-5.0




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


© copyright 2024

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

HOLLY SPRINGS, NC

**CHASE**
SUNSET LAKE ROAD
NEW CONSTRUCTION

5260 SUNSET LAKE ROAD

DATE ISSUED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: JCL
CHECKED BY: JCL

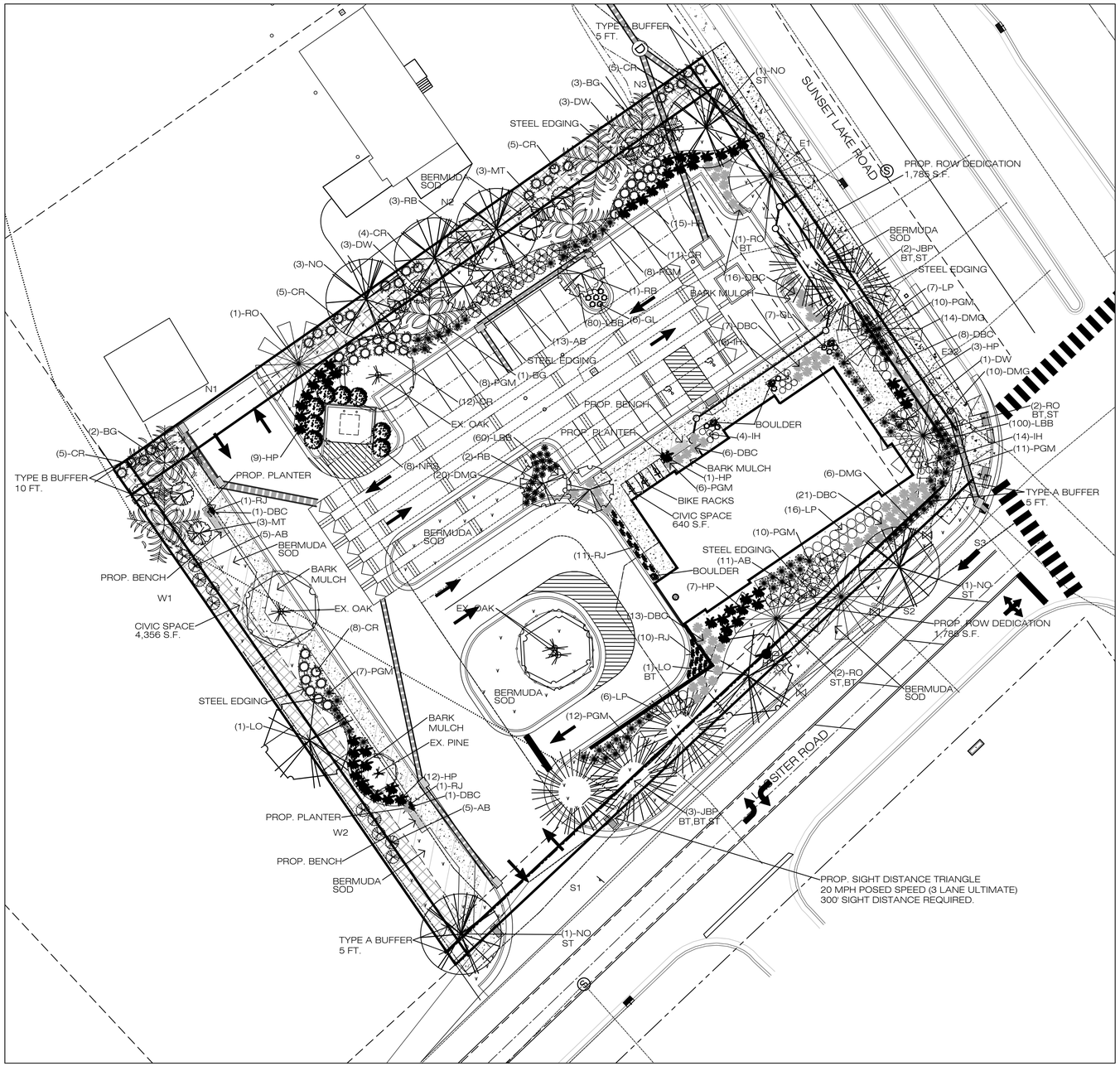
PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
EXISTING TREE PLAN

SHEET:
L1.00

2/6/2024 7:47:49 AM Autodesk Docs://23040_Chase Eastfield Crossing/23040_Chase-Eastfield_ARCH_R22.rvt




# 01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

## SHEET NOTES:

Owner shall be responsible for:
"The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials;
"The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."

# PLANT MATERIAL LIST

| KEY | QUANTITY | CANOPY TREES DESCRIPTION | SIZE | PERCENT OF PLANT MATERIAL |
|---|---|---|---|---|
| BG | 6 | NYSSA SYLVATICA<br>BLACK GUM | 3" CAL., MIN. 4' SPD, MIN. 10 FT. HT. | 24 |
| JBP | 5 | PINUS THUNBERGII<br>JAPANESE BLACK PINE | 3" CAL., MIN. 4' SPD, MIN. 10 FT. HT. | 20 |
| NO | 6 | QUERCUS NUTTALLII<br>NUTALL OAK | 3" CAL., MIN. 4' SPD, MIN. 10 FT. HT. | 24 |
| LO | 2 | QUERCUS VIRGINIANA<br>LIVE OAK | 3" CAL., MIN. 4' SPD, MIN. 10 FT. HT. | 8 |
| RO | 6 | QUERCUS SHUMARDII<br>RED OAK | 3" CAL., MIN. 4' SPD, MIN. 10 FT. HT. | 24 |
| **KEY** | **QUANTITY** | **ORNAMENTAL TREES DESCRIPTION** | **SIZE** | |
| DW | 6 | CORNUS FLORIDA<br>FLOWERING DOGWOOD | 3" CAL.,<br>6' HT., 3' SPREAD | 17 |
| MT | 7 | MAGNOLIA X 'JANE'<br>JANE MAGNOLIA TREE | 3" CAL.,<br>6' HT., 3' SPREAD | 19 |
| RB | 6 | CERCIS CANADENSIS 'OKLAHOMA'<br>REDBUD | 3" CAL.,<br>8' HT., 3' SPREAD | 17 |
| **KEY** | **QUANTITY** | **SHRUBS DESCRIPTION** | **SIZE** | |
| AB | 34 | ABELIA X 'KALEIDOSCOPE'<br>DWARF ABELIA | 5 GAL.<br>MIN. 24" HT., | 8 |
| LP | 29 | LOROPETALUM CHINENSE 'JAZZ HANDS'<br>JAZZ HANDS LOROPETALUM | 3 GAL.<br>MIN. 24" HT., A.S. | 7 |
| HP | 47 | HYDRANGEA PANICULATA<br>LIMELIGHT HYDRANGEA | 5 GAL.<br>MIN. 24" HT., | 11 |
| RJ | 23 | JUNIPERUS HORIZONTALIS<br>RUG JUNIPER | 1 GAL. MIN. 12" HT., 12" SPD. | 6 |
| DBC | 73 | DISTYLIUM 'BLUE CASCADE'<br>BLUE CASCADE DISTYLIUM | 5 GAL.<br>MIN. 24" HT. | 18 |
| IH | 24 | RHAPHIOLEPIS INDICA 'CLARA'<br>INDIAN HAWTHORNE | 5 GAL.<br>MIN. 24" HT. | 6 |
| CR | 55 | RHODODENDRON CATAWBIENSE<br>CATAWBA RHODODENDRON | 5 GAL.<br>MIN. 24" HT. | 14 |
| NRS | 8 | ILEX x NELLIE R. STEVENS<br>NELLIE R. STEVENS | 20 GAL.<br>MIN. 48" HT. | 2 |
| **KEY** | **QUANTITY** | **ORNAMENTAL GRASSES DESCRIPTION** | **SIZE** | |
| DMG | 49 | MISCANTHUS 'YAKUSHIMA DWARF'<br>DWARF MAIDEN GRASS | 1 GAL.<br>10" HT., 10" SPD. | 12 |
| PGM | 66 | MUHLENBERGIA CAPILLARIS<br>PINK GULF MUHLY GRASS | 3 GAL.<br>24" HT., 24" SPD. | 16 |
| **KEY** | **QUANTITY** | **GROUNDCOVER DESCRIPTION** | **SIZE** | |
| LBB | 150 | LIRIOPE MUSCARI 'BIG BLUE'<br>LIRIOPE 'BIG BLUE' | 4" POT, FULL | N/A |
| GL | 13 | LIRIOPE MUSCARI 'EVERGREEN GIANT'<br>GIANT LIRIOPE | 1 GAL.<br>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: 7 trees and 23 shrubs — Provided: 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: 4 trees and 10 shrubs — Provided: 4* trees and 11 shrubs
* Existing tree

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: 4 trees and 10 shrubs — Provided: 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: 3 trees and 7 shrubs — Provided: 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: 2 islands w/trees & 8 shrubs — Provided: 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: 4 trees — Provided: 4 trees
Sunset Lake Road @ 144 l.f.
Required: 3 trees — Provided: 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
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

© copyright 2024

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2295 J. CAMILLE LA FOY

01/07/26

HOLLY SPRINGS, NC

# CHASE 9
## SUNSET LAKE ROAD
## NEW CONSTRUCTION

5260 SUNSET LAKE ROAD

DATE ISSUED: 07 JANUARY 2026
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: JCL
CHECKED BY: JCL

PHASE:
DEVELOPMENT PLAN SUBMITTAL

24001

TITLE:
LANDSCAPE PLAN

SHEET:
L1.01

Autodesk Docs://23040_Chase Eastfield Crossing/23040_Chase-Eastfield_ARCH_R22.rvt
2/6/2024 7:47:49 AM

INTERSTATE BRICK- MIDNIGHT BLACK

INTERSTATE BRICK- PEWTER

WESTLAKE ROYAL CULTURED STONE
HEWN STONE

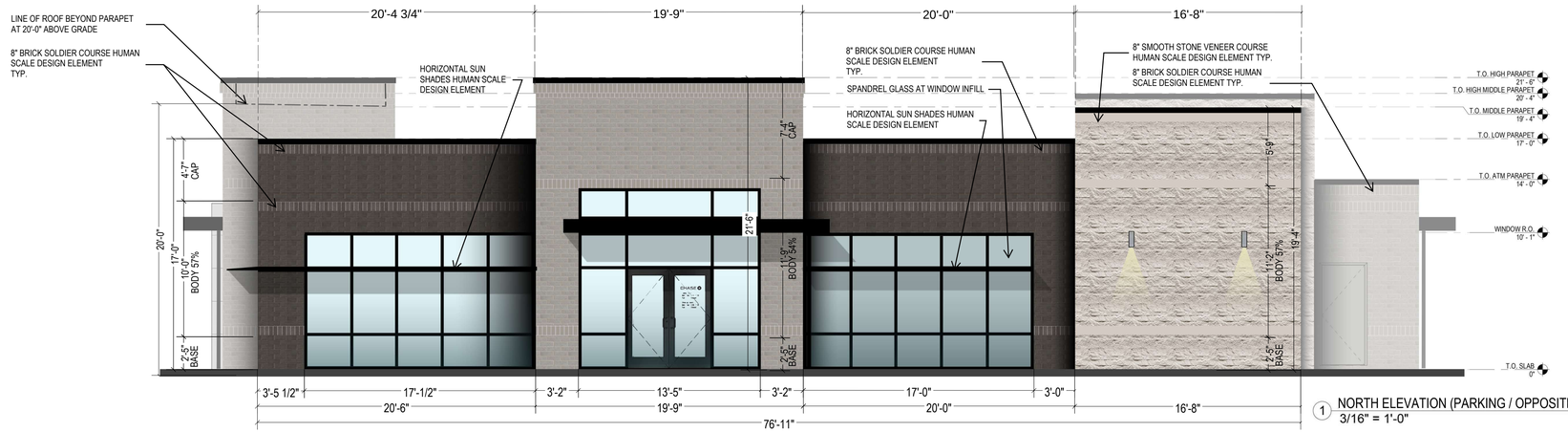
ACM

BLACK ANODIZED
STOREFRONT /
COPING / CANOPIES

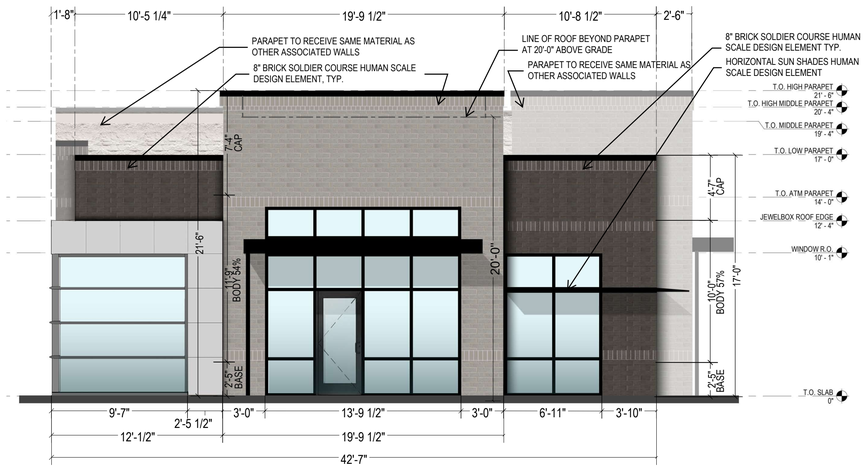
CLEAR GLAZING

SPANDREL GLAZING

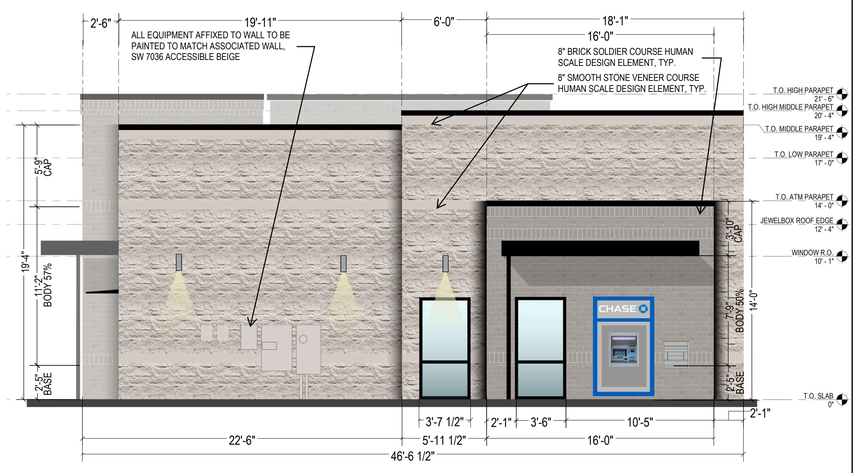
SW 7036
ACCESSIBLE BEIGE




1 NORTH ELEVATION (PARKING / OPPOSITE LASSITER)
3/16" = 1'-0"




2 EAST ELEVATION (SUNSET LAKE ROAD)
3/16" = 1'-0"

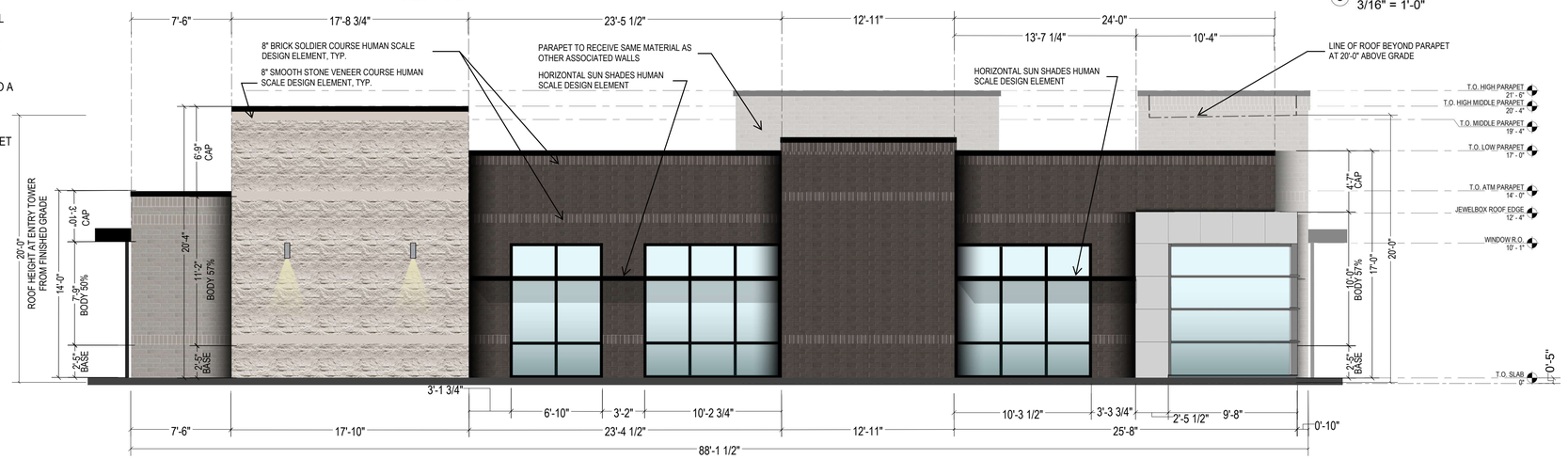



3 WEST ELEVATION (DRIVE-THRU)
3/16" = 1'-0"

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


© copyright 2026


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



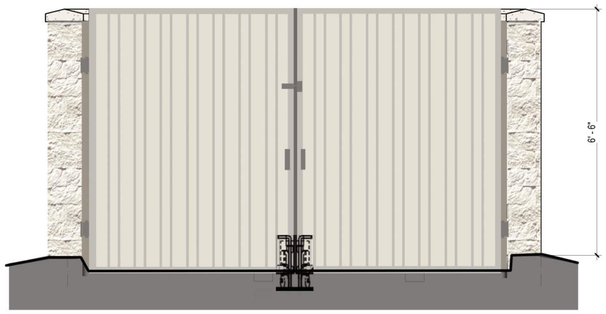
4 P2.01 DUMPSTER ELEVATION- RIGHT
1/2" = 1'-0"



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
© copyright 2026

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 Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 3.**

**Development Services**
**Title:** Major Subdivision 25-MAS-04 975 Avent Ferry Road
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Conor Ryan, Development Services, Elliot Blonshine, Development Services

**Action(s):**

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

**Explanation:**

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

**Staff Recommendation**: Approve

**Background:**

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

**Funding Source(s):**
N/A

**Attachment(s):**
1. 25MAS04_975AventFerry_StaffReport
2. 25MAS04_975AventFerry_Application
3. 25MAS04_975AventFerry_Plans

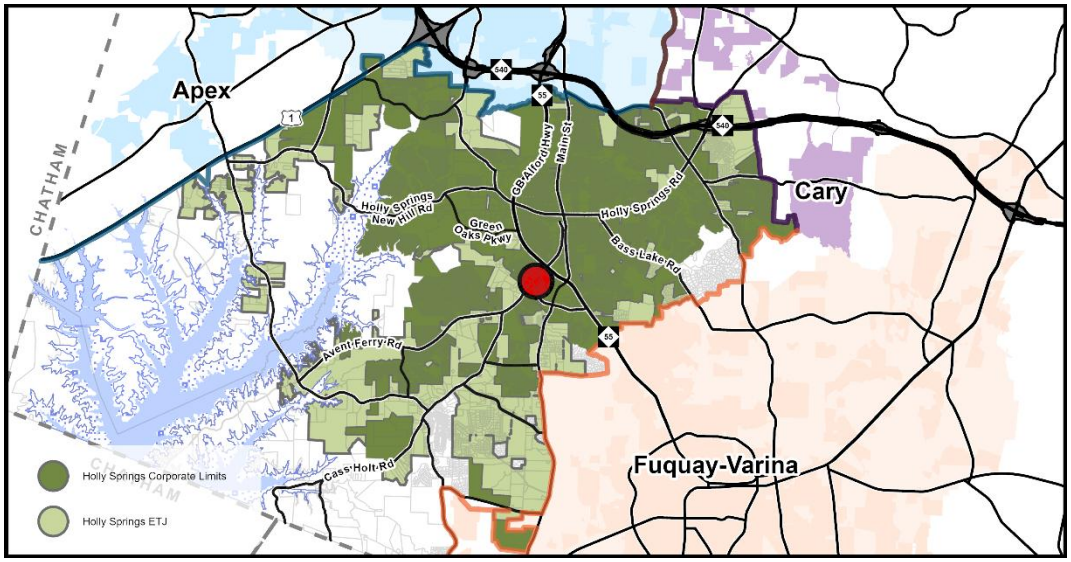
**Project Type:** Major Subdivision Plan

**Concurrent Applications:**
☐ Waiver / SUP/ VAR/ CPA

**Applicant / Petitioner:**
Parker Poe, on behalf of Eagle Engineering

**Property Address:** 975 Avent Ferry Road

**Property Area:** 4.07 ac.




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

## Project Summary:

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

## Requested Action:

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

## Table of Contents:


| | |
|---|---|
| Case Summary | Page 2 |
| Current Zoning Information | Page 3 |
| Land Use & Character Information | Page 4 |
| Transportation Information | Page 6 |
| Parks, Recreation & Greenways Information | Page 8 |
| Community Facilities Information | Page 9 |
| Infrastructure & Utility Information | Page 10 |
| Natural Resources Information | Page 12 |
| Development Standards Information | Page 13 |
| Decision-Making Information | Page 15 |

## Case Summary

**Current Zoning:**
NMX Neighborhood Mixed-Use
☐ Conditional Zoning District

**Current Major Subdivision Plan:**
None



Aerial Photograph

**Growth Strategy Map:**
Places to Transform

**Small Area Plan Designation:**
N/A

**Future Land Use Plan Designation:**
Mixed-Use Center

## Staff Analysis:

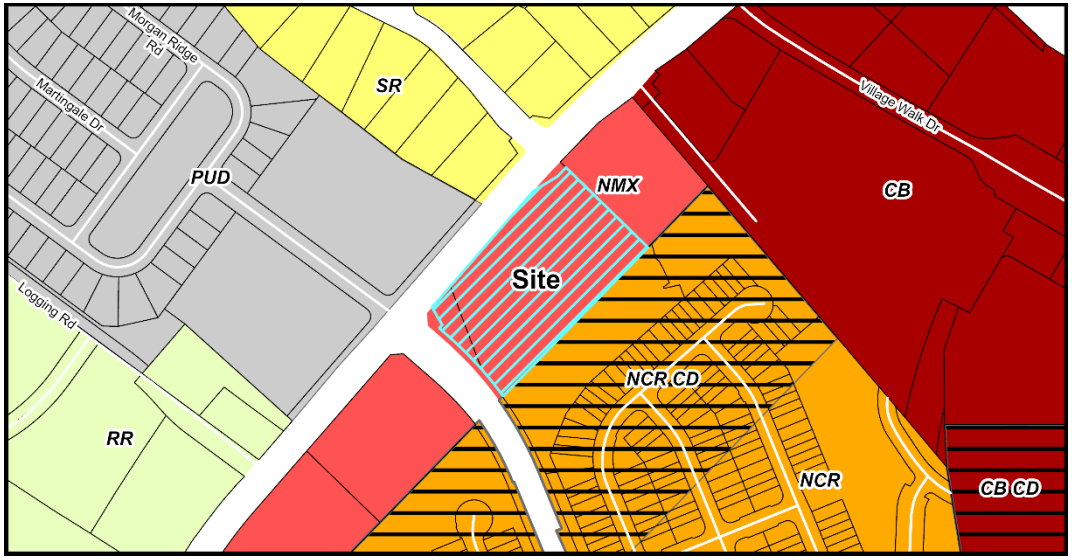
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

**Staff Recommendation:** ☒ Approve ☐ Deny

## Current Zoning Information

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



Current Zoning Map

## Adjacent Property Current Zoning Information

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

## Parcel Rezoning History

Rezoning Number: 96-R-11
Original Zoning: R-20 Residential
Approved Zoning: C-1 Commercial
Approval Date: 10/15/1996

Rezoning Number: 22-REZ-01
Original Zoning: LB Local Business
Approved Zoning: NMX Neighborhood Mixed-Use
Approval Date: 3/1/2022

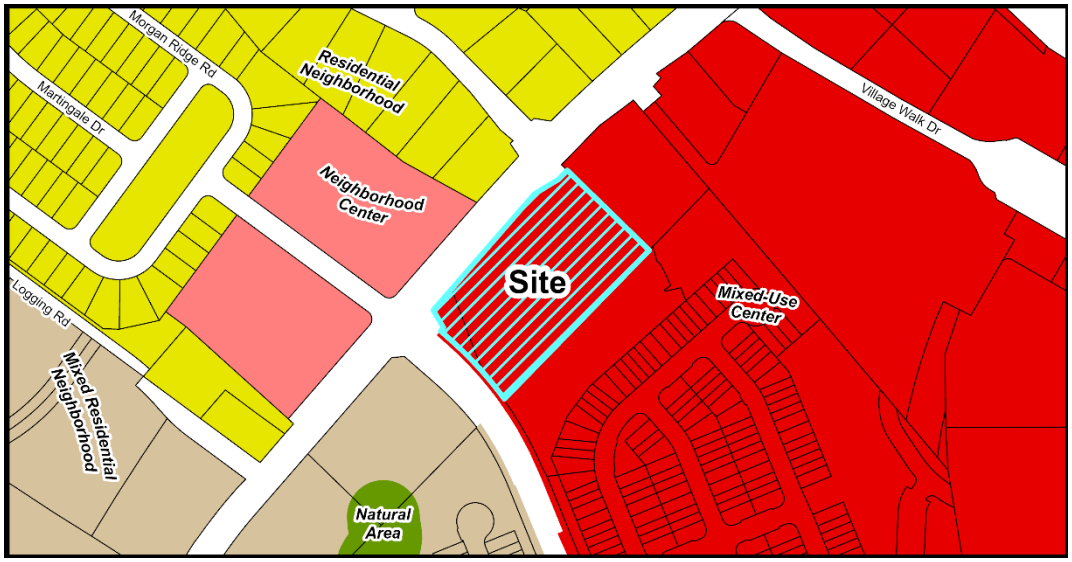
## Land Use & Character Information

*Vision Holly Springs Comprehensive Plan Section 1*

**Growth Strategy Map:** Places to Transform

**Future Land Use:** Mixed-Use Center

**Small Area Plan:** N/A




Future Land Use Map

## Important Themes for Transforming Holly Springs:

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

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

## Land Use & Character Information (cont.)

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

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

Key characteristics include:

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

Small Area Plan: N/A

Historic Structures: ☒ None

## Land Use & Character Staff Analysis:

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

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

## Transportation Information

*Vision Holly Springs Comprehensive Plan Section 2*

### Comprehensive Transportation Plan

| | |
|---|---|
| Road Widening along Project Frontage | ☐ Required<br>☒ Not Required |
| New Location Roadways | ☐ Required<br>☒ Not Required |
| Hotspot/Safety Study Location | ☐ Yes ☒ No |




Roadway Map

### Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

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

New Location Roadways:

There are no new CTP roadways through this parcel. This project will construct a new driveway off the existing shared driveway between this site and Goodwill. With the subdivision of this tract, a cross-access easement will be provided across both lots and drive aisles will be constructed through the access easement in phases with the development of each lot.

Hotspot/Safety Study Location:

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

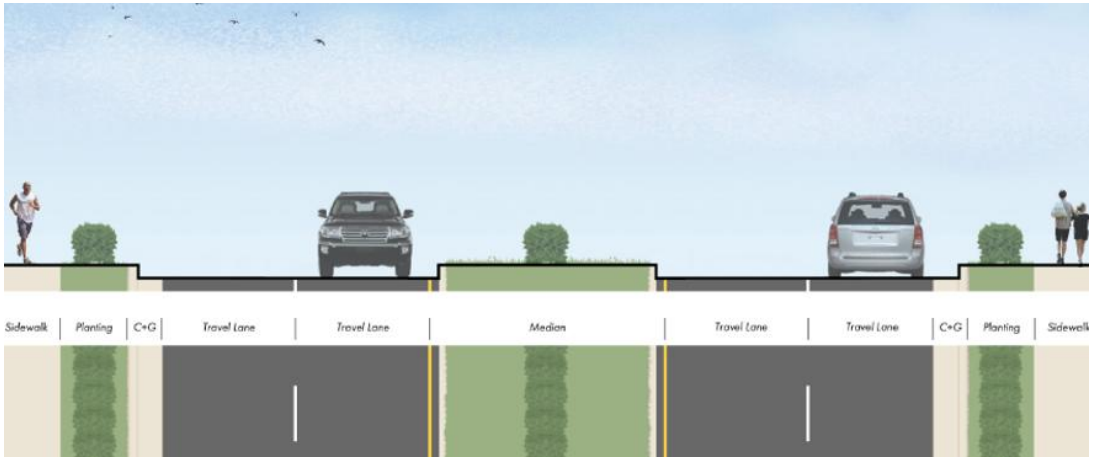
Improvement Prioritization:

N/A

## Transportation Information (cont.)

**Traffic Study Policy**

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




Example of T-4A Thoroughfare Cross Section

**Traffic Study Summary**

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

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

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

## Transportation Staff Analysis:

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

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

## Parks, Recreation & Greenways Information

*Vision Holly Springs Comprehensive Plan Section 3*

**Park Search Area** ☐ Yes ☒ No




Active Transportation Map

**Required Active Transportation Improvements**

☐ Greenway ☒ Sidepath

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

## Parks, Recreation, & Greenways Summary

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

## Parks, Recreation, & Greenways Staff Analysis:

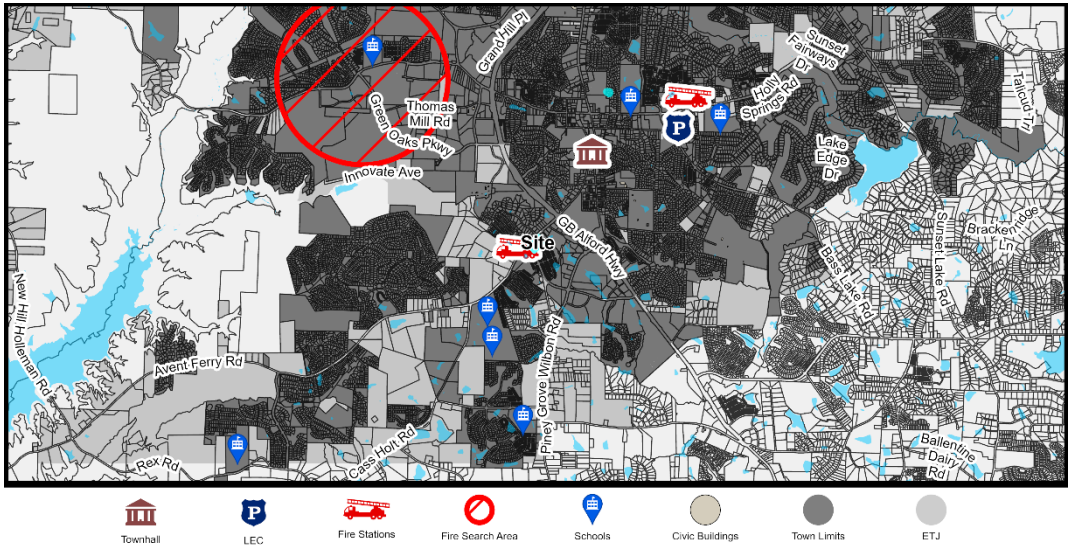
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

## Community Facilities Information

*Vision Holly Springs Comprehensive Plan Section 4*

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




Community Facilities Map

## Community Facilities Staff Analysis:

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

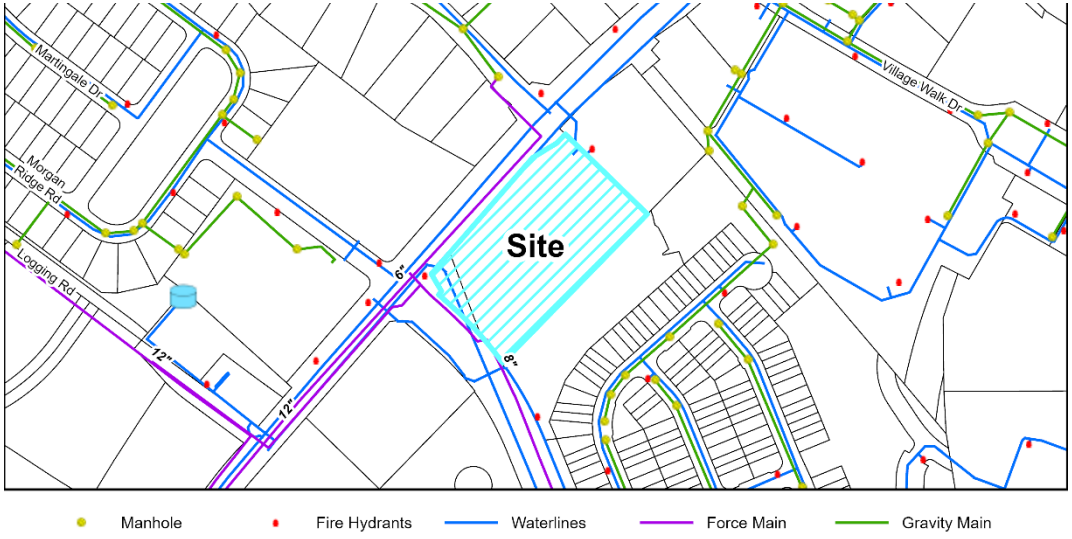
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. The proposed commercial subdivision has no impacts on schools.

## Infrastructure & Utility Information

*Vision Holly Springs Comprehensive Plan Section 5*

**Utility Availability**

| | |
|---|---|
| Water | ☒ Yes ☐ No<br>☒ Study Required |
| Sanitary Sewer | ☐ Yes ☒ No<br>☒ Study Required |
| Reclaim | ☐ Yes ☒ No<br>☐ Study Required |




Utility Map

## Infrastructure & Utility Summary

### Water:

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

### Sanitary Sewer:

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

### Reclaim:

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

## Infrastructure & Utility Information (cont.)

**Water Resource Management (WRMP) Policy**

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

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

Utility Allocation Summary

**Priority Level:** Priority Level 1
**Allocation Assignment:** Non-residential
**Allocation Requested:** 5,750 gallons per day

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

## Infrastructure & Utility Staff Analysis:

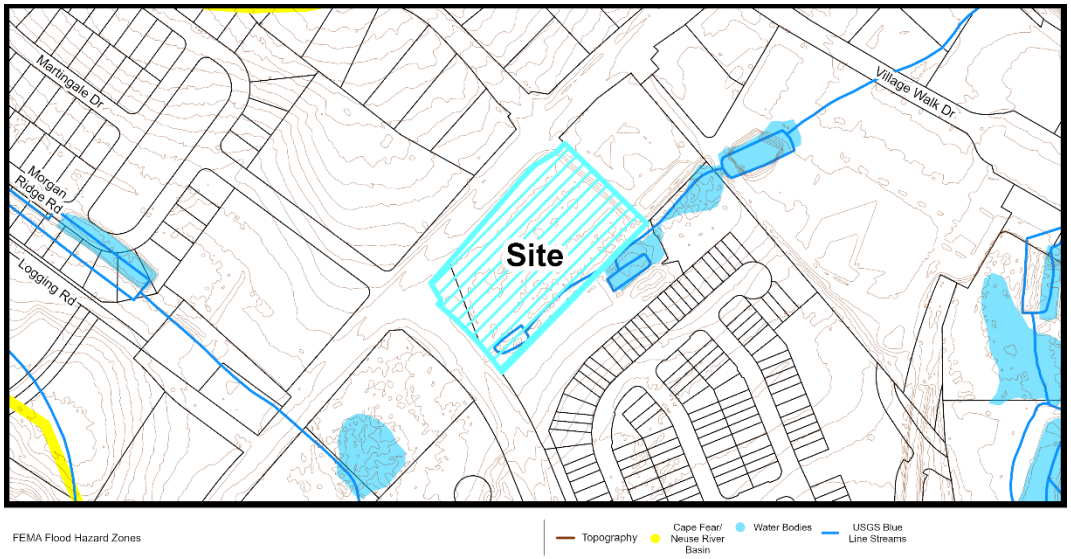
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances The Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

## Natural Resources & Open Space Information

*Vision Holly Springs Comprehensive Plan Section 6*

| | |
|---|---|
| **On-site Private Open Space** | **12% (.49 ac)** |
| Tree Preservation Area | 10% |
| Active Recreation Area | N/A |
| Urban Civic Space | .5% |
| Flexible Space | 1.5% |




Natural Resources Map

## Natural Resources & Open Space Summary

### Open Space:

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

### Stormwater:

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

## Natural Resources & Open Space Staff Analysis:

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

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

## Development Standards Information

*Unified Development Ordinance*

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

**Development Standards Summary**

**Development Standards (UDO Section 2):**

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

**Landscaping (UDO Section 5):**

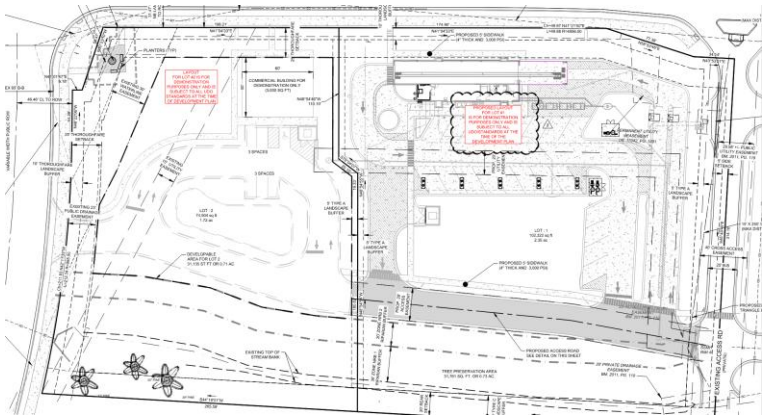
| | **Standard** | **Proposed** |
|---|---|---|
| **Perimeter Buffers** | | |
| Avent Ferry Road Buffer (West) | 5' Type A | 5' Type A |
| Stephens Farm Road Buffer (South) | 5' Type A | 5' Type A |
| North | 5' Type A | 5' Type A |
| East | 10' Type B | 20' Type C |
| **Street Trees** | | |
| | Thoroughfare: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

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

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

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

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



**Site Design Highlights**

- Division of one parcel into two commercial outlots.
- Urban Civic Space comprised of public art, planters, and hardscape located at the high-visibility corner of Ralph Stephens and Avent Ferry.
- Expanded landscape buffer along eastern property line, adjacent to residential subdivision.
- The greyed-out details on the site plan are for exhibit only; development of the two parcels will be subject to separate review processes.
- With the subdivision of this tract, a cross-access easement will be provided across both lots and drive aisles will be constructed through the access easement in phases with the development of each lot.

## Development Standards Staff Analysis

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

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

## Decision-Making Information

**Comprehensive Plan and Unified Development Ordinance Consistency Summary Table**

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

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

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

**Staff Recommendation:** ☒ Approve ☐ Deny

## Previous Case Related Items

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

Meeting Date: 3/20/2025
Summary of Issues:

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

## Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

**Action: Major Subdivision Plan Petition Motion**
The Planning Board must make a recommendation to the Town Council on the Major Subdivision Plan.

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

Conditions of Approval:

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

9. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
10. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
11. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
12. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
13. Since the relocation of overhead power is deemed not feasible by the Utility company, a fee estimate and a fee-in-lieu will be required prior to Construction Drawing approval.
14. All signage is subject to separate sign permits.

## Next Steps

**Quasi-Judicial Public Hearing**

Anticipated Town Council Public Hearing Date: 3/17/2026

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

*Quasi-Judicial Decision:*

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

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

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

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

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

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

# DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

*DPM Appendix #A.04 Supplement 20 October 2023*

| PROJECT INFORMATION | |
|---|---|
| Project Name | Sam's Xpress Car Wash - Holly Springs |
| PUD/Master Plan or Subdivision | Carroll Crossing |
| Shopping Center or Lot # | 1 & 2 |
| Project Location *Use street address. If none, use closest intersection* | 975 Avent Ferry Rd, Holly Springs NC |
| | ☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation |
| PIN(s) | 0648-67-8653 |
| Real Estate ID | 0174459, 0499903 |
| Project Acreage | 4.092 Partial Parcel? ☐ Yes ☐ No |
| Current Zoning | NMX-Neighborhood Mixed Use |
| Proposed Use | Commercial |
| Open Space | ☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A |
| Waivers Requested | ☑ No ☐ Yes: Specify UDO Section Number(s): |
| Special Study Scoping Meeting Dates | Sewer Scoping: 01/09/2025 |
| Sketch Plan Review (pre-submittal) Meeting Date: | 6/5/2025 |
| Water Resource Management Program (WRMP) | WRMP Priority Level ☑ 1 ☐ 2 ☐ 3<br>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.<br><br>Signature of Applicant: Date: 6/11/2025 |

# DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

*DPM Appendix #A.04 Supplement 20 October 2023*

| **PETITION CONTACT INFORMATION** *(Attach additional sheets if needed)*<br>Applicant and Financially Responsible Party will need to register for an account on the Portal. | |
|---|---|
| **Project Applicant** Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☑ Developer ☐ Other | |
| Name: Ashley Terrazas | Company: Parker Poe |
| Mailing Address: 301 Fayetteville St Suite 1400 | |
| City, State, Zip: Raleigh, NC 27601 | |
| Telephone: 919-835-4043 | E-Mail: ashleyterrazas@parkerpoe.com |
| **Design Professional** | |
| Name: Matthew C. Kirchner | Company: Eagle Engineering Inc. |
| Mailing Address: 2013 Van Buren Ave, Suite A | |
| City, State, Zip: Indian Trail, NC 28079 | |
| Telephone: 704-882-4222 | E-Mail: pc@eagleonline.net |
| **Developer** | |
| Name: Matthew Parker | Company: Sam's Xpress Car Wash |
| Mailing Address: 7932 Council Place Ct Suite 200 | |
| City, State, Zip: Matthews, NC 28105 | |
| Telephone: 704-563-3981 | E-Mail: Mparker@samsxpress.com |
| **Architect** | |
| Name: John Urbam | Company: Urban Architectural Group PA |
| Mailing Address: 1242 Mann Dr, Suite 200 | |
| City, State, Zip: Matthews, NC 28105 | |
| Telephone: 704-841-1899 | E-Mail: JOHNURBAN@URBANAIA.COM |
| **Landscape Architect** | |
| Name: TBD | Company: |
| Mailing Address: | |
| City, State, Zip: | |
| Telephone: | E-Mail: |
| **Financially Responsible Party (REQUIRED)** | |
| Name: Matthew Parker | Company: Sam's Xpress Car Wash |
| Mailing Address: 7932 Council Place Ct Suite 200 | |
| City, State, Zip: Matthews, NC 28105 | |
| Telephone: 704-563-3981 | E-Mail: Mparker@samsxpress.com |
| **Property Owner (REQUIRED)** | |
| Name: Michael W. Carroll and Mary Joe Pendleton Carroll | Company: N/A |
| Mailing Address: 814 Cannonsgate Dr | |
| City, State, Zip: Newport NC 28570 | |
| Telephone: | E-Mail: |

## DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

HOLLY SPRINGS
North Carolina

# Affidavit of Owner's Consent

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

| | |
|---|---|
| 0648679608 | 975 Avent Ferry Road |
| 0648676575 | 0 Avent Ferry Road |
| | |
| | |

and does hereby authorize SXCW Properties II, LLC c/o Paxton Widenhouse to act

*(name of representative/applicant)*

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

Michael William Carroll
Signature of Owner

Michael William Carroll

814 Cannonsgate Dr.
Newport, NC 28570

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

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029

Bridgette K. Feagans
NOTARY PUBLIC
Carteret County, NC
My Commission Expires December 17, 2029

HOLLY SPRINGS
North Carolina

# Affidavit of Owner's Consent

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

| | |
|---|---|
| 0658679608 | 975 Avent Ferry Road |
| 0648676575 | 0 Avent Ferry Road |
| | |
| | |

and does hereby authorize SXCW Properties II, LLC c/o Paxton Widenhouse to act

*(name of representative/applicant)*

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

Mary Joe Pendleton Carroll
Signature of Owner

Mary Joe Pendleton Carroll
814 Cannonsgate Dr.
Newport, NC 28570

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

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029

Bridgette K Feagans
NOTARY PUBLIC
Carteret County, NC
My Commission Expires December 17, 2029

## NEIGHBORHOOD MEETING REPORT

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

| **NEIGHBORHOOD MEETING INFORMATION** | |
|---|---|
| Meeting Date: | March 20, 2025 |
| Meeting Time: | 7-8pm |
| Meeting Location: | Microsoft Teams |

**CONDUCT OF MEETINGS** *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

**Summary of Issues:**

See attached.

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

None

**Preparer's Signature:** Date: 6/11/25

**975 Avent Ferry Road - Pre-Filing Neighborhood Meeting Report**

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

**Summary of Questions and Comments:**

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

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

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

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

3. Question regarding the progress of the sewer study.

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

**Attendance Roster**:

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

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

| Owner | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 |
|---|---|---|---|
| 1201 AVENT FERRY LLC | 114 BAYBROOK CT | CARY NC 27518-9422 | |
| ADWA LLC | 465 MORGAN RIDGE RD | HOLLY SPRINGS NC 27540-4455 | |
| CARROLL, MICHAEL W CARROLL, MARY J P | 814 CANNONSGATE DR | NEWPORT NC 28570-4551 | |
| CHOLAK, BENJAMIN CHOLAK, MELISSA | 109 ROSLIN WAY | HOLLY SPRINGS NC 27540-5997 | |
| ERNEST, MICHAEL E. ERNEST, CORAZON DIOSANTA | 1312 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9150 | |
| FRY, GERALD W. | 109 DESERT ORCHID RD | HOLLY SPRINGS NC 27540-6933 | |
| GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA INC | 4721 EMPEROR BLVD STE 260 | DURHAM NC 27703-7664 | |
| HATCH, NICOLE LYNN KUBEL, THOMAS M III | 1304 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9150 | |
| HOLLY SPRINGS TOWN OF | TOWN ATTORNEY | PO BOX 8 | HOLLY SPRINGS NC 27540-0008 |
| KUSHI LLC | 4141 PINEY GAP DR | CARY NC 27519-7515 | |
| NORMAN, BRIAN NORMAN, LAURA | 1308 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9150 | |
| OPTIMUS SPRINGS LLC | 2949 HUNTINGTON WAY | AURORA OH 44202-8766 | |
| PADOVANO, DANIEL JOSEPH III TRUSTEE PADOVANO, CYNTHIA ANN TRUSTEE | 105 DESERT ORCHID RD | HOLLY SPRINGS NC 27540-6933 | |
| Q STEPHENS FARM HOLDINGS LLC | 3348 PEACHTREE RD NE STE 1460 | ATLANTA GA 30326-1497 | |
| RAMKUMAR, RAJIT NAIR, LEKSHMI CHANDRASEKHARAN | 2009 AUSTIN POND DR | CARY NC 27519-6522 | |
| RUIZ, CHRISTIAN A NEVADO, RIGOBERTO RUIZ | 1309 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9151 | |
| SCIARI, TIMOTHY MCGOWAN, MAURA | 1300 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9150 | |
| SCIOTO BLUE RIVER PROPERTIES LLC | 6531 MERIDIEN DR STE 103 | RALEIGH NC 27616-8892 | |
| TURNER, DAVID R. | 1301 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540-9151 | |
| WAKE COUNTY BOARD OF ALCOHOLIC CONTROL | 1212 WICKER DR | RALEIGH NC 27604-1428 | |
| WILLIAMS, JOEL LAWSON II HOLMES, JESSICA G | 6813 REBECCA CIR | CARY NC 27518-6843 | |
| POSTAL CUSTOMER | 1201 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 1251 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 1201 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 1251 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 1305 TROTTER BLUFFS DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 975 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 0 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 908 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 925 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 1136 AVENT FERRY RD | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 300 VILLAGE WALK DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 220 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 222 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 224 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 226 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 228 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 230 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 232 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 234 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 300 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 302 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 304 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 306 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 308 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 310 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 312 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 314 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 318 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 320 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 322 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 225 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 223 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 221 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 216 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 218 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 220 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 222 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 224 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 226 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 427 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 425 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 423 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 421 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 419 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 417 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 415 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 413 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 408 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 410 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 412 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 416 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 418 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 420 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 215 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 213 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 211 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 209 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 207 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 217 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 202 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 204 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 206 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 208 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 210 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 212 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 214 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 216 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 218 LEMON LEAF PL | HOLLY SPRINGS NC 27540 | |
| POSTAL CUSTOMER | 102 GARDEN ROSE DR | HOLLY SPRINGS NC 27540 | |

| | | |
|---|---|---|
| POSTAL CUSTOMER | 400 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 402 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 404 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 406 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 408 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 405 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 403 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 401 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 410 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 220 WALNUT BRANCH PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 233 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 231 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 229 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 227 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 100 ENGLISH DAISY ST | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 109 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 107 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 105 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 103 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 101 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 102 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 104 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 106 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 316 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 228 DOUBLE TULIP DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 414 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 1719 RALPH STEPHENS RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 100 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 236 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 220 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 222 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 224 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 226 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 228 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 230 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 232 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 234 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 300 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 302 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 304 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 306 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 308 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 310 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 312 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 427 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 416 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 418 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 420 FOXTAIL LILY DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 215 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 213 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 217 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 210 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 212 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 214 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 216 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 218 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 102 GARDEN ROSE DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 100 ENGLISH DAISY ST | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 105 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 103 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 101 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 102 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 1719 RALPH STEPHENS RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 100 DAISY MUM RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 236 LEMON LEAF PL | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 916 AVENT FERRY RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 100 VILLAGE WALK DR | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 1008 AVENT FERRY RD | HOLLY SPRINGS NC 27540 |
| POSTAL CUSTOMER | 1100 AVENT FERRY RD | HOLLY SPRINGS NC 27540 |




# 975 Avent Ferry Road

# 500ft Property Notification Map

N

0 200 400 800 ft

1 inch equals 400 feet

***Disclaimer***

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

**March 10, 2025**

**Event:** 975 Avent Ferry Road Neighborhood Meeting
**Location:** Virtual (ZOOM)
**Date/Time:** March 20, 2025 (7:00 – 8:00pm)

Neighboring Property Owners and Occupants:

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

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

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

To participate by telephone:

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

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

Thank you,

Ashley Honeycutt Terrazas




# 975 Avent Ferry Road

# Vicinity Map

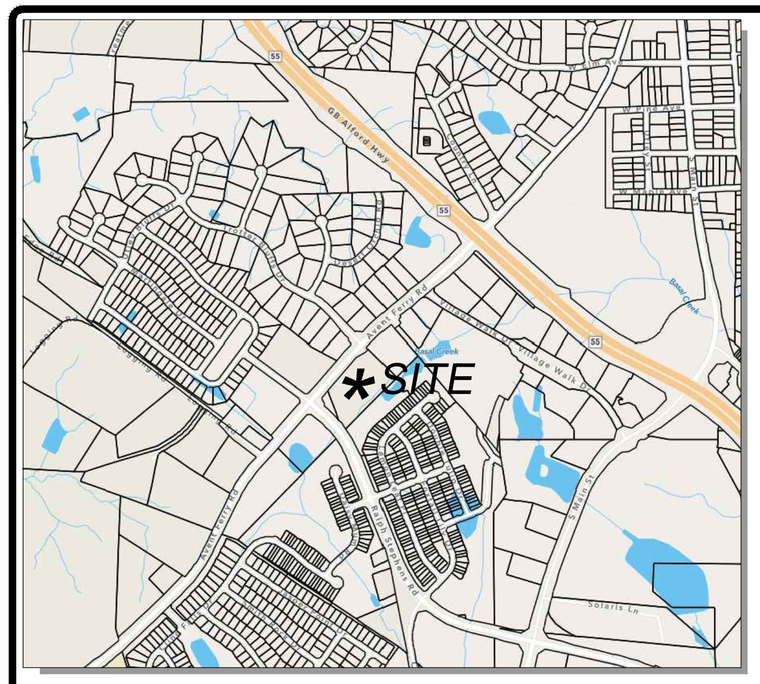
N

0 200 400 800 ft

1 inch equals 400 feet

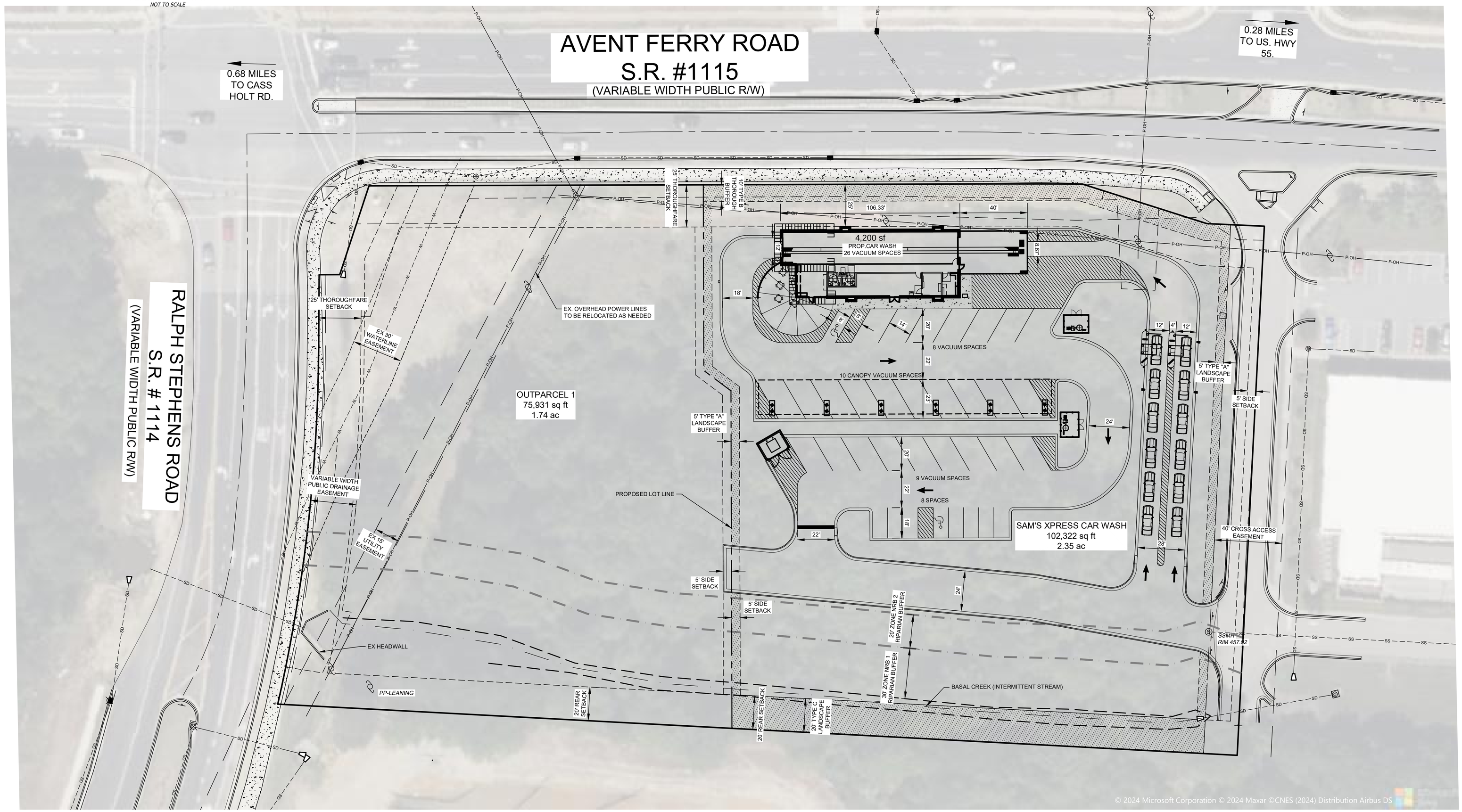
***Disclaimer***

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




VICINITY MAP
*NOT TO SCALE*

| SITE AND DEVELOPMENT DATA | |
|---|---|
| *JURISDICTION* | HOLLY SPRINGS |
| *TAX PARCEL(S):* | 0648679608, 0648676575 |
| *SITE ADDRESS:* | 975 AVENT FERRY ROAD |
| *ZONING* | NMX |
| *USE CLASSIFICATION* | COMMERCIAL |
| *PROPOSED USE* | DRIVE IN/ DRIVE THROUGH |
| *TOTAL SITE AREA* | 178,260 SQ. FT. OR 4.09 AC. |
| *OPEN SPACE* | 101,507 SQ. FT. OR 2.33 AC. |
| *FRONT SETBACK-THOROUGHFARE* | 25 FEET MINIMUM |
| *FRONT SETBACK-NMX* | 5 FEET MIN/ 20 FEET MAX |
| *MINIMUM CORNER/SIDE SETBACK* | 5 FEET |
| *MINIMUM REAR SETBACK* | 20 FEET |
| *MAXIMUM GROSS MAIN FLOOR AREA* | 16,000 SQ FT PER BUILDING |
| *TREE PRESERVATION AREA REQUIRED* | 17,286 SQ FT OR 0.41 AC |
| *URBAN CIVIC SPACE REQUIRED* | 892 SQ FT |
| *MINIMUM PARKING SPACES* | 2/1,000 SQ FT OR 8 SPACES |
| *MAXIMUM PARKING SPACES* | 4/1,000 SQ FT OR 16 SPACES |
| *SPACES PROVIDED* | 34 SPACES + 1 ADA SPACE |




GRAPHIC SCALE
0 20' 40'
( IN FEET )
1 inch = 20 ft.

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

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| | | | |

sam's xpress CAR WASH

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

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

**CONCEPTUAL SITE PLAN**

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

Sheet
CSP–5

# CARROLL CROSSING

## 975 AVENT FERRY RD, HOLLY SPRINGS NC

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

| SITE AND DEVELOPMENT DATA | |
|---|---|
| JURISDICTION | HOLLY SPRINGS |
| TAX PARCEL(S): | 0648679608, 0648676575 |
| REAL ESTATE ID NUMBER(S): | 0174459, 0499903 |
| SITE ADDRESS: | 975 AVENT FERRY RD |
| ZONING | NMX |
| | |
| TOTAL SITE AREA | 177,226 SQ FT / 4.07 AC |
| TOTAL PROPOSED LOTS | 2 LOTS |
| PROPOSED LOT 1 | 102,322 SQ FT/ 2,35 AC |
| PROPOSED LOT 2 | 74,904 SQ FT/ 1,72 AC |
| | |
| MINIMUM FRONT SETBACK | 25 FT (THOROUGHFARE) |
| MINIMUM CORNER/SIDE SETBACK | 5 FT, 0 FT INTERNAL |
| MINIMUM SETBACK (RALPH STEPHENS RD) | 25 FT (THOROUGHFARE) |
| MINIMUM REAR SETBACK | 20 FT |
| OPEN SPACE REQUIREMENTS (TOTAL) | |
| OPEN SPACE (TREE PRESERVATION) | 10% (17,826 SQ FT/ 0,41 AC) |
| URBAN CIVIC SPACE | 0,75% (1,338 SQ FT/ 0.03 AC) |
| FLEXIBLE SPACE | 1.5% (2,676 SQ FT/ 0.06 AC) |
| OPEN SPACE PROVIDED (TOTAL) | |
| OPEN SPACE (TREE PRESERVATION) | 17.8% (31,761 SQ FT/ 0,73 AC) |
| URBAN CIVIC SPACE | 0,75% (1,353 SQ FT/ 0.03 AC) |
| FLEXIBLE SPACE (AS TREE PRESERVATION) | 1.5% (2,676 SQ FT/ 0.06 AC) |
| SDT: PUBLIC REALM OPTION #9: | INCREASE IN URBAN CIVIC SPACE BY 50% |

3




VICINITY MAP

*NOT TO SCALE*

## CONTACTS:

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

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

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

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

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

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

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

EAGLE ENGINEERING

| | |
|---|---|
| PROJECT ARCHITECT: | URBAN ARCHITECTURAL GROUP PA |
| CONTACT: | JOHN URBAN, AIA, LEED AP |
| STREET ADDRESS: | 1242 MANN DR, SUITE 200 |
| CITY, STATE , ZIP: | MATTHEWS, NC 28105 |
| PHONE: | 704-841-1899 |
| EMAIL: | JOHNURBAN@URBANAIA.COM |
| | |
| PROJECT DEVELOPER: | SAM'S XPRESS CAR WASH |
| CONTACT: | JEANETTE LUCAS |
| STREET ADDRESS: | 7932 COUNCIL PLACE, SUITE 200 |
| CITY, STATE , ZIP: | MATTHEWS, NC 28105 |
| PHONE: | 704-209-4507 |
| EMAIL: | JLUCAS@SAMSXPRESS.COM |

| | |
|---|---|
| PROJECT ENGINEER: | EAGLE ENGINEERING |
| FIRM LICENSE # : | C-0873 |
| PROJECT ENGINEER: | MATTHEW C. KIRCHNER, P.E. |
| STREET ADDRESS: | 2013A VAN BUREN AVENUE |
| CITY, STATE, ZIP | INDIAN TRAIL, NC 28079 |
| PHONE: | 704-882-4222 |
| EMAIL: | PC@EAGLEONLINE.NET |
| | |
| PROJECT APPLICANT: | SAM'S XPRESS CAR WASH |
| CONTACT: | JEANETTE LUCAS |
| STREET ADDRESS: | 7932 COUNCIL PLACE, SUITE 200 |
| CITY, STATE , ZIP: | MATTHEWS, NC 28105 |
| PHONE: | 704-209-4507 |
| EMAIL: | JLUCAS@SAMSXPRESS.COM |

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

811
Know what's **below.**
**Call** before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

## DRAWING INDEX

| | | REVISION # | 06/09/2025 | 09/04/2025 1 | 11/24/2025 2 | 01/08/2026 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|---|
| CIVIL DRAWINGS | | | | | | | | | |
| MAS-0.0 | COVER SHEET | | | ● | ● | ● | | | |
| C-1.0 | EXISTING CONDITIONS | | | ● | ● | ● | | | |
| ~~C-1.1~~ | ~~EXISTING CONDITIONS NOTES~~ (SHEET REMOVED) | | | ● | | ● | | | |
| MAS-2.0 | CONCEPTUAL SITE PLAN | | ● | ● | ● | ● | | | |
| MAS-2.1 | CONCEPTUAL SIGN PLAN | | | ● | ● | ● | | | |
| MAS-3.0 | CONCEPTUAL LANDSCAPE PLAN | | | ● | ● | ● | | | |
| MAS-4.0 | CONCEPTUAL STORM DRAINAGE AND GRADING PLAN | | | ● | ● | ● | | | |
| MAS-5.0 | CONCEPTUAL UTILITY PLAN | | | ● | ● | ● | | | |
| MAS-6.0 | ARCHITECTURAL STANDARDS | | | ● | ● | | | | |
| EX-1 | FUTURE GRADING EXHIBIT | | | ● | ● | ● | | | |


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


NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
01/08/2026

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

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

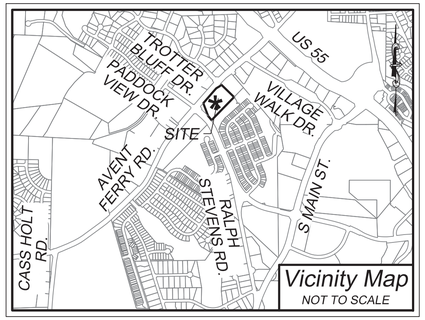
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

COVER SHEET

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

Sheet
MAS-0.0


X:\Land Projects R2\8337 - SXCW - Avent Ferry Rd, Holly Springs\DWG\Civil\Plans\8337 - Preliminary Subdivision Plan Set.dwg, 1/8/2026 12:00:38 PM




## MISCELLANEOUS NOTES

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

*AREAS COMPUTED USING COORDINATE GEOMETRY.*

*SITE ADDRESS: 975 AVENT FERRY ROAD*

*IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.*

*REFERENCE(S):*
*BK. 6097, PG. 41 (FEE TRACT 1)*
*BM. 1994, PG. 448 (FEE TRACT 1)*
*BK.12029, PG. 758 (FEE TRACT 1, LESS AND EXCEPT)*
*BK. 17042, PG. 1888 (FEE TRACT 1, LESS AND EXCEPT)*
*BK. 14000, PG. 2758 (FEE TRACT 1, LESS AND EXCEPT)*
*BK. 7076, PG. 551 (FEE TRACT 2)*
*BM. 1996, PG. 1059 (FEE TRACT 2)*
*BK. 12029, PG. 758 (FEE TRACT 2 LESS AND EXCEPT)*
*BK. 17042, PG. 1880 (FEE TRACT 2, LESS AND EXCEPT)*
*BM. 2006, PG. 1976 (FEE TRACT 3)*
*BK. 14000, PG. 2752 (EASEMENT TRACT)*

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

*RAW ERROR OF CLOSURE: 1: 55,309. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.*

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

*ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.*

*PROJECT DATUM IS REFERENCED TO NAVD 88.*

*COMBINED GRID FACTOR = 0.99987849*

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

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

*THERE ARE NO CURRENT ENCROACHMENTS FOR THE SUBJECT PROPERTY.*

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

## UTILITY NOTES

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

## ZONING INFORMATION

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

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

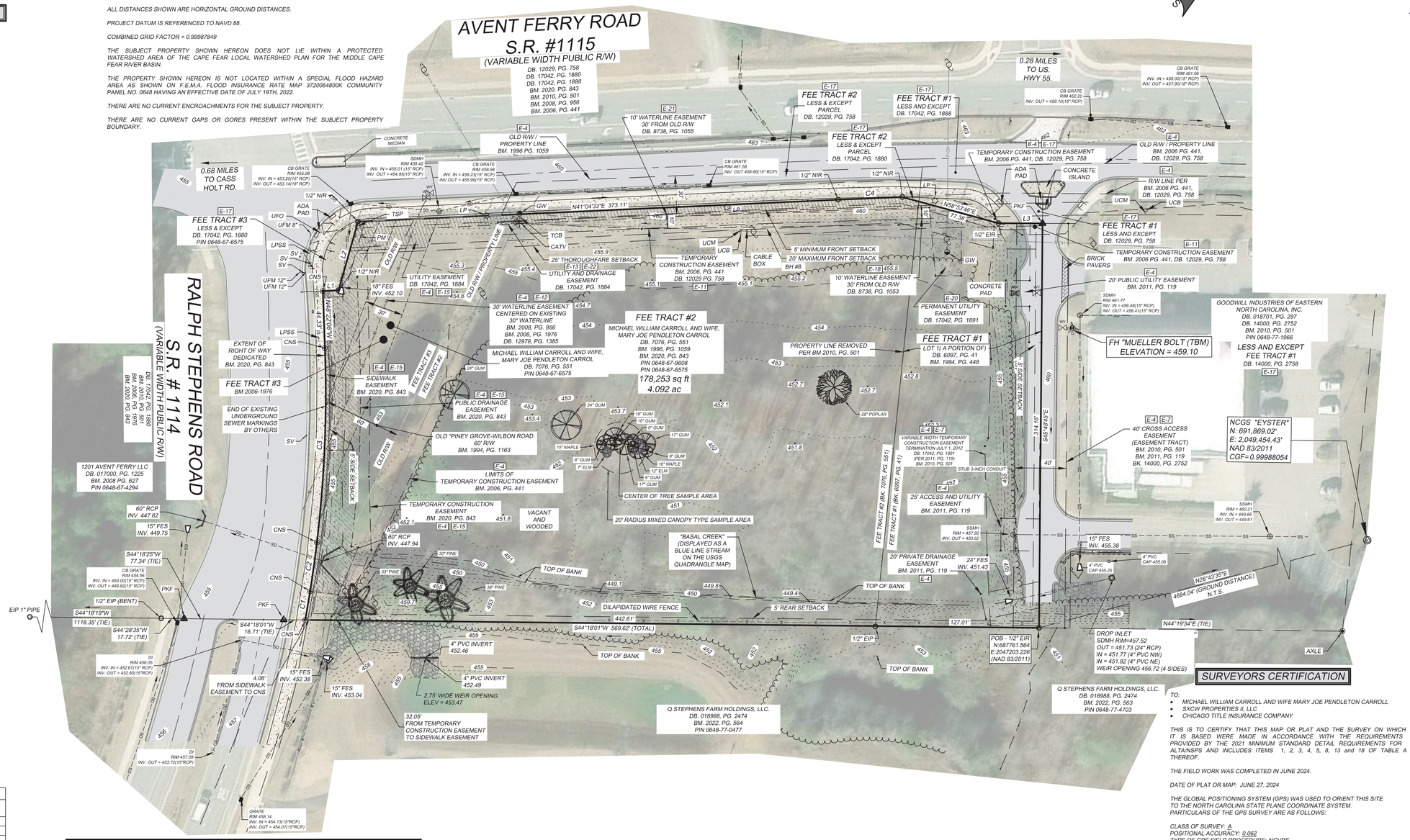
| | |
|---|---|
| *MINIMUM FRONT SETBACK:* | *5 FEET* |
| *MAXIMUM FRONT SETBACK:* | *20 FEET* |
| *THOROUGHFARE SETBACK:* | *25 FEET* |
| *REAR SETBACK:* | *5 FEET* |
| *SIDE YARD:* | *5 FEET* |
| *MIN HEIGHT:* | *20 FEET* |

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

## LEGEND OF SYMBOLS & ABBREVIATIONS

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

- *UTILITY POLE*
- *SANITARY SEWER MANHOLE*
- *FIRE HYDRANT*
- *WATER VALVE*
- *YARD INLET / AREA DRAIN*
- *SIGN*
- *ELECTRIC BOX/TRANSFORMER*
- *CURB INLET*
- *GUY WIRE*
- *WATER METER*
- *PROPERTY BOUNDARY*
- *UNDERGROUND GASLINE*
- *OVERHEAD UTILITY LINE*
- *UNDERGROUND POWER LINE*
- *SANITARY SEWER LINE*
- *STORM DRAIN*
- *WATER LINE*
- *FENCE LINE*
- *FIBER OPTIC LINE*
- *UNDERGROUND TELEPHONE*
- *RIP RAP*
- *PAVEMENT*
- *CONCRETE*
- *EASEMENT*
- *PERMANENT EASEMENT*
- *PUBLIC DRAINAGE EASEMENT*
- *UTILITY EASEMENT*
- *ELM TREE*
- *GUM TREE*
- *MAPLE TREE*
- *PINE TREE*
- *POPLAR TREE*




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

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

GRAPHIC SCALE
0 40' 80'
( IN FEET )
1 inch = 40 ft.

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


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


NORTH CAROLINA PROFESSIONAL SEAL L-3661 LAND SURVEYOR RUSSELL L. WHITEHURST
01/08/2026

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


SQUARE XPRESS CAR WASH


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

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

## SURVEYORS CERTIFICATION

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

*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13 and 18 OF TABLE A THEREOF.*

*THE FIELD WORK WAS COMPLETED IN JUNE 2024.*

*DATE OF PLAT OR MAP: JUNE 27, 2024*

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

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

*SIGNED AND SEALED* 06/27/2024
*RUSSELL L. WHITEHURST*
*PROFESSIONAL LAND SURVEYOR # 3661*
*STATE OF NORTH CAROLINA*

# ALTA/NSPS SURVEY
## 4.092 ACRES (TOTAL)

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

Sheet
C-1.0

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

## ITEMS CORRESPONDING TO SCHEDULE B SECTION II

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

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

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

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

*THE FOLLOWING EXCEPTIONS APPLY TO ALL TRACTS:*

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

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

E-4 *4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, PAGE 1059; PLAT BOOK 1989, PAGE 434; PLAT BOOK 1994, PAGE 448; PLAT BOOK 2006, PAGE 441; PLAT BOOK 2006, PAGE 1976; PLAT BOOK 2008, PAGE 956; PLAT BOOK 2010, PAGE 501; PLAT BOOK 2011, PAGE 119; PLAT BOOK 2020, PAGE 843.* ***AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.***

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

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

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

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

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

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

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

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

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

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

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

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

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

*THE FOLLOWING EXCEPTIONS APPLY TO FEE TRACT #1:*

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

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

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

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

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

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

## EXHIBIT "A" LEGAL DESCRIPTION

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

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

*BEING ALL OF TRACT 1, CONTAINING 3.00 ACRES, AS SHOWN ON MAP ENTITLED "FINAL PLAT MINOR SUBDIVISION FOR FOR MICHAEL WILLIAM CARROLL AND MARY JOE PENDLETON CARROLL" AS RECORDED IN BOOK OF MAPS 1994, PAGE 448, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.*

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

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

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

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

*BEING ALL OF LOT 2A, CONTAINING 3.01 ACRES, AS SHOWN ON MAP ENTITLED "BOUNDARY SURVEY & PLAT FOR MICHAEL WILLIAM CARROLL AND MARY JOE PENDLETON CARROLL" DATED MARCH 25, 1994, AND RECORDED IN BOOK OF MAPS 1996, PAGE 1059, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.*

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

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

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

*BEGINNING AT A POINT IN THE SOUTHERN R/W OF AVENT FERRY ROAD (SR 1115), SAID POINT BEING THE INTERSECTION OF SAID R/W AND THE OLD R/W OF PINEY GROVE WILBON ROAD (SR 1101) AS SHOWN ON A MAP ENTITLED "RIGHT OF WAY/EASEMENT ACQUISITION PLAT" BY WK DICKSON AND RECORDED IN BOOK OF MAPS 2006 PAGE 1976 WAKE COUNTY REGISTRY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CERTAIN TRACT NOW ORFORMERLY OWNED BY MICHAEL W. CARROLL AND MARY JO CARROLL AS RECORDED IN DEED BOOK 7076 PAGE 551 WAKE COUNTY REGISTRY, PROCEEDING THENCE WITH THE OLD R/W OF PINEY GROVE WILBON ROAD (SR 1101) S 21°01'45" E 347.76' TO A POINT IN THE SOUTHERN LINE OF THE ABOVE REFERENCED DEED, THENCE WITH SAID LINE S 44°19'45" W 20.64' TO A POINT IN THE NEW R/W OF PINEY GROVE WILBON ROAD (SR 1101), PROCEEDING THENCE WITH SAID R/W ALONG A CURVE TO THE LEFT 41.11', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 36°53'56" W 41.11', THENCE CONTINUING WITH SAID R/W ALONG ANOTHER CURVE TO THE LEFT 88.89', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 40°45'43" W 88.85', THENCE CONTINUING WITH SAID R/W ALONG ANOTHER CURVE TO THE LEFT 92.56' SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 46°09'15" W 92.53', THENCE WITH SAID R/W N 48°54'17" W 60.66' AND N 03°54'17" W 35.35' TO A POINT IN THE SOUTHERN R/W OF AVENT FERRY ROAD (SR 1115), PROCEEDING THENCE WITH SAID R/W N 41°05'43" E 132.63' TO THE POINT AND PLACE OF BEGINNING.*

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

## AS-SURVEYED LEGAL DESCRIPTION

*BEING ALL THAT PARCEL OF LAND LOCATED IN THE HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AS RECORDED IN DEED BOOK 7076, PAGE 551, MAP BOOK 1996, PAGE 1059 AND MAP BOOK 2020, PAGE 843 (PIN: 0648-67-8608); DEED BOOK 17042, PAGE 1880 (PIN: 0648-77-5575) OF THE WAKE COUNTY REGISTER OF DEEDS BEING BOUND BY THE EASTERLY RIGHT OF WAY MARGIN OF RALPH STEPHENS ROAD (S.R. #1114) ALONG WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF AVENT FERRY ROAD (S.R. #1115) AND ADJOINING THE LANDS OF GOODWILL INDUSTRIES OF NORTH CAROLINA, INC. (PIN: 0648-77-1966) AS RECORDED IN DEED BOOK 18701, PAGE 297, MAP BOOK 2010, PAGE 501AND Q STEPHENS FARM HOLDINGS, LLC. (PIN: 0648-77-0477) AS RECORDED IN DEED BOOK 18988, PAGE 2474, MAP BOOK 2022, PAGE 564 AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:*

*BEGINNING AT AN EXISTING 1 /2" REBAR HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 687761.564' E: 2047203.226' (NAD83/2011), BEING THE SOUTHERN MOST CORNER OF THE AFOREMENTIONED GOODWILL INDUSTRIES OF NORTH CAROLINA, INC. PROPERTY, SAID REBAR ALSO LYING IN THE ADJOINING LINE OF THE AFOREMENTIONED Q STEPHENS FARM HOLDINGS, LLC., AND RUNS THENCE WITH SAID LINE SOUTH 44° 18' 01" WEST, FOR A DISTANCE OF 569.62 FEET TO A CONCRETE NAIL SET IN THE EASTERLY MARGIN OF RALPH STEPHENS ROAD.*

*THENCE WITH THE AFORESAID RIGHT OF WAY FOR THE FOLLOWING SIX (6) CALLS: (1) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 22.57 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 36° 38' 09" WEST 22.57 FEET TO A CONCRETE NAIL SET; (2) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 38.36 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38° 24' 54" WEST 38.36 FEET TO A CONCRETE NAIL SET; (3) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 151.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 43° 57' 06" WEST 151.09 FEET TO A CONCRETE NAIL SET; (4) NORTH 48° 22' 06" WEST FOR A DISTANCE OF 44.33 FEET TO A CONCRETE NAIL SET; (5) NORTH 41° 01' 47" EAST FOR A DISTANCE OF 12.18 FEET TO A 1/2" NEW IRON REBAR; (6) NORTH 30° 31' 10" WEST FOR A DISTANCE OF 55.47 FEET TO A 1/2" NEW IRON REBAR IN THE RIGHT OF WAY MARGIN OF THE AFOREMENTIONED AVENT FERRY ROAD.*

*THENCE WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF AVENT FERRY ROAD FOR THE FOLLOWING FOUR (4) CALLS: (1) NORTH 41° 04' 33" EAST FOR A DISTANCE OF 373.11 FEET TO A 1/2" NEW IRON REBAR; (2) ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 4896.00 FEET, AN ARC LENGTH OF 49.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 41° 21' 50" EAST 49.87 FEET TO A 1/2" NEW IRON REBAR; (3) NORTH 58° 53' 46" EAST FOR A DISTANCE OF 77.38 FEET TO AN EXISTING 1 /2" REBAR; (4) NORTH 43° 53' 21" EAST FOR A DISTANCE OF 34.14 FEET TO AN EXISTING PK NAIL FOUND, BEING THE NORTH WESTERN MOST PROPERTY CORNER OF THE AFORESAID GOODWILL INDUSTRIES OF NORTH CAROLINA, INC.*

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

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

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

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


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


NORTH CAROLINA PROFESSIONAL SEAL L-3661 LAND SURVEYOR RUSSELL L. WHITEHURST
01/08/2026

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

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

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

ALTA/NSPS SURVEY
4.092 ACRES (TOTAL)

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

Sheet
C-1.1




VICINITY MAP

1" = 500'

NOTE:

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

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

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

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

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

## SITE AND DEVELOPMENT DATA

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

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

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

PAVERS/ STAMPED CONCRETE

18' X 305' SIGHT TRIANGLE (AS PER TABLE 3.3, PS=35) (TRAFFIC SIGNAL CONTROL)

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

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

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

RALPH STEPHENS RD (S.R. #1114)
VARIABLE WIDTH PUBLIC ROW

18' X 161' SIGHT TRIANGLE (MAX DISTANCE TO INTERSECTION)

18' X 385' SIGHT TRIANGLE (AS PER TABLE 3.2, PS=35) (DEPARTURE DISTANCE)

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

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

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

3 SPACES

LOT : 2
74,904 sq ft
1.72 ac

LOT : 1
102,322 sq ft
2.35 ac

DEVELOPABLE AREA FOR LOT 2
31,135 ST FT OR 0,71 AC

TREE PRESERVATION AREA
31,761 SQ. FT., OR 0.73 AC.

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

PROPOSED ACCESS ROAD SEE DETAIL ON THIS SHEET

EXISTING TOP OF STREAM BANK

PLANTERS (TYP)

EXISTING 30' WATERLINE EASEMENT

EXISTING 15' UTILITY EASEMENT

EXISITING 23' PUBLIC DRAINAGE EASEMENT

PERMANENT UTILITY EASEMENT DB. 17042, PG. 1891

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

29.58' +/- PUBLIC UTILITY EASEMENT BM. 2011, PG. 119

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

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

PROP. 28' ACCESS EASEMENT

PROP. 20' UTILITY EASEMENT

40' CROSS ACCESS EASEMENT

EXISTING ACCESS RD (PRIVATE)

PROPOSED SIGHT TRIANGLE EASEMENT

10' THOROUGHFARE LANDSCAPE BUFFER

25' THOROUGHFARE SETBACK

5' SIDE SETBACK

5' TYPE A LANDSCAPE BUFFER

20' REAR SETBACK

20' TYPE C LANDSCAPE BUFFER

20' ZONE NRB 2 RIPARIAN BUFFER

30' ZONE NRB 1 RIPARIAN BUFFER

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

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

NGG "EYSTER"
N: 691,896.02'
E: 2,049,454.43'
CGF = 0.9998805

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

EX 65' B-B

46.46' CL TO ROW

105' ROW

29' B-B

198.21'

N41°04'33"E

174.90'

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

77.38'
N58°53'46"E

34.14'
N43°53'21"E

N41°01'47"E
8.18'

44.39'
N48°22'06"W

N48°54'46"W
110.19'

S48°54'46"E
20.00'

19.33'
N48°54'55"W

180.04'
N48°54'46"W

S44°18'01"W
265.59'

S44°18'01"W
299.97'

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

S37°54'16"E
314.16'

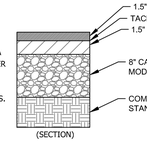
SSMH RIM 41

30" PINE

38" PINE

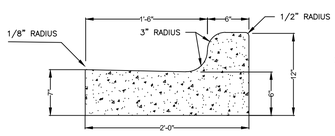
12" PINE

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

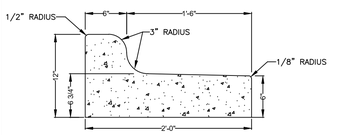



ACCESS ROAD ASPHALT PAVEMENT DETAIL*

(NTS)




STANDARD 2'-0" CURB AND GUTTER

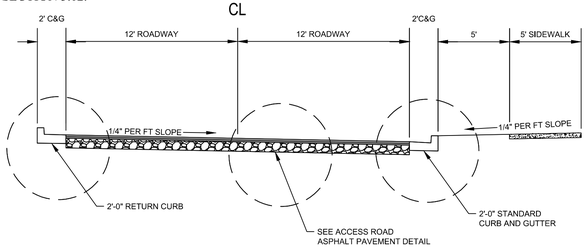



2'-0" RETURN CURB

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

MINIMUM PAVEMENT DESIGN

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




SUPER ELEVATED PRIVATE ACCESS ROAD
(NOT TO SCALE)

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

GRAPHIC SCALE
0 30' 60'
( IN FEET )
1 inch = 30 ft.

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

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
11/08/2026

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

Sam's Xpress CAR WASH

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

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

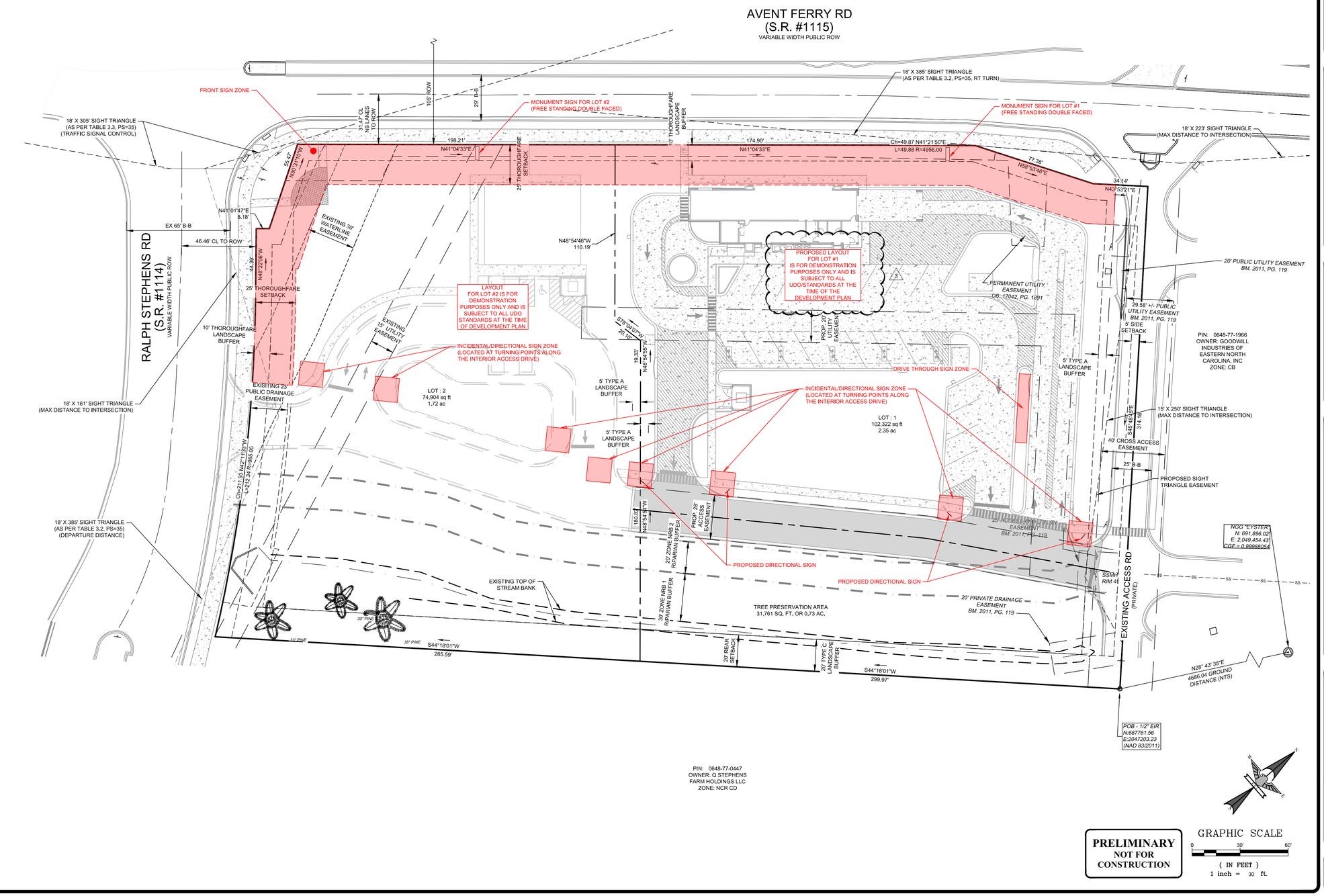
CONCEPTUAL SITE PLAN

| | | | |
|---|---|---|---|
| DESIGNED BY: | DAM | CHECKED BY: | JLR |
| DRAWN BY: | DAM | JOB NUMBER | 8337 |
| SCALE: | AS SHOWN | DATE | 06/09/2025 |

Sheet
MAS-2.0

| FREE STANDING SIGN TABLE | |
|---|---|
| SIGN TYPE | MAX NUMBER |
| FREESTANDING (OUT LOT, DOUBLE SIDED) | 1 PER OUT LOT |
| FREESTANDING (OUT LOT, SINGLE SIDED) | 2 PER OUT LOT |
| INCIDENTAL | 1 PER INCIDENTAL SIGN ZONE |
| DIRECTIONAL | 1 PER DIRECTIONAL SIGN ZONE |

SIGNAGE NOTES:
1. THE AREA OF THE SIGNS SHALL MEET THE SEPARATION AND AREA REQUIREMENTS OF THE UDO.
2. ALL SIGNAGE SHALL BE CONSISTENT IN TERMS OF MATERIALS, FONT, AND COLORS USED.




**PRELIMINARY**
**NOT FOR CONSTRUCTION**

GRAPHIC SCALE
0 30' 60'
( IN FEET )
1 inch = 30 ft.


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


NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
01/08/2026

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

Sam's Xpress CAR WASH

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

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

CONCEPTUAL SIGN PLAN

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

Sheet
MAS–2.1

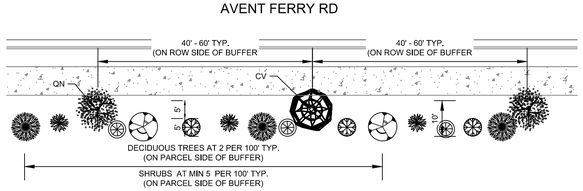
## PLANT SCHEDULE

| CODE | COMMON NAME | BOTANICAL NAME | QTY. | % | CALIPER | HEIGHT | SPREAD | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | | |
| QN | NUTTAL OAK | QUERCUS NUTTALLII | 5 | 10% | 2.5" | 35'-50' | 35'-45' | LARGE DECIDUOUS |
| CV | FRINGE TREE | CHIONANTHUS VIRGINICUS | 5 | 10% | 2.5" | 35'-50' | 12'-20' | MEDIUM DECIDUOUS |
| CC | EASTERN REDBUD | CERCIS CANADENSIS | 12 | 24% | 2.5" | 20'-30' | 25'-35' | MEDIUM DECIDUOUS |
| LI | CRAPE MYRTLE | LAGESTROEMIA INDICA | 11 | 22% | 2.5" | 25' | 20' | MEDIUM DECIDUOUS |
| AS | SUGAR MAPLE | ACER SACCHARUM | 12 | 24% | 2.5" | 25' | 20' | MEDIUM DECIDUOUS |
| CF | DOGWOOD | CORNUS FLORIDA | 3 | 6% | 2.5" | 25' | 15'-30' | MEDIUM DECIDUOUS |
| QS | SHUMARD OAK | QUERCUS SHUMARDII | 2 | 4% | 2.5" | 50' | 30' | LARGE DECIDUOUS |
| **SHRUBS** | | | | | | | | |
| IV | DWARF YAUPON HOLLY | ILEX VOMITORIA 'NANA' | 22 | 16.54% | --- | 24" MIN | 24" | CONTAINER, DOUBLE PINK FLOWERS |
| ICC | CARISSA HOLLY | ILEX CORNUTA 'CARISSA' | 22 | 16.54% | --- | 24" MIN | 18"-24" | CONTAINER, MAGENTA FLOWERS |
| IG | SHAMROCK INKBERRY HOLLY | ILEX GLABRA 'INKBERRY' | 23 | 17.29% | --- | 24" MIN | 18"-24" | CONTAINER, MAGENTA FLOWERS |
| AM | AUTUMN MOONLIGHT ENCORE AZALEA | AZALEA x 'MOOTUM' TM | 22 | 16.54% | --- | 24" MIN | 18"-24" | CONTAINER, MAGENTA FLOWERS |
| IC | DWARF BUFORD HOLLY | ILEX CORNUTA 'BUFORDII NANA' | 22 | 16.54% | --- | 24" MIN | 18"-24" | CONTAINER |
| MP | DWARF WAX MYRTLE | MYRICA PUSILLA | 22 | 16.54% | --- | 24" MIN | 18"-24" | CONTAINER, YELLOW FLOWERS |

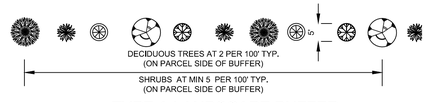
PROPOSED TREE PRESERVATION AREA (31,761 SF. / 0.73 AC.)

LANDSCAPE NOTES:
1. ANY BUFFERS TO BE COMPRISED OF EXISTING VEGETATION SHALL BE SUPPLEMENTED AS NECCESSARY TO MEET THE MINIMUM STANDARDS OF THE UDO.
2. ALL LANDSCAPING COMMON THROUGHOUT THE PROJECT (PERIMETER BUFFERS AND STREET TREES) MUST BE INSTALLED AT TIME OF FIRST DEVELOPMENT PLAN

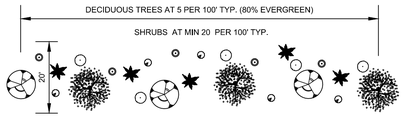
3




THOROUGHFARE LANDSCAPE BUFFER
SCALE: 1" = 20'




TYPE A LANDSCAPE BUFFER
SCALE: 1" = 20'




TYPE C LANDSCAPE BUFFER
SCALE: 1" = 20'

### SEEDING SCHEDULE

FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

| DATE | TYPE | PLANTING RATE |
|---|---|---|
| AUG 15-NOV1 | TALL FESCUE | 300 #/AC |
| NOV 1-MAR 1 | TALL FESCUE | 300 #/AC |
| | AND ABRUZZI RYE | 25 #/AC |
| MAR 1-APR 15 | TALL FESCUE | 300 #/AC |
| APR 15-JUN 30 | HULLED COMMON BERMUDA GRASS | 25 #/AC |
| JUL 15-AUG 15 | TALL FESCUE | 120 #/AC |
| | AND BROWNTOP MILLET | 35 #/AC |
| | OR SORGHUM-SUDAN HYBRIDS | 30 #/AC |

FOR SLOPES (3:1 TO 2:1)

| | | |
|---|---|---|
| MAR1-JUN1 | TALL FESCUE | 50#/AC |
| (MAR 1-JUNE 30) | OR ADD WEEPING LOVEGRASS | 10 #/AC |
| (MAR 1-JUNE 30) | OR ADD HULLED COMMON BERMUDA GRASS | 25 #/AC |
| JUN 1-SEPT 1 | ***TALL FESCUE AND | 120 #/AC |
| | ***BROWNTOP MILLET | 35 #/AC |
| | ***OR SORGHUM-SUDAN HYBRIDS | 30 #/AC |
| SEPT 1-MAR 1 | TALL FESCUE | 120 #/AC |
| (NOV 1-MAR 1) | ADD ABRUZZI RYE | 25 #/AC |

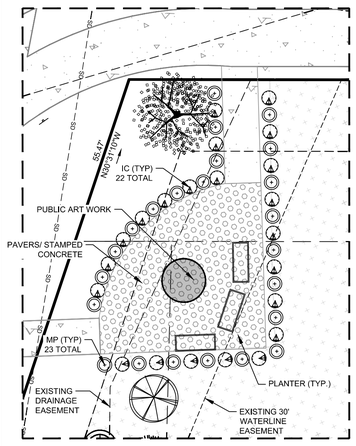
CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS: OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.

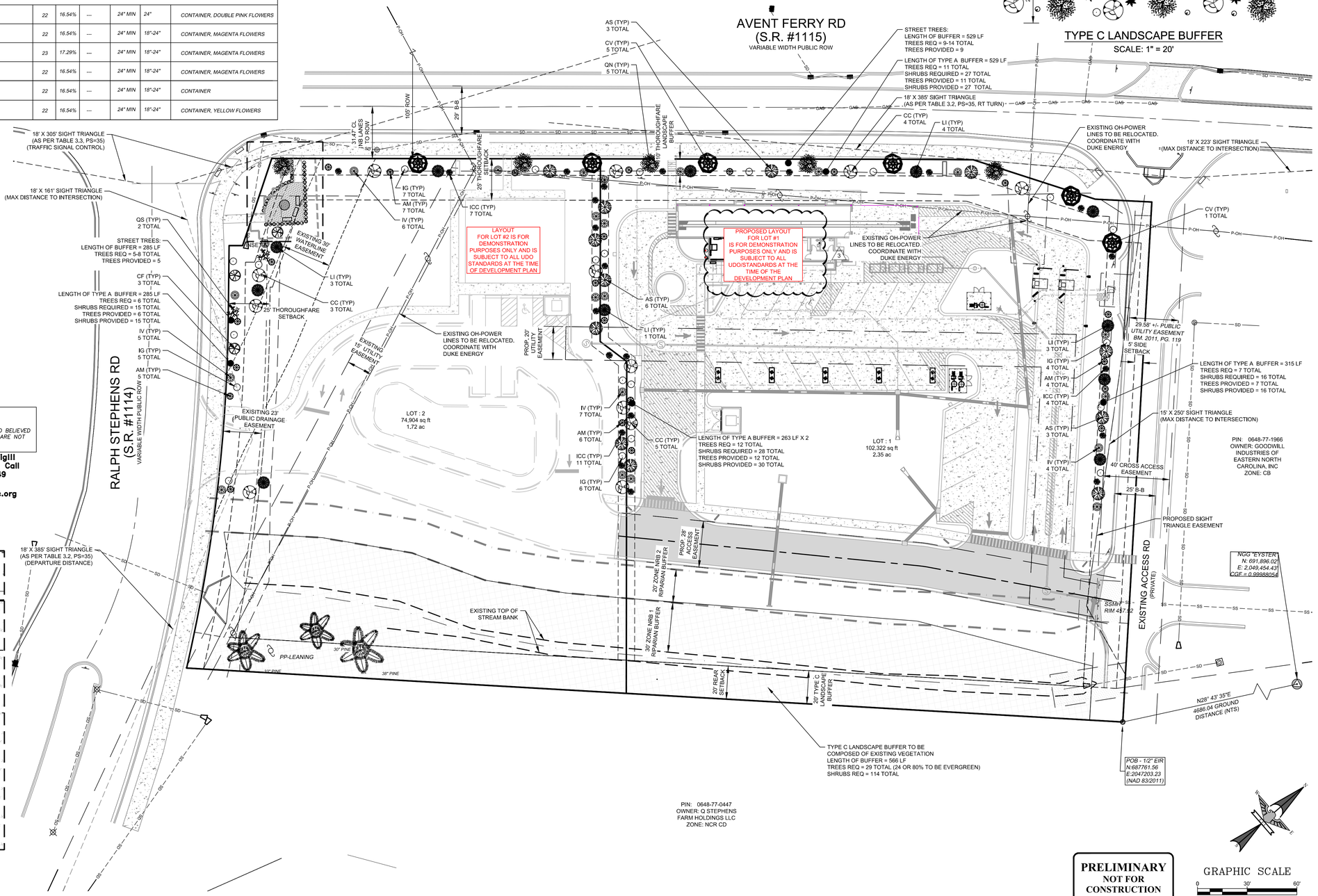
### QUANTITIES

QUANTITIES SHOWN IN LIST ARE FOR THE CONVENIENCE OF CONTRACTORS AND BELIEVED TO BE SUBSTANTIALLY CORRECT, BUT THE ACCURACY OF QUANTITIES IN LIST ARE NOT GUARANTEED.

**Call Before You Dig!!!**
**North Carolina One Call**
**1-800-632-4949**
**IT'S THE LAW**
**http://www2.ncocc.org**




INSET A: URBAN CIVIC SPACE DETAIL
SCALE: 1" = 10'




**PRELIMINARY**
**NOT FOR CONSTRUCTION**

GRAPHIC SCALE
0 30' 60'
( IN FEET )
1 inch = 30 ft.


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


NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRKPATRICK 01/08/2026

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

Sam's Xpress Car Wash

**CARROLL CROSSING**
**975 AVENT FERRY RD**
**HOLLY SPRINGS, NC**

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

**CONCEPTUAL LANDSCAPE PLAN**

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

Sheet
MAS-3.0

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

NORTH CAROLINA PROFESSIONAL
SEAL
045509
ENGINEER
MATTHEW C KIRCHNER
01/08/2026

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

Sam's Xpress CAR WASH

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

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

CONCEPTUAL GRADING AND STORM DRAINAGE PLAN

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

Sheet
MAS-4.0



X:\Land Projects R2\8337 - SXCW - Avent Ferry Rd, Holly Springs\DWG\Civil\Plans\8337 - Preliminary Subdivision Plan Set.dwg, 1/8/2026 12:13:23 PM

ARCHITECTURAL DESIGN STANDARDS AND ELEMENTS ACROSS MAJOR SUBDIVISION

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

2


CAR WASH:
PEBBLE GRAY WIRE CUT BRICK IMAGE


CAR WASH:
CREAM BRICK IMAGE


ALTERNATE COLOR #1:
32 GRAY MODULAR WIRECUT


ALTERNATE COLOR #2:
301 BUFF MODULAR WIRECUT


ALTERNATE COLOR #3:
311 AUTUMN BLEND MODULAR WIRECUT

BRICK COLOR OPTIONS



CAR WASH:
RED TRELLIS & ACCENT BAND



CAR WASH:
LIGHT BEIGE-EIFS



ALTERNATE COLOR #4:
MEDIUM BEIGE-EIFS



CAR WASH:
METAL COPING


CAR WASH:
CLEAR ANODIZED ALUMINUM STOREFRONT



ALTERNATE COLOR #6:
DARK BEIGE-EIFS



ALTERNATE COLOR #5:
DARK MEDIUM BEIGE-EIFS

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

EIFS/ TYPE 2 MATERIALS
COLOR OPTIONS

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

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

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHNER
11/24/2025

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| 1 | 09/04/2025 | DAM | ADDRESSED HOLLY SPRINGS COMMENTS |
| 2 | 11/24/2025 | DAM | ADDRESSED HOLLY SPRINGS COMMENTS |

Sam's Xpress Car Wash

**CARROLL CROSSING**
**975 AVENT FERRY RD**
**HOLLY SPRINGS, NC**

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

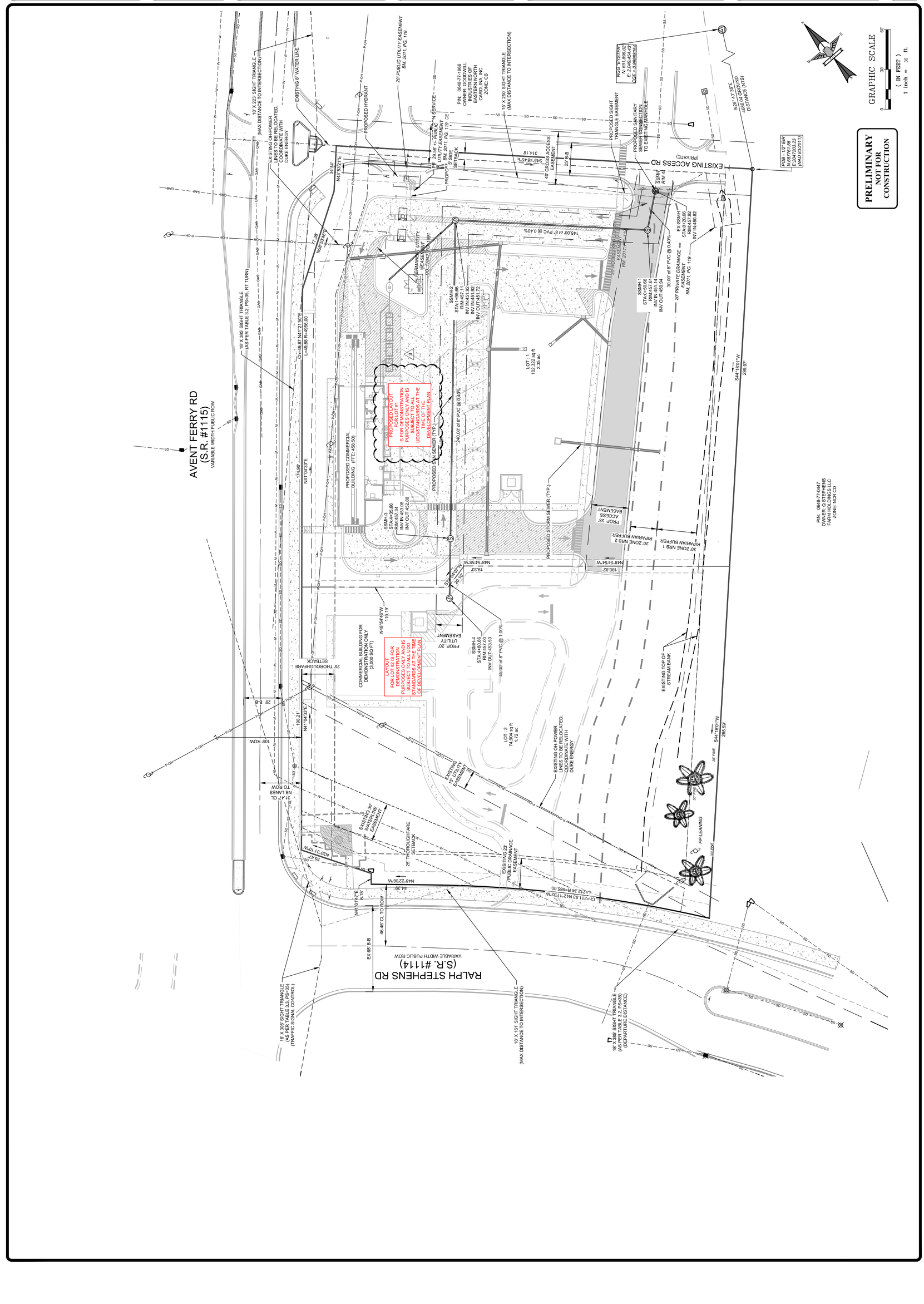
**ARCHITECTURAL STANDARDS**

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

Sheet
MAS-6.0



X:\Land Projects R2\8337 - SXCW - Avent Ferry Rd, Holly Springs\DWG\Civil\Plans\8337 - Preliminary Subdivision Plan Set.dwg, 11/22/2025 6:56:47 PM




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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045509 MATTHEW C. YORK
I, MATTHEW C. YORK, PE, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2011, PAGE 119 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 09/04/2025 A.D.

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

SAM'S XPRESS CAR WASH

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

## CONCEPTUAL UTILITY PLAN

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

Sheet MAS–5.0

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 4.**

**Development Services**
**Title:** Major Subdivision 25-MAS-03 Evanston
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Grayson Taylor, Development Services, Elliot Blonshine, Development Services

**Action(s):**

- Recommend the Town Council approve/deny 25-MAS-03 Evanston Major Subdivision with the conditions in the staff report, and to forward the Planning Board Action Report, including the Recommendation, to the Town Council.

**Explanation:**

- A Major Subdivision plan has been submitted to the Town by McAdams, on behalf of M/I Homes, for 152 Attached and Detached Dwellings on 57.03 acres at 6200, 6202, and 6213 Windy Farm Lane.
- The site includes a mix of 87 rear-loaded Attached Dwellings and 65 Detached Dwellings. The Attached Dwellings are located toward the north of the site, closest to Honeycutt Road and Cass Holt Road. The Detached Dwellings are located to the south, closer to Rouse Road.
- The Major Subdivision includes 7 active recreation areas and a greenway connection to Honeycutt Farm. Public Art is proposed in the project's roundabout.

**Staff Recommendation**: Approve

**Background:**

- The project was rezoned from RR - Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District and NCR-CD Neighborhood Center Residential Conditional Zoning District on March 18, 2025 (24-REZ-04 Evans Property).
- The rezoning was heard by Planning Board on February 25, 2025, and the Board recommended approval (8-0).
- There is no Development Agreement for this project. This application has proposed to meet the Water Resource Management Policy through the offered zoning conditions at the Rezoning Public Hearing.

**Funding Source(s):**
N/A

**Attachment(s):**
1. 25MAS03_Evanston_PBStaffReport

2. 25MAS03_Evanston_Application
3. 24REZ04_Evans_WCPSS
4. 25MAS03_Evanston_PlanSet

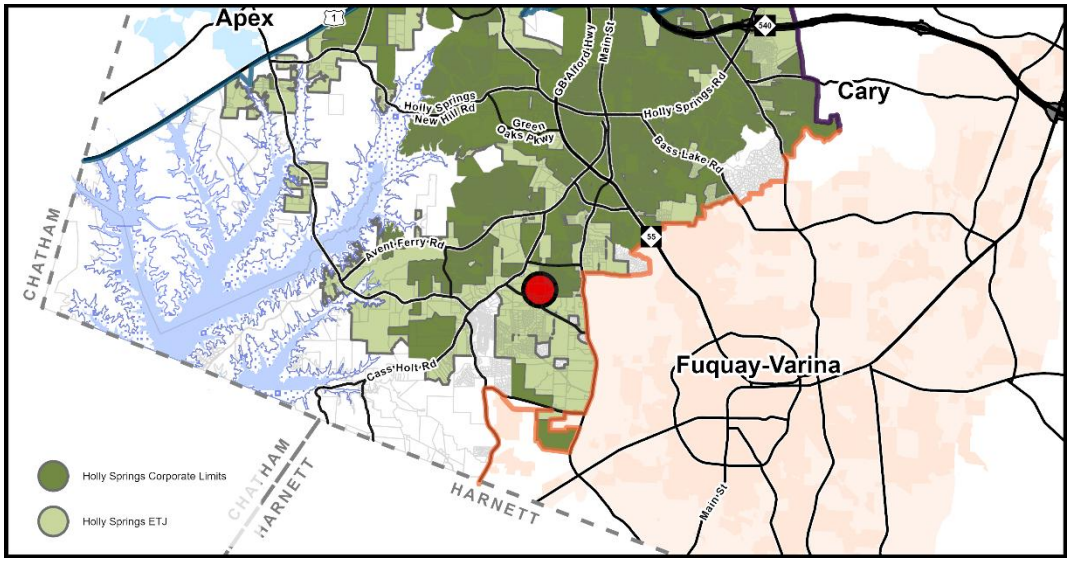
**Project Type:** Major Subdivision Plan

**Concurrent Applications:**
☐ Waiver / SUP/ VAR/ CPA

**Applicant / Petitioner:**
McAdams on behalf of M/I Homes

**Property Address:** 6200, 6202, 6213 Windy Farm Lane

**Property Area:** 53.07 ac.




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

## Project Summary:
A Major Subdivision Plan for 152 dwelling units, including 65 detached dwellings and 87 attached dwellings, at 6200, 6202, and 6213 Windy Farm Lane.

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

## Table of Contents:

| | |
|---|---|
| Case Summary | Page 2 |
| Current Zoning Information | Page 3 |
| Land Use & Character Information | Page 4 |
| Transportation Information | Page 7 |
| Parks, Recreation & Greenways Information | Page 11 |
| Community Facilities Information | Page 12 |
| Infrastructure & Utility Information | Page 13 |
| Natural Resources Information | Page 15 |
| Development Standards Information | Page 16 |
| Decision-Making Information | Page 19 |

## Case Summary

**Current Zoning:**
NR Neighborhood Residential
NCR Neighborhood Center Residential
☒ Conditional Zoning District

**Current Major Subdivision Plan:**
N/A



Aerial Photograph

**Growth Strategy Map:**
Places to Enhance

**Small Area Plan Designation:**
N/A

**Future Land Use Plan Designation:**
Mixed Residential Neighborhood

## Staff Analysis:

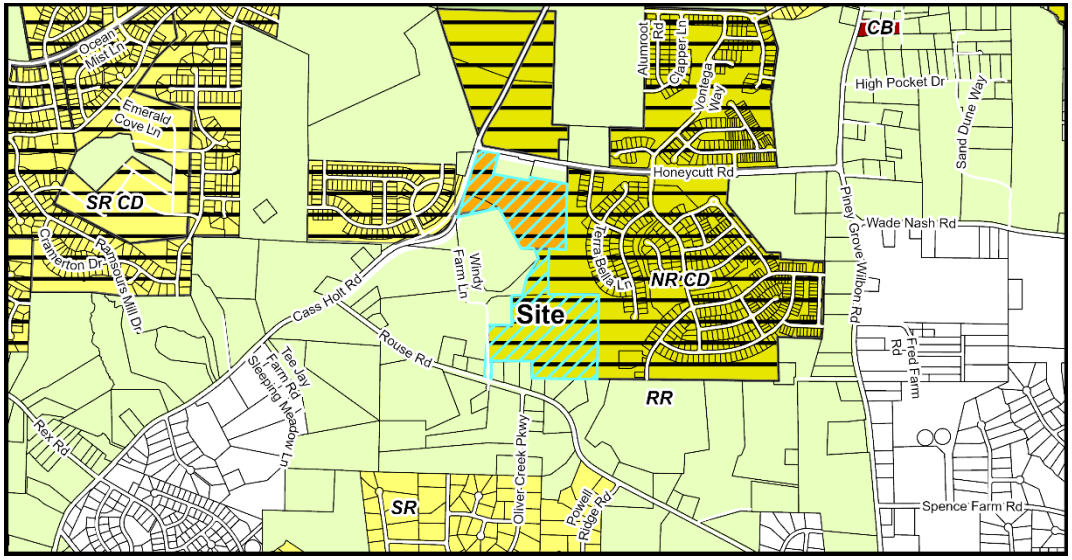
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, ordinances, and the Evans Property Conditional Zoning District (24-REZ-04).

**Staff Recommendation:** ☒ Approve ☐ Deny

## Current Zoning Information

| Parcel # | Zoning | Area |
|---|---|---|
| 0647299830 | NCR-CD | 26.05* |
| 0647196094 | NR-CD/NCR-CD | 33.91* |
| 0647384503 | NR-CD | 30.42* |
| | | *Partial Parcel |
| | **Total Area:** | **53.07 acres** |




Current Zoning Map

## Adjacent Property Current Zoning Information

| | Zoning | Existing Land Use |
|---|---|---|
| **Subject Property** | Neighborhood Residential Conditional Zoning District; Neighborhood Center Residential Conditional Zoning District | Agriculture |
| **North** | Neighborhood Residential Conditional Zoning District, Rural Residential | Vacant |
| **South** | Rural Residential | Detached Dwellings |
| **East** | Neighborhood Residential Conditional Zoning District | Detached Dwellings |
| **West** | Neighborhood Residential Conditional Zoning District; Rural Residential | Agriculture, Detached Dwellings |

## Parcel Rezoning History

Rezoning Number: 24-REZ-04
Original Zoning: RR
Approved Zoning: NR-CD/NCR-CD
Approval Date: 3/18/25

Ordinance (Rezoning) Number: 06-01
Original Zoning: Wake County
Approved Zoning: R-30: Residential (Reassigned RR in 2022)
Approval Date: 1/17/2006

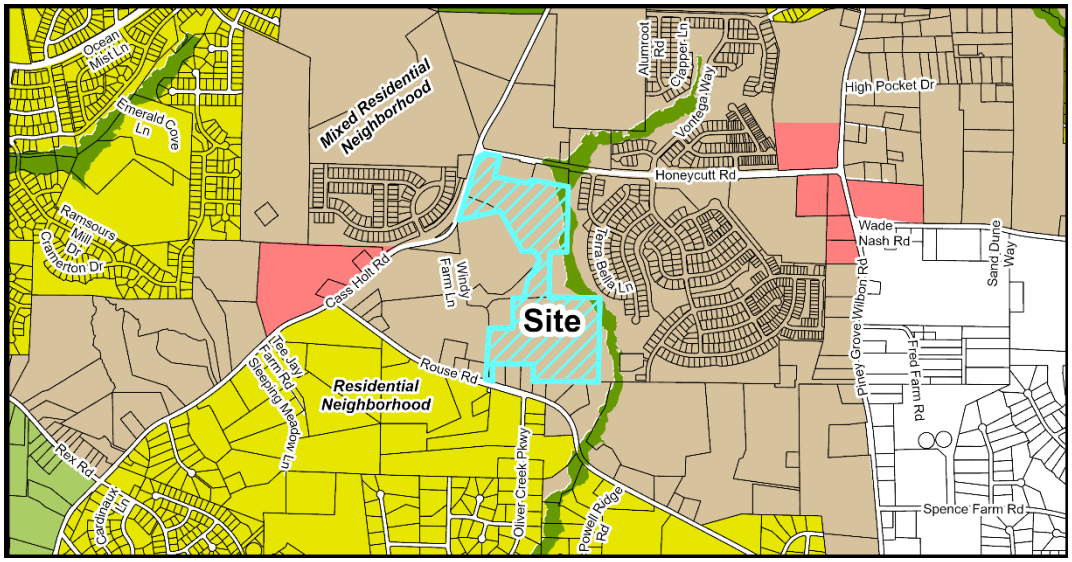
## Land Use & Character Information

*Vision Holly Springs Comprehensive Plan Section 1*

**Growth Strategy Map:** Places to Enhance

**Future Land Use:** Mixed Residential Neighborhood

**Small Area Plan:** N/A




Future Land Use Map

## Important Themes for Transforming Holly Springs:

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

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

## Land Use & Character Information (cont.)

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

Growth Strategy Map: **Places to Preserve**
Places to preserve in Holly Springs safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area (260 ft) for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single-dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive and viable travel corridors for walking and biking.

Future Land Use: **Natural Area**
Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Future Land Use: **Mixed Residential Neighborhood**
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood.

Key Characteristics Include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance streetscape and walkability.
- Development should be sensitive to existing natural resources including large tree stands and drainage ways.
- Very walkable, with sidewalks, bike facilities, paths, and trails providing pedestrian connectivity.
- Lot width and depth is variable.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should complement adjacent existing buildings while providing new housing options.

## Land Use & Character Information (cont.)

Small Area Plan: N/A

Historic Structures: ☒ None

## Land Use & Character Staff Analysis:

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

The proposed Evanston Major Subdivision is consistent with the Future Land Use designation of Mixed Residential Neighborhood, and the goals and objectives of the Town's Land Use & Character Plan, through demonstration of the following on their plans:

- Multiple Housing Types – The subdivision proposed both attached and detached dwellings
- Transitions – Throughout the rezoning review, staff worked with the applicant to meet the Mixed Residential Neighborhood intent while respecting the traditional development style of the area. The attached dwellings are located to the northern portion of the site, and the less dense detached dwellings are sited to the south. The attached dwellings are also closer to Cass Holt Road, where a Neighborhood Center is identified on the Future Land Use Map, towards the intersection at Rouse Road. The Land Use & Character Plan encourages denser housing units to be nearer to these Neighborhood Centers.
- Road Improvements – Staff have worked with the applicant on the required road improvements to the property's frontage, including the asymmetrical widening to protect the detached dwelling across from the property on Cass Holt Road.
- Open Space and Tree Preservation – Tree Preservation areas follow the existing tree line and multiple Active Recreation areas are proposed throughout the entire site. The site's Active Recreation elements are varied, including a tot lot, community garden, dog park, and a variety of greenways. The proposed onsite greenway connects to the greenway at Honeycutt Farm, tying into to existing infrastructure. The project's Tee Preservation area is also oriented towards the Natural Area indicated on the site, which follows Buckhorn Creek.

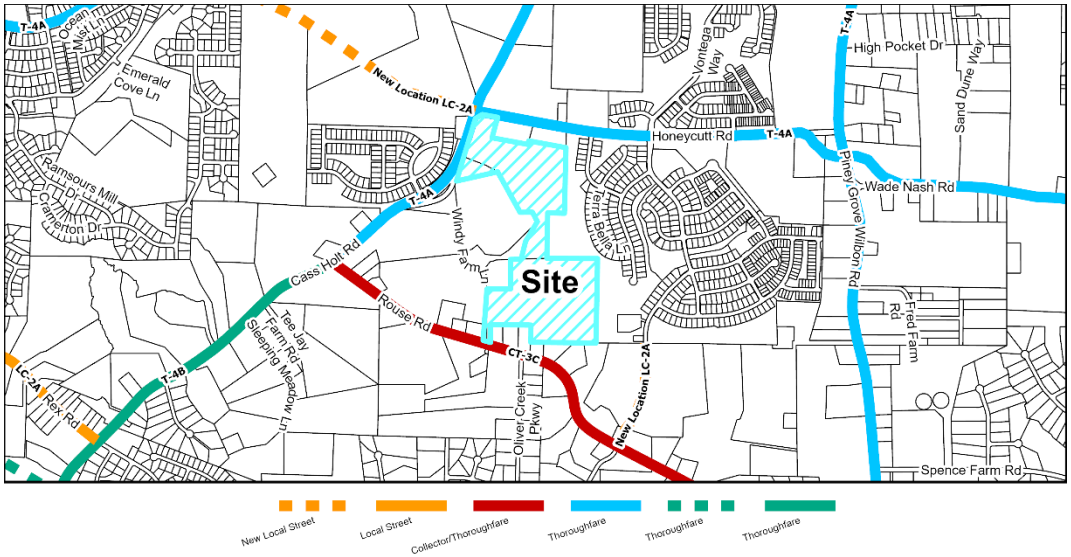
Overall, the proposed Evanston Major Subdivision is consistent with the Land Use & Character Plan.

## Transportation Information

*Vision Holly Springs Comprehensive Plan Section 2*

### Comprehensive Transportation Plan

| | |
|---|---|
| Road Widening along Project Frontage | ☒ Required<br>☐ Not Required |
| New Location Roadways | ☐ Required<br>☒ Not Required |
| Hotspot/Safety Study Location | ☐ Yes ☒ No |




Roadway Map

### Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Cass Holt Road and Honeycutt Road to meet ½ of the ultimate cross section. This typical frontage widening will occur along Honeycutt Road, which is a 4-lane median divided (T-4A) cross-section. As a condition of the Rezoning, the project will provide asymmetrical widening of Cass Holt Road to accommodate the full 4-lane median divided (T-4A) cross-section of Cass Holt Road without impacting the house on the western side of Cass Holt Road. The development is proposing two new driveway access points, one on Cass Holt Road and one on Rouse Road. The project does not have frontage on Rouse Road, so frontage improvements will not be constructed. However, a left turn lane was warranted from the Traffic Study and will be installed on Rouse Road at the new site driveway.

New Location Roadways:

There are no new CTP Roadways on this parcel. The project will, however, construct an internal collector road that connects Cass Holt Road to Rouse Road through the existing Windy Farm Lane. The collector road is a 2-lane cross section from the Town's CTP that includes on-street parking. This road will not have individual driveway accesses, which will help reduce potential conflicts and support the road's primary function of traffic service, by funneling traffic to the thoroughfares.

Hotspot/Safety Study Location:

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

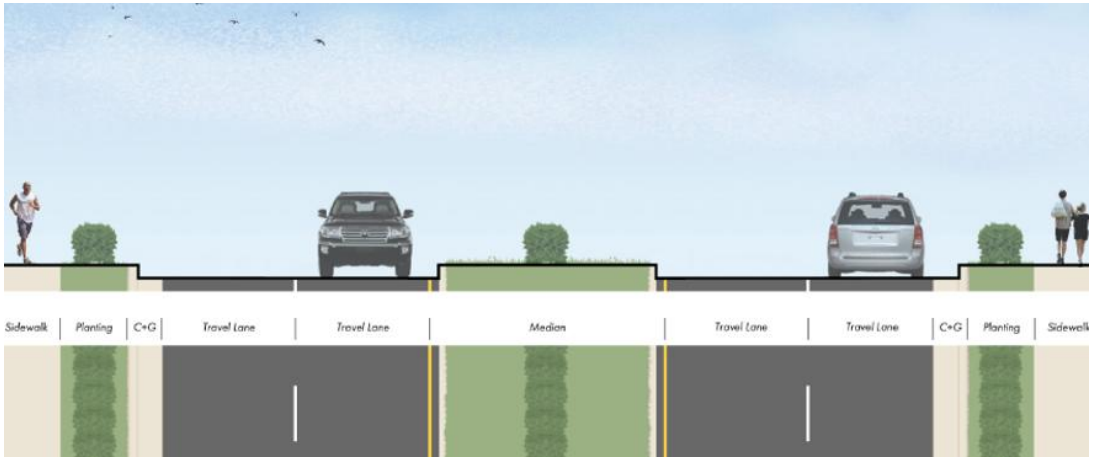
Improvement Prioritization:

N/A

## Transportation Information (cont.)

### Traffic Study Policy

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




Example of T-4A Thoroughfare Cross Section

### Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) were completed and approved with the rezoning petition. A Traffic Verification memo was completed with the Major Subdivision plan to ensure consistency with the TIA. The Major Subdivision plans include all recommended improvements within the approved TIA as follows:

*Cass Holt Road and Avent Ferry Road*
- Restripe the existing eastbound right-turn lane to that of a shared through/right-turn lane.
- Provide necessary signal timing modifications.

*Cass Holt Road and Honeycutt Road*
- Contribute a proportional Fee-In-Lieu (FIL) towards monitoring for signalization and installation once warranted and approved by NCDOT. FIL amount of $20,700.

*Cass Holt Road and Rouse Road*
- Construct an exclusive southbound left-turn lane on Cass Holt Road with a minimum of 125 feet of full width storage and appropriate deceleration and taper

*Cass Holt Road and Site Access #1*
- Construct Site Access #1 as the westbound approach with one (1) ingress and one (1) egress lane. This access is restricted to right-in-right-out operations.
- Provide stop-control for the westbound approach.
- Construct an exclusive northbound right-turn lane on Cass Holt Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

*Rouse Road and Windy Farm Lane*
- Reconstruct Windy Farm Lane as the southbound approach at this intersection.

## Transportation Information (cont.)

- Provide stop-control for the southbound approach.
- Construct an exclusive eastbound left-turn lane on Rouse Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

## Transportation Staff Analysis:

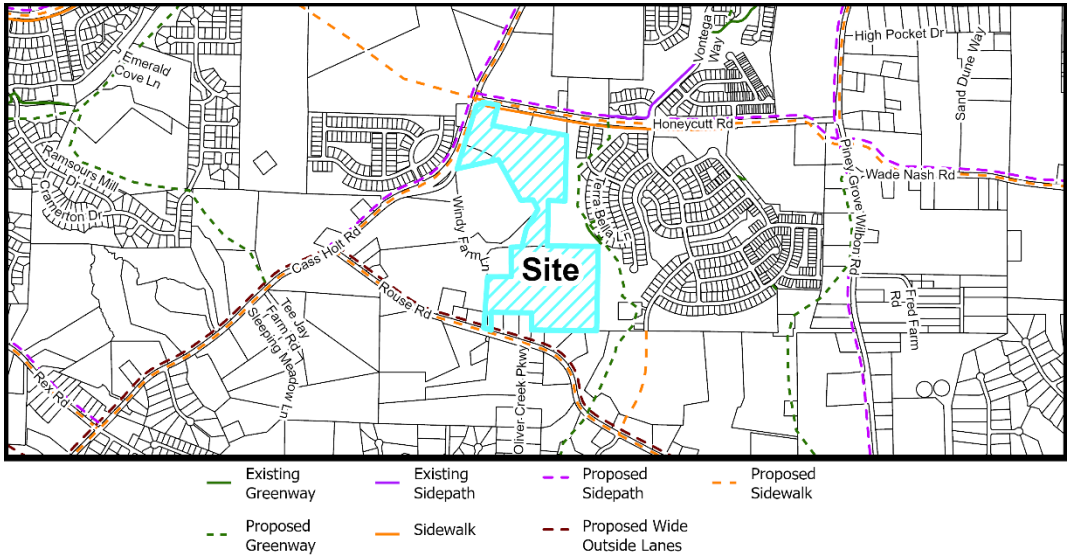
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Major Subdivision plans are consistent with the rezoning conditions, associated mitigation improvements from the Traffic Study and the Town's Comprehensive Transportation Plan.

## Parks, Recreation & Greenways Information

*Vision Holly Springs Comprehensive Plan Section 3*

**Park Search Area** ☐ Yes ☒ No




Active Transportation Map

**Required Active Transportation Improvements**

☒ Greenway ☒ Sidepath

A 10' sidepath is required along Honeycutt Road and Cass Holt Road as part of the frontage widening. The Parks, Recreation, and Greenways Master Plan shows a Greenway tracking N-S along the path of Buckhorn Creek.

## Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed along the Honeycutt Road and Cass Holt Road frontages. This project proposes greenway connections to the private greenway at Honeycutt Farm, and a greenway stub to the north, with the intent to connect to Honeycutt Road in the future. The applicant has expressed the onsite greenways will be privately owned and maintained with public access easements.

## Parks, Recreation, & Greenways Staff Analysis:

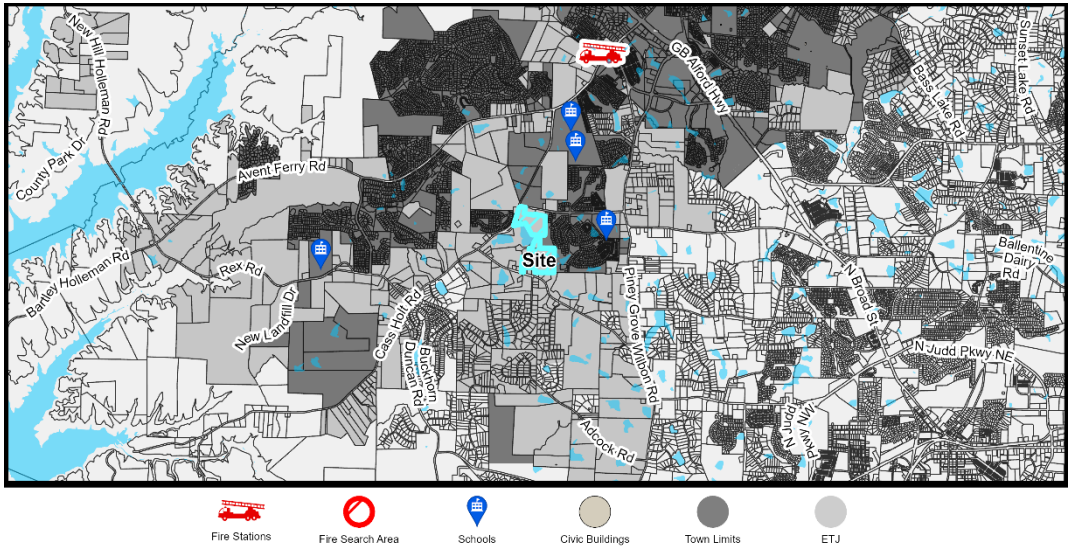
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Honeycutt and Cass Holt Roads and on-site public greenways as shown on the Parks, Recreation and Greenways Master Plan. Overall, the proposed Major Subdivision is consistent with the Parks, Recreation, and Greenways Master Plan.

## Community Facilities Information

*Vision Holly Springs Comprehensive Plan Section 4*

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




Community Facilities Map

**WCPSS Coordination**

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

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

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

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

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

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

☒ Elementary ☐ Middle ☐ High School

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

## Community Facilities Staff Analysis:

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

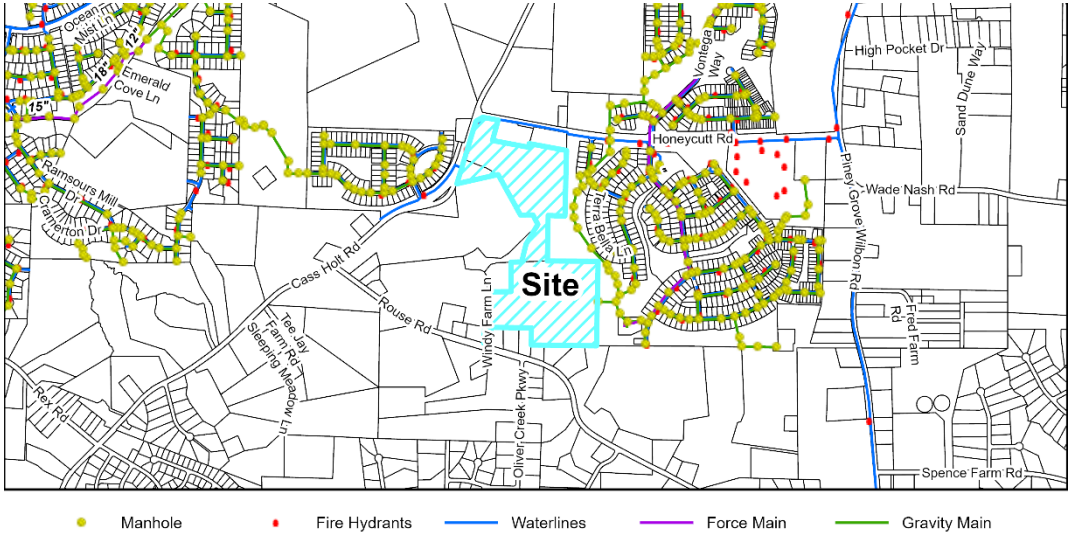
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

## Infrastructure & Utility Information

*Vision Holly Springs Comprehensive Plan Section 5*

**Utility Availability**

| | |
|---|---|
| Water | ☒ Yes ☐ No<br>☒ Study Required |
| Sanitary Sewer | ☒ Yes ☐ No<br>☒ Study Required |
| Reclaim | ☐ Yes ☒ No<br>☐ Study Required |




Utility Map

## Infrastructure & Utility Summary

### Water:

There is existing public water infrastructure located within Honeycutt Road and Cass Holt Road along the property frontages. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. A Fire Flow Analysis was completed with this Major Subdivision Plan, and it confirmed adequate water pressure within the Town's system with the addition of this development.

### Sanitary Sewer:

There is an existing public sanitary sewer stub located at the southeastern property line with Honeycutt Farms subdivision. The project proposes an extension of the gravity sewer network ultimately draining to the existing Honeycutt Farms Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with the rezoning and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity. Improvements to the Town's existing infrastructure are not necessary to support the development.

### Reclaim:

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

## Infrastructure & Utility Information (cont.)

**Water Resource Management (WRMP) Policy**

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

**Water Resource Management Policy Summary**
This development is subject to the Water Resource Management Policy and the requested allocation was approved by Town Council with the Rezoning on February 25, 2025.

Utility Allocation Summary

**Priority Level:** Priority Level 2
**Allocation Assignment:** Residential – Single Family
**Allocation Requested:** 38,760 GPD
**Allocation Status:** Approved

## Infrastructure & Utility Staff Analysis:

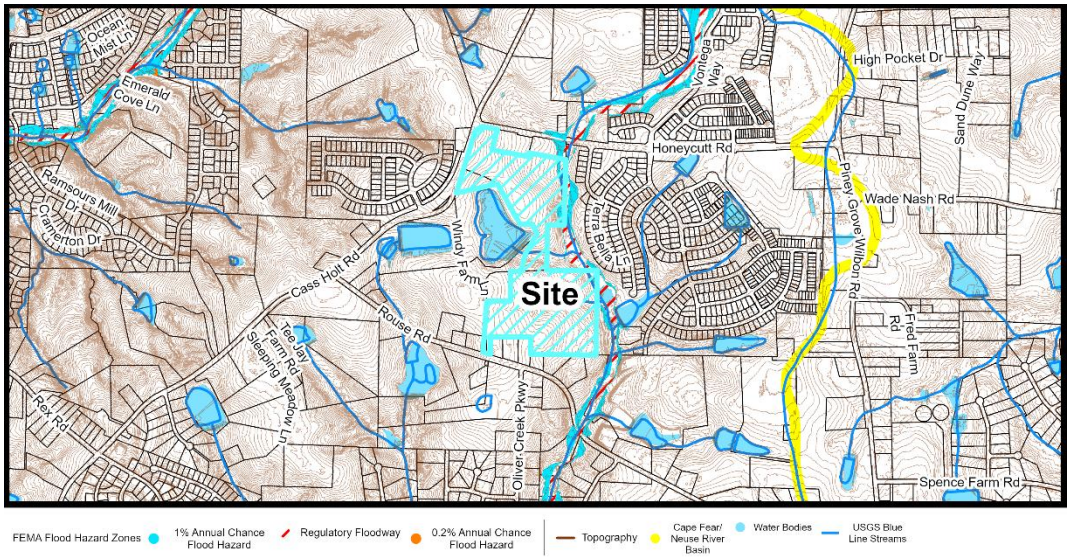
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sanitary sewer are consistent with the Town's Comprehensive Plan and the associated Engineering Studies.

## Natural Resources & Open Space Information

*Vision Holly Springs Comprehensive Plan Section 6*

| | |
|---|---|
| **On-site Private Open Space** | **30% or 15.92 ac.** |
| Tree Preservation Area | 20% or 10.61 ac. |
| Active Recreation Area | 5% or 2.65 ac. |
| Flexible Space | 5% or 2.65 ac. |




Natural Resources Map

## Natural Resources & Open Space Summary

### Open Space:

The site is zoned both NR-CD and NCR-CD. As part of the approved rezoning, the 30% open space requirement for the NR district was applied to the overall project. As part of this Major Subdivision application, the applicant has provided:

- 7 Active Recreation spaces, totaling 6.06 acres
- 10.54 acres of Tree Preservation, with 0.48 acres of reforestation area.

### Stormwater:

This project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with multiple Stormwater Control Measure. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds and Riparian buffers.

## Natural Resources & Open Space Staff Analysis:

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

The proposed Major Subdivision meets or exceeds the requirements of the of the Natural Resources and Open Space regulations per the Unified Development Ordinance, and consistent with the Comprehensive Plan.

## Development Standards Information

*Unified Development Ordinance*

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) the NR-CD Neighborhood Residential and the NCR-CD Neighborhood Center Residential Conditional Zoning District (24-REZ-04).

### Development Standards Summary

#### Development Standards (UDO Section 2 & 24-REZ-04):

| **Density** | **24-REZ-04 Standard** | **Proposed** |
|---|---|---|
| Number of Dwelling Units | 152 (87 Attached, 65 Detached) | 152 (87 Attached, 65 Detached) |
| Maximum Density | NR-CD: 5 units/acre<br>NCR-CD: 5 units/acre | NR-CD: 2.32 units/acre<br>NCR-CD: 3.97 units/acre |

| **Building Placement** | **UDO Standard** | **Proposed** |
|---|---|---|
| Thoroughfare Setback (Honeycutt/Cass Holt) | 25' | 25' |

| **Building Height** | **UDO Standard** | **Proposed** |
|---|---|---|
| Maximum Primary Building Height | 35' | 35' |
| Maximum Accessory Building Height | 25' | 25' |

| **Lot Width** | **25-REZ-04 Standard** | **Proposed** |
|---|---|---|
| Minimum Lot Width for Attached Dwellings | 22' | 22' |
| Minimum Lot Width for Detached Dwellings | 50' | 50' |

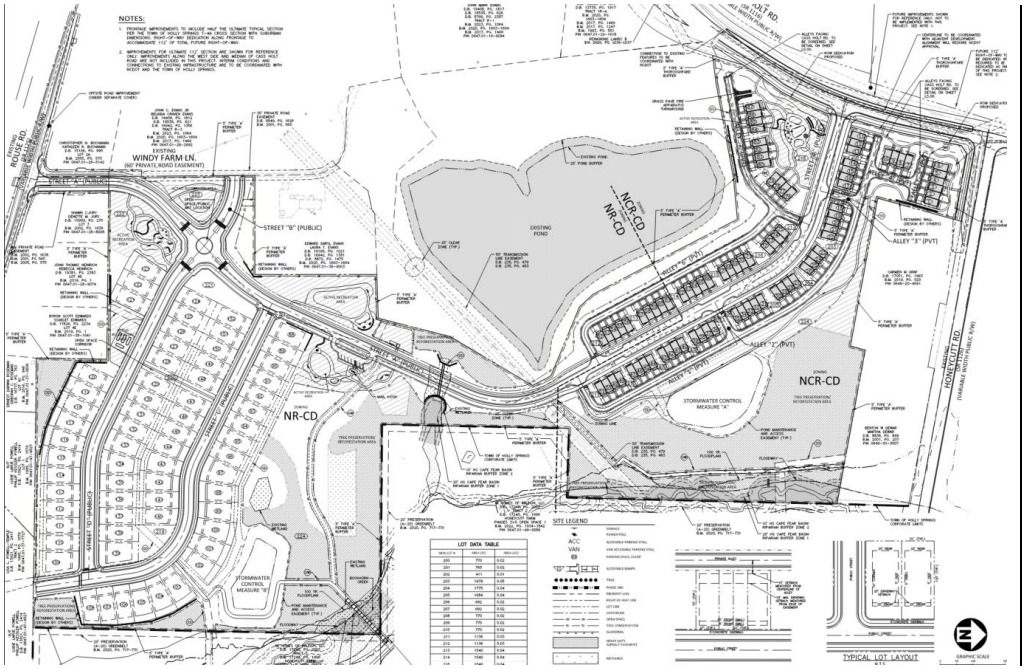
#### Landscaping (UDO Section 5 & 24-REZ-04):

| | **UDO Standard** | **Proposed** |
|---|---|---|
| **Perimeter Buffers** | | |
| Adjacent to RR and NR Districts | 5' | 5' |
| Thoroughfare Buffer | 5' | 5' |
| **Street Trees** | | |
| Thoroughfare | Trees on private property within 5' of the right-of-way | Trees on private property within 5' of the right-of-way |
| Public Streets (Non-thoroughfare) | Trees within right-of-way | Trees within right-of-way |

**Additional Standards – 24-REZ-04 Evans Property Design Manual**

- Variety of brick/stone materials and colors
- Non-monotony standards: Detached Dwellings must not have a similar elevation or color to adjacent homes
- All units must meet design requirements of a green building program

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




**Site Design Highlights**

- 87 Attached Dwellings, 65 Detached
- 7 Active Recreation Areas
  - Tot Lot
  - Community Garden
  - Trails and Greenways
- Greenway connection to Honeycutt Farm
- Public Art in roundabout

**Building Elevations (UDO Section 8 and Conditional Zoning District)**



**Building Elevation Highlights**

- Attached Dwelling Example Images
  - Rear-Loaded
  - Separated into 3-, 4-, 5-, and 6-unit blocks

## Development Standards Staff Analysis

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

The proposed Evanston Major Subdivision is overall consistent with the UDO and Neighborhood Residential and Neighborhood Center Residential Conditional Zoning Districts. As part of the Conditional Zoning Districts, the applicant was required to submit a Rezoning Plan and a Design Manual, outlining the general layout of the site and any modified standards. Upon the rezoning approval, the modified standards became the requirements of the district. These standards have been demonstrated to be met with this Major Subdivision, with all required buffers and setbacks.

## Decision-Making Information

**Comprehensive Plan and Unified Development Ordinance Consistency Summary Table**

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

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

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

**Staff Recommendation:** ☒ Approve ☐ Deny

## Previous Case Related Items

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

Meeting Date: 5/22/2025
Summary of Questions/Issues:

- Site access locations
- Road Improvements on Honeycutt Rd and Cass Holt Rd
- Increase in traffic
- Construction timeline, timing of sale of property
- Speed limit reductions
- Number of potential residents

- Potential impacts to property taxes
- Potential prices of homes

## Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

**Action: Major Subdivision Plan Petition Motion**
The Planning Board must make a recommendation to the Town Council on the Major Subdivision Plan.

**Motion** to recommend that the Town Council approve / deny Major Subdivision Plan 25-MAS-03 for Evanston Major Subdivision as submitted by McAdams, dated Revised 1/23/2026 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

1. All previous conditions of approval for 24-REZ-04 Evans Rezoning apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
4. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Cass Holt Road/Honeycutt Road. Continue to monitor this intersection for signalization.
5. All new overhead power lines and services must be installed underground with this development. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.

6. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
7. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
8. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
11. All Special Studies must be finalized prior to being scheduled for Planning Board.
12. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
13. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
14. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
15. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
16. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
17. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
18. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
19. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
20. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

21. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
22. A Lighting Plan will be provided with the first Construction Drawing submittal.
23. The required public art piece will be determined prior to Construction Drawing approval.

## Next Steps

**Quasi-Judicial Public Hearing**

Anticipated Town Council Public Hearing Date: 3/17/2026

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

*Quasi-Judicial Decision:*

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

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

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

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

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

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

# DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

*DPM Appendix #A.04 Supplement 20 October 2023*

| **PETITION CONTACT INFORMATION** *(Attach additional sheets if needed)*<br>Applicant and Financially Responsible Party will need to register for an account on the Portal. | |
|---|---|
| **Project Applicant** Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other | |
| Name: John Martin | Company: McAdams |
| Mailing Address: 621 Hillsborough Street, Suite 500 | |
| City, State, Zip: Raleigh, NC 27603 | |
| Telephone: 919-361-5000 | E-Mail: jmartin@mcadamsco.com |
| **Design Professional** | |
| Name: John Martin | Company: McAdams |
| Mailing Address: 621 Hillsborough Street | |
| City, State, Zip: Raleigh, NC 27603 | |
| Telephone: 919-361-5000 | E-Mail: jmartin@mcadams.com |
| **Developer** | |
| Name: Britt Spivey | Company: MI Homes |
| Mailing Address: 1511 Sunday Drive Suite 112 | |
| City, State, Zip: Raleigh, NC, 27607 | |
| Telephone: 919-233-5729 | E-Mail: bspivey@mihomes.com |
| **Architect** | |
| Name: - | Company: |
| Mailing Address: | |
| City, State, Zip: | |
| Telephone: | E-Mail: |
| **Landscape Architect** | |
| Name: | Company: |
| Mailing Address: | |
| City, State, Zip: | |
| Telephone: | E-Mail: |
| **Financially Responsible Party (REQUIRED)** | |
| Name: Britt Spivey | Company: MI Homes |
| Mailing Address: 1511 Sunday Drive Suite 112 | |
| City, State, Zip: Raleigh, NC, 27607 | |
| Telephone: 919-233-5729 | E-Mail: bspivey@mihomes.com |
| **Property Owner (REQUIRED)** | |
| Name: Josephine Evans | Company: |
| Mailing Address: | |
| City, State, Zip: | |
| Telephone: - | E-Mail: - |

# DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

*DPM Appendix #A.04 Supplement 20 October 2023*

| PROJECT INFORMATION | |
|---|---|
| Project Name | Evanston |
| PUD/Master Plan or Subdivision | Subdivision |
| Shopping Center or Lot # | n/a |
| Project Location *Use street address. If none, use closest intersection* | 6200 Windy Farm Lane |
| | ☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation |
| PIN(s) | 0647299830, 0647384503, 0647196094 |
| Real Estate ID | 0021150, 0282591, 0277204 |
| Project Acreage | 53.07 ac Partial Parcel? ☐ Yes ☑ No |
| Current Zoning | Rural Residential (RR) |
| Proposed Use | 32.38 ac of NR-CD, 19.74 ac of NCR-CD |
| Open Space | ☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A |
| Waivers Requested | ☑ No ☐ Yes: Specify UDO Section Number(s): |
| Special Study Scoping Meeting Dates | |
| Sketch Plan Review (pre-submittal) Meeting Date: | 5-8-2025 |
| Water Resource Management Program (WRMP) | WRMP Priority Level ☐ 1 ☑ 2 ☐ 3<br>Allocation Request Required 2 |

| CERTIFICATE OF COMPLETION |
|---|
| I certify that all information presented in this petition is accurate to the best of my knowledge and belief.<br>Signature of Applicant: John C Mastri Date: 5-30-25 |

## DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

May 29, 2025

# Evanston Development Plan Findings of Fact

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

**RESPONSE**

- The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the NR/NCR-CD zoning district and is consistent with the vision for the area, which identifies the site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs. Significant efforts to mitigate impacts on adjacent properties are proposed as part of this development. These efforts include, most notably, improvements to Cass Holt Road which have been designed to ensure that adjacent properties and homes are not taken out in the process of improving these roadways to better serve the community as a whole and preserve the homes of existing residents.

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

**RESPONSE**

- The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. Furthermore, the proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park.

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

**RESPONSE**

- The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed project

will provide right-of-way dedication and frontage improvements for Cass Holt and Honeycutt Roads, and connection to Rouse Road. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

**RESPONSE**

- The proposed development enhances the public realm by contributing to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy.

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

**RESPONSE**

- The Town's Comprehensive Plan identified this site as a Mixed Residential Neighborhood. The proposed development will provide much-needed housing for the Town and include a variety of townhomes and types of single-family housing targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy. Additionally, the proposed street network and transportation improvements align with the recommendation in the Town's Comprehensive Transportation Plan and will ensure a well-connected street and pedestrian network, providing convenient access to amenities and the future Cass Holt Town Park. The proposed development meets both the current and proposed long-term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

# NEIGHBORHOOD MEETING REPORT

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

## Notification of Owners:

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

| **NEIGHBORHOOD MEETING INFORMATION** | |
|---|---|
| Meeting Date: | 05 22 2025 |
| Meeting Time: | 5:30 - 6:30 p.m. |
| Meeting Location: | Virtual - Zoom platform |

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

**Summary of Issues:**
See attached

**Changes made to the Petition as a result of the meeting:**
N/A

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

**Preparer's Signature:** Hunter Winstead Date: 5/28/2025

The applicant opened the meeting, introduced the applicant team, and presented the general overview for the proposed development plan. Specifically, the applicant explained the approval process in Holly Springs, the concept plan that was recently approved through the rezoning process, and the proposed subdivision plan to be submitted with the present application.

A participant asked if there will be a left turn onto Cass Holt Road from Street A.

**Response**: Street A will be "right in, right out" per the Town traffic mitigation agreement ("TMA") and NCDOT. For residents wishing to travel South on Cass Holt, they must use the Street A exit onto Rouse Road.

A participant asked if the applicant will widen Honeycutt Road.

**Response**: Yes, that

A participant asked if the applicant is coordinating with Davidson Homes for the widening of Honeycutt Road?
**Response**: Yes

A participant asked if there are new roads tying in from the Honeycutt Farms development?
**Response**: No

A participant asked when construction will begin.
**Response**: Roughly August of 2026.

A participant asked about increased traffic.
**Response**: There is a traffic mitigation agreement to ensure there is no degradation in levels of service at the observed intersections. This TMA was finalized and incorporated into the approved rezoning.

A participant asked whether the nearby home would be impacted?
**Response**: No, we are only improving the east side of Honeycutt Road.

A participant asked about the installation of a traffic signal at Cass Holt and Honeycutt.
**Response**: As of right now, a signal is not warranted at that intersection. However, the Applicant must pay a fee in lieu for the future development of the traffic signal.

A participant asked about when construction would occur during the day.
**Response**: Likely 7am through sundown. The Town has an enforceable noise ordinance as well if there are any encroachments.

A participant asked if the speed limit will be changed.
**Response**: No.

A participant asked how many homes will be built.
**Response**: 152 total units. 87 townhomes and 65 detached.

A participant asked how many people would move in.
**Response**: Approximately 450 people.

A participant asked about home prices.
**Response**: We are unsure at this time.

A participant asked about property taxes.
**Response**: This development itself will not raise taxes. However, the Tax Assessor looks at growth patterns as a whole.

A participant asked whether the land has been sold.
**Response**: Not yet, the closing is conditioned upon the approval of construction drawings.

A participant asked whether all the country land on Cass Holt will be developed?
**Response**: Yes, for properties outside of the watershed, they will likely be developed at some point.

A participant asked what a watershed is.
**Response**: They are areas that feed into streams and other water impoundments that ultimately feed into bodies that become drinking water.

The applicant thanked the participants for their involvement and closed the meeting.

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: May 9, 2025

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Cass Holt Road between Rouse Rd. and Honeycutt Rd. Parcel Identification Numbers (PINs) include 0647299830, 0647384503, and 0647196094 (the "Property"). The Property is approximately 53.07 acres, depicted on the attached Context Map.

We are counsel for M/I Homes which plans to submit a Development Plan to the Town of Holly Springs (the "Town") for the above-referenced Property. You are receiving this notice because you own property within 500 feet of the Property and per the Town's Unified Development Ordinance you are entitled to notice of a pending Development Plan. The Property subject to the Development Plan, along with the properties within 500 feet are highlighted in yellow on the context map included with this mailing and were recently rezoned by the Town of Holly Springs to permit the development plan contemplated hereby.

The purpose of the Development Plan is to facilitate the development of a residential subdivision with attached and detached dwellings and accessory uses consistent with the zoning for the Property as approved by the Town of Holly Springs.

We will hold a virtual neighborhood meeting on **Thursday, May 22, 2024**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

# Context Map


Honeycutt Rd
Kephart Way
Rider Race Bnd
Aintree Ave
Aintree Ave
Cass Holt Rd
Serenata Dr
Headrick Rd
Condra Rd
Otis Way
Southerland Shire Ln
Headrick Rd
Cass Holt Rd
Rouse Rd
Rouse Rd
Buckhorn Creek
Ressler St
Cressida W

# How to Participate in the May 22, 2025 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/20250522.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

    REGISTRATION QR CODE

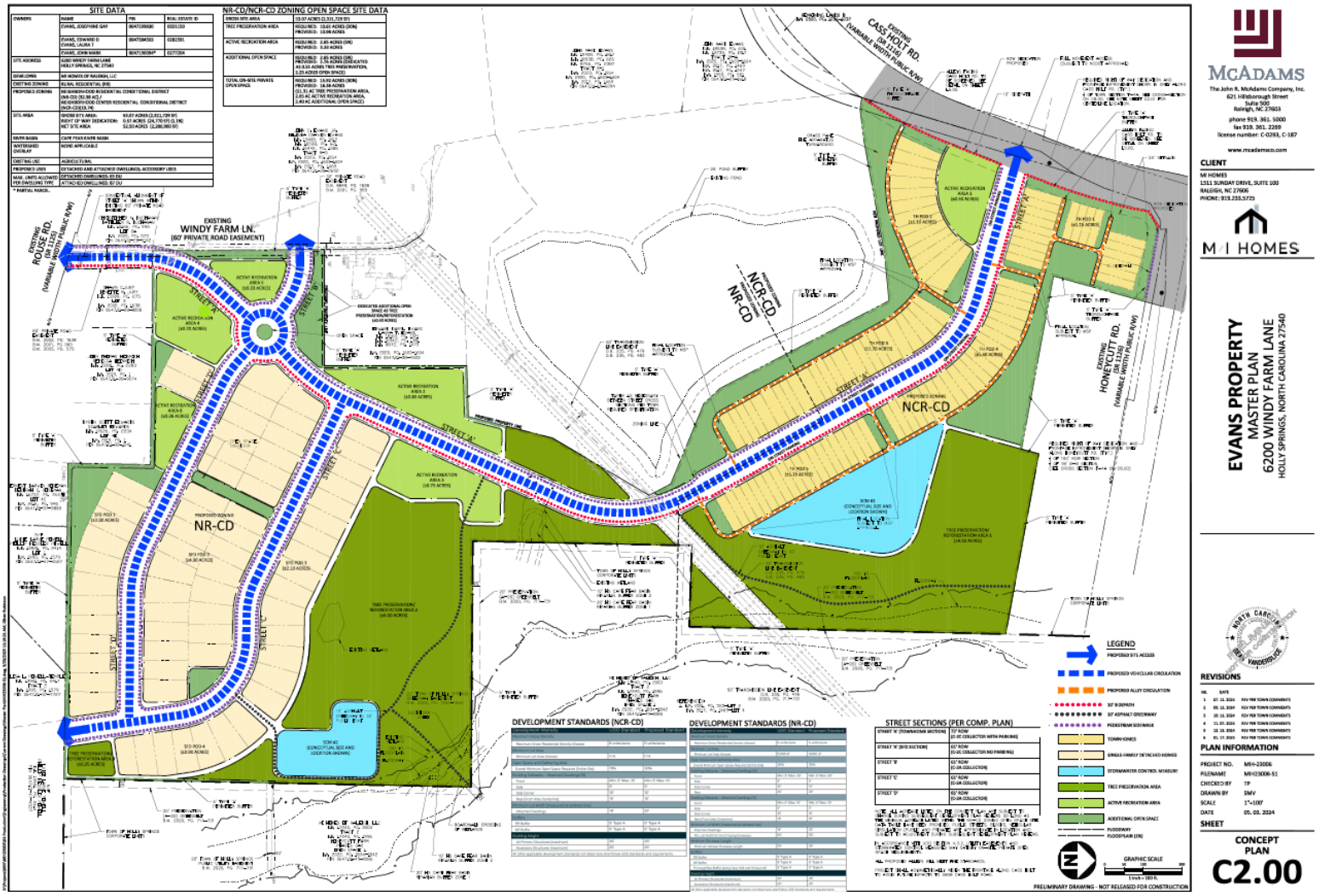
    - Webinar ID: 889 1198 7074
    - Passcode: 073174
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0396** or email **hwinstead@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **hwinstead@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **hwinstead@morningstarlawgroup.com**.




McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

M I HOMES

# EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

| NO. | DATE | |
|---|---|---|
| 1 | 07.12.2024 | RVV PER TOWN COMMENTS |
| 2 | 09.16.2024 | RVV PER TOWN COMMENTS |
| 3 | 10.11.2024 | RVV PER TOWN COMMENTS |
| 4 | 11.07.2024 | RVV PER TOWN COMMENTS |
| 5 | 11.15.2024 | RVV PER TOWN COMMENTS |
| 6 | 01.17.2025 | RVV PER TOWN COMMENTS |

PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | MH-23006 |
| FILENAME | MH23006-S1 |
| CHECKED BY | TP |
| DRAWN BY | SMV |
| SCALE | 1"=100' |
| DATE | 05. 03. 2024 |

SHEET
CONCEPT PLAN
C2.00

Attendee Report

Report gen ########

| Topic | Webinar ID | Actual Star | Actual Dur | # Registran | # Cancelle | Unique Vie | Total Users | Max Concu | Enable Registration |
|---|---|---|---|---|---|---|---|---|---|
| Cass Holt | 889 1198 7 | ######## | 72 | 6 | 0 | 6 | 14 | 6 | Yes |

Host Details

| Attended | User Name | Email | Join Time | Leave Time | Time in Ses | Is Guest | Country/Region Name |
|---|---|---|---|---|---|---|---|
| Yes | Jason Barr | jbarron@M | ######## | ######## | 72 | No | United States |

Panelist Details

| Attended | User Name | Email | Join Time | Leave Time | Time in Ses | Is Guest | Country/Region Name |
|---|---|---|---|---|---|---|---|
| Yes | Laura Holl | hwinstead( | ######## | ######## | 71 | Yes | United States |
| Yes | Hunter Wir | hwinstead( | ######## | ######## | 64 | Yes | United States |
| Yes | Scott Salla | hwinstead( | ######## | ######## | 62 | Yes | United States |
| Yes | John Martir | hwinstead( | ######## | ######## | 61 | Yes | United States |
| Yes | Campbell E | hwinstead( | ######## | ######## | 31 | Yes | United States |

Attendee Details

| Attended | User Name | First Name | Last Name | Email | Registratio | Approval St | Join Time | Leave Time | Time in Ses | Is Guest | Country/Region Name |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Yes | David Char | David | Charters | chartersd7 | ######## | approved | ######## | ######## | 32 | Yes | United States |
| Yes | Adrianna D | Adrianna | Dickson | atdickson0 | ######## | approved | ######## | ######## | 54 | Yes | United States |
| Yes | Patrick Bry | Patrick | Bryant | patrickbrya | ######## | approved | ######## | ######## | 63 | Yes | United States |
| Yes | Diane Wins | Diane | Winstead | purplepans | ######## | approved | ######## | ######## | 37 | Yes | United States |
| Yes | Diane Wins | Diane | Winstead | purplepansy65@gmail.com | | | ######## | ######## | 26 | Yes | United States |
| Yes | Kevin Bell | Kevin | Bell | kevob@duc | ######## | approved | ######## | ######## | 8 | Yes | United States |
| Yes | Kevin Bell | Kevin | Bell | kevob@duck.com | | | ######## | ######## | 25 | Yes | United States |
| No | Rakesh | Rakesh | Manohara | Rakesh_be | ######## | approved | -- | -- | -- | -- | |

Other Attended

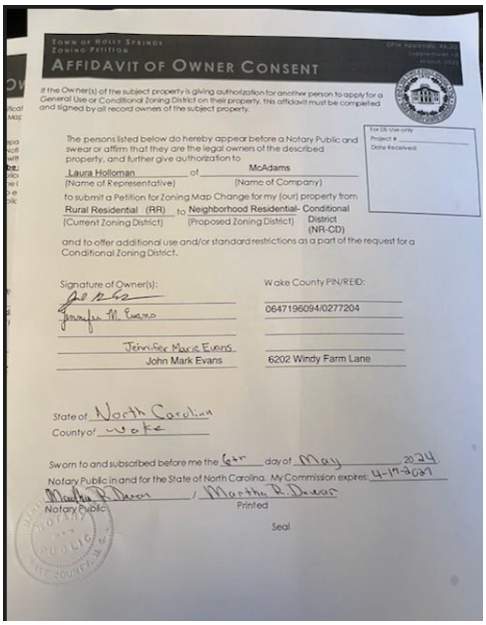
| User Name | Join Time | Leave Time | Time in Ses | Is Guest | Country/Region Name |
|---|---|---|---|---|---|
| 1.83E+10 | ######## | ######## | 62 | Yes | United States |

| Owner | Mailing Ad | Mailing Ad | Mailing Address 3 |
|---|---|---|---|
| HOLT, MAR | 6116 CASS | HOLLY SPRINGS | NC 27540-9758 |
| MCIVER, N | 6816 ROUS | HOLLY SPRINGS | NC 27540-9535 |
| CHADALAV | 100 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| VYAS, SHA | 100 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| TIMILSINA, | 101 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| SATYA, ARA | 104 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| YOUNG, RO | 104 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| LINGALA, S | 105 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| SHILPAKAF | 105 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| JAISWAL, P | 108 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| ULLIKANTI, | 108 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| ALLA, CHA | 109 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| SANUGOM | 109 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| KIRAN PICH | 112 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| GLENNON, | 112 TERRA | HOLLY SPRINGS | NC 27540-5842 |
| KANDIMAL | 113 BROAI | HOLLY SPRINGS | NC 27540-4990 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| KOGANTI, I | 116 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| YEDLA, HIN | 116 TERRA | HOLLY SPRINGS | NC 27540-5842 |
| ORSINI, EF | 120 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| ERUKULLA | 128 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| PREBLE, JE | 129 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| KOTTAI, AJI | 133 SEREN | HOLLY SPRINGS | NC 27540-5844 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| THAKUR, R | 200 BREEI | HOLLY SPRINGS | NC 27540-4989 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| GURUNG, I | 200 TERRA | HOLLY SPRINGS | NC 27540-5843 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| M/I HOMES | 1511 SUNI | RALEIGH | NC 27607-5195 |
| HEDGEPET | 201 TERRA | HOLLY SPRINGS | NC 27540-5843 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| POTHUMAI | 204 BREEI | HOLLY SPRINGS | NC 27540-4989 |
| TIWARI, VA | 204 TERRA | HOLLY SPRINGS | NC 27540-5843 |
| PALANIAPF | 205 TERRA | HOLLY SPRINGS | NC 27540-5843 |
| MANGALAF | 208 TERRA | HOLLY SPRINGS | NC 27540-5843 |
| GAJULA, AI | 209 TERRA | HOLLY SPRINGS | NC 27540-5843 |

JAKKA, ROI 212 TERRA HOLLY SPRINGS NC 27540-5843
YELCHURI, 213 TERRA HOLLY SPRINGS NC 27540-5843
AMBATI, N/ 216 SOUTH HOLLY SPRINGS NC 27540-5837
NALLA, RA\ 216 TERRA HOLLY SPRINGS NC 27540-5843
SHARMA, K 217 AINTRI HOLLY SPRINGS NC 27540-4984
SHESHADF 217 TERRA HOLLY SPRINGS NC 27540-5843
MALLIPEDI 220 SOUTH HOLLY SPRINGS NC 27540-5837
KIZHAKKET 220 TERRA HOLLY SPRINGS NC 27540-5843
PUN, MAD/ 221 AINTRI HOLLY SPRINGS NC 27540-4984
SPADEA, D 221 TERRA HOLLY SPRINGS NC 27540-5843
MADANU, J 224 SOUTH HOLLY SPRINGS NC 27540-5837
MUNUKOTI 224 TERRA HOLLY SPRINGS NC 27540-5843
KHADKA, S 225 SOUTH HOLLY SPRINGS NC 27540-5837
ALI, MUNT/ 225 TERRA HOLLY SPRINGS NC 27540-5843
GOKARAJU 228 SOUTH HOLLY SPRINGS NC 27540-5837
BOLLINA, \ 228 TERRA HOLLY SPRINGS NC 27540-5843
FONT, CHF 229 SOUTH HOLLY SPRINGS NC 27540-5837
PADIA, ROI 229 TERRA HOLLY SPRINGS NC 27540-5843
KURUVALL 232 SOUTH HOLLY SPRINGS NC 27540-5837
MUKTHAV/ 232 TERRA HOLLY SPRINGS NC 27540-5843
HUTTENHC 233 SOUTH HOLLY SPRINGS NC 27540-5837
GOLLA, NA 233 TERRA HOLLY SPRINGS NC 27540-5843
KATTA, VAI 236 TERRA HOLLY SPRINGS NC 27540-5843
M/I HOMES 1511 SUNI RALEIGH NC 27607-5195
BOYLAN, P 240 TERRA HOLLY SPRINGS NC 27540-5843
RIPPERGEI 244 TERRA HOLLY SPRINGS NC 27540-5843
JANGAMA, 248 TERRA HOLLY SPRINGS NC 27540-5843
THATIPART 252 TERRA HOLLY SPRINGS NC 27540-5843
NAMELEGU 256 TERRA HOLLY SPRINGS NC 27540-5843
MEADOWS 260 TERRA HOLLY SPRINGS NC 27540-5843
GANGADH. 301 AINTRI HOLLY SPRINGS NC 27540-4985
SOSA, YALI 301 SOUTH HOLLY SPRINGS NC 27540-5838
APPAM CH 305 AINTRI HOLLY SPRINGS NC 27540-4985
BERGER, A 305 SOUTH HOLLY SPRINGS NC 27540-5838
CHEDATI, I 308 SOUTH HOLLY SPRINGS NC 27540-5838
CHIRANGA 309 AINTRI HOLLY SPRINGS NC 27540-4985
GANTI, VEI 309 SOUTH HOLLY SPRINGS NC 27540-5838
GANESH, K 312 SOUTH HOLLY SPRINGS NC 27540-5838
KAMTHE, A 313 AINTRI HOLLY SPRINGS NC 27540-4985
MUNOZ, AI 313 SOUTH HOLLY SPRINGS NC 27540-5838
SUBBAIAH, 316 SOUTH HOLLY SPRINGS NC 27540-5838
GODTHI, L/ 317 AINTRI HOLLY SPRINGS NC 27540-4985
SHAIK, MAI 317 SOUTH HOLLY SPRINGS NC 27540-5838
CHAUHAN, 321 AINTRI HOLLY SPRINGS NC 27540-4985

| | | | |
|---|---|---|---|
| EDWARDS, | 321 SOUTH | HOLLY SPRINGS | NC 27540-5838 |
| ILLINDALA, | 325 AINTRE | HOLLY SPRINGS | NC 27540-4985 |
| GUNASEKA | 329 AINTRE | HOLLY SPRINGS | NC 27540-4985 |
| PATTABI, S | 333 AINTRE | HOLLY SPRINGS | NC 27540-4985 |
| PULTE HOI | 1225 CRES | CARY | NC 27518-8119 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| SHAIK, ASH | 401 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| BELL, KEVI | 405 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| PAPPUGAF | 409 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| TUMATI, VA | 413 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| PATTANASI | 417 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| VELLAIYAN | 421 AINTRE | HOLLY SPRINGS | NC 27540-4986 |
| SURAMPUI | 501 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| MENON, VI | 504 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| MADINENI, | 505 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| TURANO, S | 508 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| VERMA, RA | 509 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| SUBBARAJ, | 513 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| SINGH, SAI | 517 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| MAHAJAN, | 521 AINTRE | HOLLY SPRINGS | NC 27540-4987 |
| VALENCIA | 1225 CRES | CARY | NC 27518-8119 |
| DEWAR, EV | C/O BENTC | 5920 HONI | HOLLY SPRINGS NC 27540-9517 |
| BRYANT, LA | PO BOX 66 | FUQUAY VARINA | NC 27526-0066 |
| VANCE, RC | 5808 CASS | HOLLY SPRINGS | NC 27540-9757 |
| DAVIS, JAM | 5900 HONI | HOLLY SPRINGS | NC 27540-9517 |
| DEWAR, BE | 5920 HONI | HOLLY SPRINGS | NC 27540-9517 |
| DEWAR, BE | 5920 HONI | HOLLY SPRINGS | NC 27540-9517 |
| GRAF, ERIC | 5933 HONI | HOLLY SPRINGS | NC 27540-9522 |
| HOLT, JOEI | 5524 PRES | FUQUAY VARINA | NC 27526-7307 |
| HOLT, JOEI | 5524 PRES | FUQUAY VARINA | NC 27526-7307 |
| EVANS, JOI | 6829 ROUS | HOLLY SPRINGS | NC 27540-9536 |
| MCIVER, LE | 6308 WIND | HOLLY SPRINGS | NC 27540-7240 |
| HOLT, MAR | 6116 CASS | HOLLY SPRINGS | NC 27540-9758 |
| EVANS, JOS | 6200 WIND | HOLLY SPRINGS | NC 27540-7218 |
| EVANS, JOI | 6829 ROUS | HOLLY SPRINGS | NC 27540-9536 |
| EVANS, ED | 6213 WIND | HOLLY SPRINGS | NC 27540-7218 |
| EVANS, JOI | 6229 WIND | HOLLY SPRINGS | NC 27540-7218 |
| BUCHANAI | 6236 WIND | HOLLY SPRINGS | NC 27540-7218 |
| JURY, SHA\ | 6237 WIND | HOLLY SPRINGS | NC 27540-7218 |
| MCIVER, LE | 6308 WIND | HOLLY SPRINGS | NC 27540-7240 |
| WILLIAMS, | 6709 ROUS | HOLLY SPRINGS | NC 27540-9534 |
| GENIESSE, | 6713 ROUS | HOLLY SPRINGS | NC 27540-9534 |
| POWELL, JA | 6717 ROUS | HOLLY SPRINGS | NC 27540-9534 |
| ROWELL, R | 6800 ROUS | HOLLY SPRINGS | NC 27540-9535 |

POINDEXTI 6229 WINI HOLLY SPRINGS NC 27540-7218
BLACK, WI 6817 ROUS HOLLY SPRINGS NC 27540-9536
MCIVER, LI 6308 WINI HOLLY SPRINGS NC 27540-7240
MCIVER, LI 6908 ROUS HOLLY SPRINGS NC 27540-9537
HEINRICH, 6913 ROUS HOLLY SPRINGS NC 27540-9538
EDWARDS, 6921 ROUS HOLLY SPRINGS NC 27540-9538
ROSEMAN, 6925 ROUS HOLLY SPRINGS NC 27540-9538
SOUTHERL 6928 ROUS HOLLY SPRINGS NC 27540-9585
POWELL-TI 7009 ROUS HOLLY SPRINGS NC 27540-9540
POWELL, L 7036 ROUS HOLLY SPRINGS NC 27540-9539
TOWN OF H PO BOX 8 HOLLY SPRINGS NC 27540-0008
M/I HOMES 1511 SUNI RALEIGH NC 27607-5195
CURRENT ( 101 BREEI HOLLY SPRINGS NC 27540
CURRENT ( 101 BROAI HOLLY SPRINGS NC 27540
CURRENT ( 101 OBSTA HOLLY SPRINGS NC 27540
CURRENT ( 103 BREEI HOLLY SPRINGS NC 27540
CURRENT ( 113 SEREN HOLLY SPRINGS NC 27540
CURRENT ( 120 TERRA HOLLY SPRINGS NC 27540
CURRENT ( 124 SEREN HOLLY SPRINGS NC 27540
CURRENT ( 130 SEREN HOLLY SPRINGS NC 27540
CURRENT ( 133 TERRA HOLLY SPRINGS NC 27540
CURRENT ( 200 SEREN HOLLY SPRINGS NC 27540
CURRENT ( 201 OBSTA HOLLY SPRINGS NC 27540
CURRENT ( 201 SEREN HOLLY SPRINGS NC 27540
CURRENT ( 203 BREEI HOLLY SPRINGS NC 27540
CURRENT ( 237 TERRA HOLLY SPRINGS NC 27540
CURRENT ( 337 AINTRI HOLLY SPRINGS NC 27540
CURRENT ( 400 AINTRI HOLLY SPRINGS NC 27540
CURRENT ( 529 AINTRI HOLLY SPRINGS NC 27540
CURRENT ( 5629 CASS HOLLY SPRINGS NC 27540
CURRENT ( 5716 CASS HOLLY SPRINGS NC 27540
CURRENT ( 5929 HONI HOLLY SPRINGS NC 27540
CURRENT ( 6008 CASS HOLLY SPRINGS NC 27540
CURRENT ( 6024 CASS HOLLY SPRINGS NC 27540
CURRENT ( 6100 WINI HOLLY SPRINGS NC 27540
CURRENT ( 6105 OLIVI HOLLY SPRINGS NC 27540
CURRENT ( 6202 WINI HOLLY SPRINGS NC 27540
CURRENT ( 6813 ROUS HOLLY SPRINGS NC 27540
CURRENT ( 6850 ROUS HOLLY SPRINGS NC 27540
CURRENT ( 7051 ROUS HOLLY SPRINGS NC 27540
CURRENT ( 812 RESSL HOLLY SPRINGS NC 27540
CURRENT ( 820 RESSL HOLLY SPRINGS NC 27540
TOWN OF H PLANNING 128 S MAIN HOLLY SPRINGS NC 27540



Town of Holly Springs
Zoning Petition

# Affidavit of Owner Consent

If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

For DS Use only
Project #
Date Received

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Laura Holloman (Name of Representative) of McAdams (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-CD) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

| Signature of Owner(s): | Wake County PIN/REID: |
|---|---|
| Jennifer M. Evans | 0647196094/0277204 |
| Jennifer Marie Evans | |
| John Mark Evans | 6202 Windy Farm Lane |

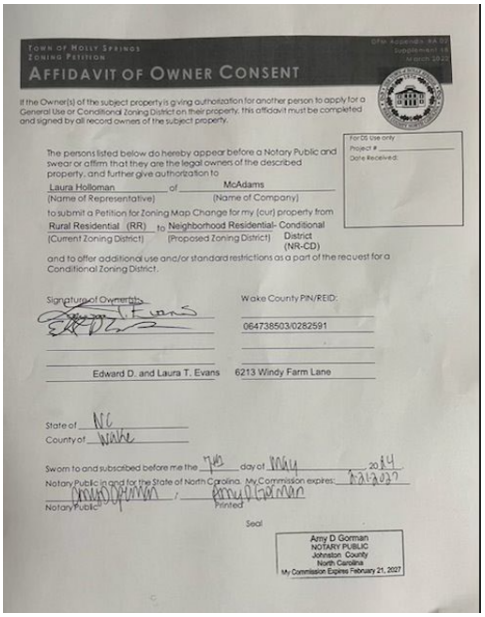
State of North Carolina
County of Wake

Sworn to and subscribed before me the 6th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 4-19-2027

Notary Public / Martha B. Dwyer Printed

Seal



TOWN OF HOLLY SPRINGS
ZONING PETITION

# AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

For DS Use only
Project #:
Date Received:

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Laura Holloman (Name of Representative) of McAdams (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-CD) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

| Signature of Owner(s) | Wake County PIN/REID: |
|---|---|
| Edward D. and Laura T. Evans | 0647385030282591 |
| | 6213 Windy Farm Lane |

State of NC
County of Wake

Sworn to and subscribed before me the 7th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public: [signature] , Printed: Amy D Gorman

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2022

# AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

For DS Use only
Project # _____
Date Received:

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Laura Holloman (Name of Representative) of McAdams (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-CD) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

| Signature of Owner(s): | Wake County PIN/REID: |
|---|---|
| Josephine Gay Evans | 0647299830/0021150 |
| Josephine Gay Evans, | 6200 Windy Farm Lane |

State of North Carolina
County of Wake

Sworn to and subscribed before me the 3rd day of May, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 3rd November, 2026

Notary Public / James Harris Printed

JAMES HARRIS NOTARY PUBLIC WAKE COUNTY, NC

**WAKE COUNTY**
**PUBLIC SCHOOL SYSTEM**

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

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

July 29, 2024

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

Dear Chris,

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

- Date of application: 05/03/2024
- Name of development: Evans Property
- Address of rezoning: 6200 Windy Farm Lane (PINs): 0647299830, 0647384503, & 0647196094
- Total number of proposed residential units: 152 Dwelling Units
- Type(s) of residential units proposed: 65 Detached Dwelling Units and 87 Attached Dwelling Units

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

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

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

☒ Elementary ☐ Middle ☐ High

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

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

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

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

☒ Elementary ☐ Middle ☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

# EVANSTON

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

## 25-MAS-03/PLMSPP202500129

**24-REZ-04/PLRZ202400104**

# MAJOR SUBDIVISION PLAN

PROJECT NUMBER: MIH-23006

DATE: JANUARY 23, 2026

### SITE DATA

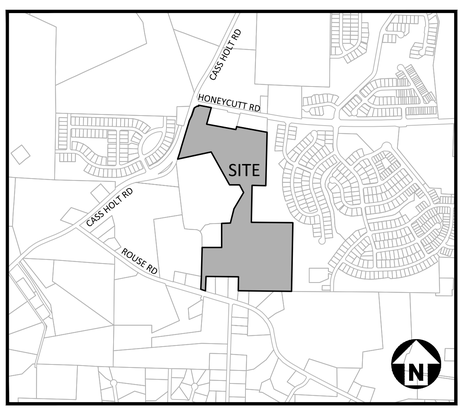
| | | | |
|---|---|---|---|
| OWNERS | NAME | PIN | REAL ESTATE ID |
| | EVANS, JOSEPHINE GAY | 0647299830 | 0021150 * PARTIAL PARCEL |
| | EVANS, EDWARD D<br>EVANS, LAURA T | 0647384503 | 0282591 * PARTIAL PARCEL |
| | EVANS, JOHN MARK | 0647196094* | 0277204 * PARTIAL PARCEL |
| SITE ADDRESS | 6200 WINDY FARM LANE<br>HOLLY SPRINGS, NC 27540 | | |
| DEVELOPER | MI HOMES OF RALEIGH, LLC | | |
| ZONING | NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) /<br>NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)<br>CASE # 24-REZ-04 APPROVED 03/20/25 | | |
| SITE AREA | GROSS SITE AREA: 53.08 ACRES (2,312,110 SF)<br>RIGHT OF WAY DEDICATION: 1.33 ACRES (57,763 SF) (1.1%)<br>NET SITE AREA: 51.75 ACRES (2,254,347 SF) | | |
| RIVER BASIN | CAPE FEAR RIVER BASIN | | |
| WATERSHED OVERLAY | NONE APPLICABLE | | |
| EXISTING USE | AGRICULTURAL | | |
| PROPOSED USES | DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES | | |
| PROPOSED UNITS PER DWELLING TYPE | DETACHED DWELLINGS: 65 DU | | |
| | ATTACHED DWELLINGS: 87 DU | | |
| PROPOSED UNITS PER ZONING DISTRICT | NR-CD: 2.32 UNITS/AC<br>NCR-CD: 3.97 UNITS/AC | | |
| DENSITY | SINGLE-FAMILY DETACHED: 1.26 UNITS/AC | | |
| | TOWNHOME: 1.68 UNITS/AC | | |
| TOTAL PROJECT DENSITY | 2.94 UNITS/AC | | |
| MINIMUM LOT WIDTH | SINGLE-FAMILY DETACHED: 50' | | |
| | TOWNHOME: 22' | | |
| MINIMUM LOT DEPTH | SINGLE-FAMILY DETACHED: 100' | | |
| | TOWNHOME: 68' | | |
| AVERAGE LOT SIZE | SINGLE-FAMILY DETACHED: 6,120 SF | | |
| | TOWNHOME: 1,694 SF INTERIOR UNIT; 2,079 EXTERIOR UNITS | | |
| ESTIMATED SEWER FLOWS | SINGLE-FAMILY DETACHED: 65 UNITS X 255 GPD/UNIT = 16,575 GPD | | |
| | TOWNHOME: 87 UNITS X 255 GPD/UNIT = 22,185 GPD | | |
| DISTURBED AREA | 41.90 AC | | |
| IMPERVIOUS AREA | 13.70 AC | | |
| SURVEY MONUMENT | N.C.G.S. "HOLLEMAN AZ MK"<br>NAD 83 (2011)<br>N=678185.66 E=2,039,773.60 | | |

## GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF CONSTRUCTION DRAWINGS REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER ROBINSON AND PLANTE.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

## ZONING CONDITIONS

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 100TH DWELLING UNIT, THE DEVELOPER SHALL PROVIDE A 20' WIDE SANITARY SEWER EASEMENT FOR THE BENEFIT OF WAKE COUNTY PIN 0648310294. SUCH SEWER EASEMENT SHALL BE IN A LOCATION APPROVED BY THE DEVELOPER, M/I HOMES.
2. ANY DEVELOPMENT PLAN SUBMITTED FOR THE PROPERTY SHALL INCLUDE ASYMMETRICAL WIDENING OF CASS HOLT ROAD TO ALLOW FOR THE ULTIMATE 112' SECTION TO BE ACHIEVED WITHOUT IMPACTING THE HOUSE LOCATED ON WAKE COUNTY PIN 0648203676.
3. THE DEVELOPER SHALL INSTALL PUBLIC ART WITHIN THE PROPOSED ROUNDABOUT SHOWN ON THE EVANS PROPERTY MASTER PLAN. DEVELOPER'S TOTAL FINANCIAL OBLIGATION HEREUNDER SHALL NOT EXCEED $10,000.




## VICINITY MAP

**N.T.S.**

### DEVELOPMENT STANDARDS (NR-CD)

| Development Intensity | APPROVED STANDARD |
|---|---|
| Maximum Gross Density | |
| Maximum Gross Residential Density Allowed | 5 units/acre |
| Minimum Lot Area | |
| Minimum Lot Area Allowed | 5,000 sf |
| Open Space and Gathering Area | |
| Overall Minimum Open Space Required (Entire Site) | 30% |
| Building Setbacks – Detached Dwellings (ft) | |
| Front | Min: 5' Max: 20' |
| Side | 5' |
| Side Corner | 10' |
| Rear | 20' |
| Building Setbacks – Attached Dwellings (ft) | |
| Front | Min: 5' Max: 10' |
| Side | 0' |
| Side Corner | 10' |
| Rear (From Alley Centerline) | 15' |
| Minimum Lot Width (measured at setback line) | |
| Attached Dwellings | 22' |
| Min. Lot Width for Front Facing Driveways | 50' |
| Minimum Driveway Length | |
| Minimum Allowed Driveway Length | 25' |
| Buffers | |
| RR Buffer | 5' Type A |
| NR Buffer | 5' Type A |
| Thoroughfare Buffer (along Cass Holt and Honeycutt) | 5' Type A |
| Building Height | |
| All Primary Structures (maximum) | 35' |
| Accessory Structures (maximum) | 25' |

All other applicable development standards not listed here shall follow UDO standards and requirements.

### DEVELOPMENT STANDARDS (NCR-CD)

| Development Intensity | APPROVED STANDARD |
|---|---|
| Maximum Gross Density | |
| Maximum Gross Residential Density Allowed | 5 units/acre |
| Minimum Lot Area | |
| Minimum Lot Area Allowed | n/a |
| Open Space and Gathering Area | |
| Overall Minimum Open Space Required (Entire Site) | 30% |
| Building Setbacks – Attached Dwellings (ft) | |
| Front | Min: 5' Max: 10' |
| Side | 0' |
| Side Corner | 10' |
| Rear (From Alley Centerline) | 15' |
| Minimum Lot Width (measured at setback line) | |
| Attached Dwellings | 22' |
| Buffers | |
| RR Buffer | 5' Type A |
| NR Buffer | 5' Type A |
| Building Height | |
| All Primary Structures (maximum) | 35' |
| Accessory Structures (maximum) | 25' |

### NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

| | |
|---|---|
| GROSS SITE AREA | 53.07 ACRES (2,311,729 SF) |
| TREE PRESERVATION/ REFORESTATION AREA | REQUIRED BY ZONING: 10.98 ACRES (20.7%)<br>PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION)<br>0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ACTIVE RECREATION AREA | REQUIRED BY ZONING: 3.33 ACRES (6.3%)<br>PROVIDED: 6.06 ACRES<br>2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ADDITIONAL OPEN SPACE | REQUIRED: 2.74 ACRES (5.2%)<br>PROVIDED: 2.77 ACRES<br>(0.04 ACRES + 2.73 ACRES) |
| TOTAL ON-SITE PRIVATE OPEN SPACE | REQUIRED: 16.36 ACRES (30.8%)<br>PROVIDED: 17.08 ACRES<br>(11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA) |

### LOT BREAKDOWN TABLE

| TYPE | LOT NUMBERS | QUANTITY |
|---|---|---|
| TOWNHOME LOTS | 1 - 87 | 87 |
| SINGLE-FAMILY DETACHED LOTS | 88-152 | 65 |
| OPEN SPACE | 200-224 | 25 |
| | TOTAL | 177 |

### Parking Data Table

| | | | |
|---|---|---|---|
| TOWNHOME PARKING | REQUIRED | 2 SPACES / UNIT | 174 |
| | | +10% GUEST SPACES | 18 |
| | | **TOTAL** | **192** |
| | PROVIDED | 2 SPACES / UNIT (GARAGE AND DRIVE) | 174 |
| | | PARALLEL ON-STREET SPACES | 51 |
| | | **TOTAL** | **225** |
| SINGLE FAMILY PARKING | REQUIRED | 2 SPACE / UNIT | 130 |
| | | **TOTAL** | **130** |
| | PROVIDED | DRIVEWAYS AND GARAGES | 130 |
| | | **TOTAL** | **130** |

## Sheet Index


C0.01 PROJECT NOTES
C0.02 TYPICAL SECTIONS
C1.00 EXISTING CONDITIONS
C1.01 TREE SURVEY
C2.00 OVERALL SITE PLAN
C2.01 SITE PLAN - AREA "A"
C2.02 SITE PLAN - AREA "B"
C2.03 SITE PLAN - AREA "C"
C2.04 SITE PLAN - AREA "D"
C2.05 SITE PLAN - AREA "E"
C2.06 SITE PLAN - AREA "F"
C2.10 OPEN SPACE & TREE PRESERVATION PLAN
C2.15 OPEN SPACE & TREE PRESERVATION PLAN - COLOR
C2.20 FIRE PROTECTION PLAN
C2.30 WASTE MANAGEMENT PLAN
C3.00 OVERALL GRADING PLAN
C3.10 OVERALL STORM DRAINAGE PLAN
C4.00 OVERALL UTILITY PLAN
C4.01 UTILITY PLAN - AREA "A"
C4.02 UTILITY PLAN - AREA "B"
C4.03 UTILITY PLAN - AREA "C"
C4.04 UTILITY PLAN - AREA "D"
C4.05 UTILITY PLAN - AREA "E"
C4.06 UTILITY PLAN - AREA "F"
C8.00 SITE DETAILS
C8.01 SITE DETAILS
C8.02 STORM DRAINAGE DETAILS
C8.03 WATER DETAILS
C8.04 SANITARY SEWER DETAILS
L5.00 OVERALL LANDSCAPE PLAN
L5.01 LANDSCAPE PLAN - AREA "A"
L5.02 LANDSCAPE PLAN - AREA "B"
L5.03 LANDSCAPE PLAN - AREA "C"
L5.04 LANDSCAPE PLAN - AREA "D"
L5.05 LANDSCAPE PLAN - AREA "E"
L5.06 LANDSCAPE PLAN - AREA "F"
L5.07 LANDSCAPE CALCULATIONS
L5.08 LANDSCAPE NOTES & DETAILS
C10.00 BUILDING ELEVATIONS
C7.00 OFFSITE TYPICAL SECTIONS
C7.01 OFFSITE TYPICAL SECTIONS
C7.02 PLAN & PROFILE - CASS HOLT
C7.03 PLAN & PROFILE - CASS HOLT
C7.04 PLAN & PROFILE - CASS HOLT
C7.05 PLAN & PROFILE - CASS HOLT
C7.06 PLAN & PROFILE - ROUSE
C7.07 PLAN & PROFILE - ROUSE
C7.08 PLAN & PROFILE - HONEYCUTT
C7.09 PLAN & PROFILE - AVENT FERRY
C7.10 INTERSECTION SIGHT DISTANCE - CASS HOLT RD
C7.11 INTERSECTION SIGHT DISTANCE - CASS HOLT RD
C7.12 INTERSECTION SIGHT DISTANCE - ROUSE RD
C7.13 INTERSECTION SIGHT DISTANCE - ROUSE RD
C7.14 INTERSECTION SIGHT DISTANCE - HONEYCUTT RD
C7.15 INTERSECTION SIGHT DISTANCE - HONEYCUTT RD


CERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCED IN COLOR FOR CLARITY OF THE PLANS. THESE PLANS MUST BE PLOTTED IN COLOR TO BE VALID.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CONTACT**

JOHN MARTIN
jmartin@mcadamsco.com
PHONE: 919. 361. 5000

**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

**PROJECT DIRECTORY**


NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:24:11-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**MAJOR SUBDIVISION PLAN FOR:**
EVANSTON

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540
PROJECT NUMBER: MIH-23006


X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-CS1.dwg, 1/23/2026 4:06:30 PM, Savana Bennett

## GENERAL NOTES (FOR RESIDENTIAL DEVELOPMENT)

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY SPANGLER ENVIRONMENTAL GROUP.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
7. ALL STREETS SHALL BE PUBLIC UNLESS NOTED OTHERWISE.
8. THE HOA SHALL MAINTAIN THE OPEN SPACE AND ALL LANDSCAPING IN COMMON AREAS.
9. THE MINIMUM DRIVEWAY LENGTH FOR A FRONT LOAD 2-CAR GARAGE IS 25'.
10. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
11. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
12. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
13. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
14. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
15. ALL MAIL KIOSKS WILL REQUIRE UDO PERMIT PRIOR TO CONSTRUCTION.
16. NO MORE THAN 85% OF BUILDING PERMITS SHALL BE ISSUED PRIOR TO THE COMPLETION OF ALL DEVELOPED RECREATIONAL OPEN SPACE.
17. ALL POWER SERVICES INCLUDING THE EXISTING POWER ALONG CASS HOLT ROAD WILL BE UNDERGROUND.
18. EACH HOME SHALL BE SUBJECT TO THE RESIDENTIAL DESIGN FEATURES FOR FRONT, SIDE AND REAR FACADES AT THE TIME OF BUILDING PERMIT.
19. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
20. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
21. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
22. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. AND THAT INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
23. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
24. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
25. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

## SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. SOLID WASTE IS TO BE PROVIDED BY CURB SIDE PICKUP.
5. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
6. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
7. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
14. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
15. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

## RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/WS).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

## GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

## UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

## STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

## WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

## SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

## DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

## EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

## EROSION CONTROL NOTES

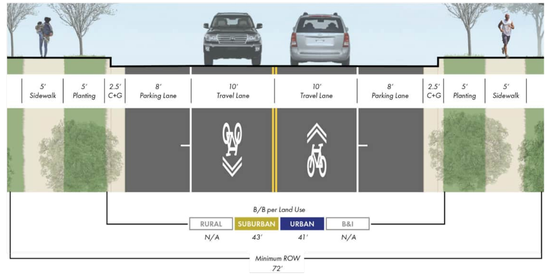
1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SH

C-2C COLLECTOR (URBAN) NO PARKING

# C-2C

## Collector | 2 Lanes

### C-2C Minimum




| C-2C | | | Land Use Character Area | | | |
|---|---|---|---|---|---|---|
| Design Elements | Element Included | Minimum Dimension | Rural | Suburban | Urban | Business & Industrial |
| Right-of-Way *(ROW)* | Yes | 72' | N/A | 72' | 61' | N/A |
| Back of Curb to Back of Curb *(B/B)* | Yes | 41' | | 43' | 41' | |
| Travel Lanes | 2 Lanes | 10' | | 11' | 10' | |
| Center Turn Lane | No | - | | - | - | |
| Median | No | - | | - | - | |
| Curb and Gutter *(C+G)* | 2 Sides | 2.5' | | 2.5' | 2.5' | |
| Paved Shoulder | No | - | | - | - | |
| Planting | 2 Sides | 5' | | 5' | 5' | |
| On-Street Parking | 2 Sides | 8' | | 8' | 8' | |
| Sidepath | 0-1 Side* | 10' | | 10' | - | |
| Sidewalk | 1-2 Sides* | 5' | | 5' | 8' | |
| Bicycle Facility | Sharrow / Wide Outside Lane* | | | Included in Travel Lanes | | |

*Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.*
*Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.*
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

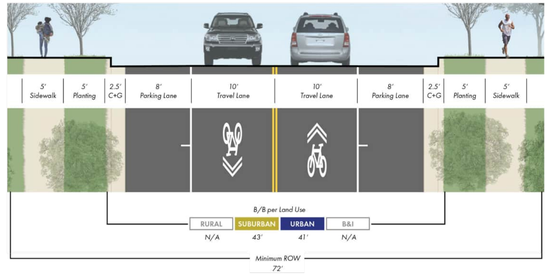


C-2C COLLECTOR (SUBURBAN)

# C-2C

## Collector | 2 Lanes

### C-2C Minimum




| C-2C | | | Land Use Character Area | | | |
|---|---|---|---|---|---|---|
| Design Elements | Element Included | Minimum Dimension | Rural | Suburban | Urban | Business & Industrial |
| Right-of-Way *(ROW)* | Yes | 72' | N/A | 72' | 61' | N/A |
| Back of Curb to Back of Curb *(B/B)* | Yes | 41' | | 43' | 41' | |
| Travel Lanes | 2 Lanes | 10' | | 11' | 10' | |
| Center Turn Lane | No | - | | - | - | |
| Median | No | - | | - | - | |
| Curb and Gutter *(C+G)* | 2 Sides | 2.5' | | 2.5' | 2.5' | |
| Paved Shoulder | No | - | | - | - | |
| Planting | 2 Sides | 5' | | 5' | 5' | |
| On-Street Parking | 2 Sides | 8' | | 8' | 8' | |
| Sidepath | 0-1 Side* | 10' | | 10' | - | |
| Sidewalk | 1-2 Sides* | 5' | | 5' | 8' | |
| Bicycle Facility | Sharrow / Wide Outside Lane* | | | Included in Travel Lanes | | |

*Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.*
*Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.*
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

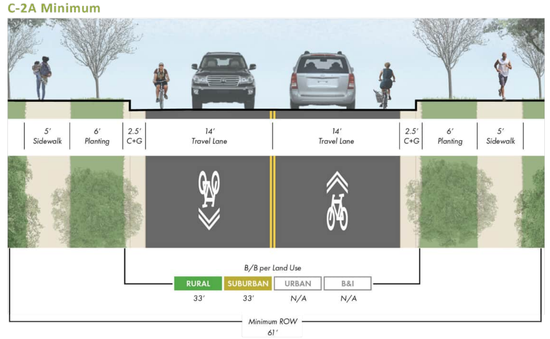


C-2A COLLECTOR (SUBURBAN)

# C-2A

## Collector | 2 Lanes

### C-2A Minimum




| UC-1A | | | Land Use Character Area | | | |
|---|---|---|---|---|---|---|
| Design Elements | Element Included | Minimum Dimension | Rural | Suburban | Urban | Business & Industrial |
| Right-of-Way *(ROW)* | Yes | 61' | 59' | 61' | N/A | N/A |
| Back of Curb to Back of Curb *(B/B)* | Yes | 33' | 33' | 33' | | |
| Travel Lanes | 2 Lanes | 14' | 14' | 14' | | |
| Center Turn Lane | No | - | - | - | | |
| Median | No | - | - | - | | |
| Curb and Gutter *(C+G)* | 2 Sides | 2.5' | 2.5 | 2.5' | | |
| Paved Shoulder | No | - | - | - | | |
| Planting | 2 Sides | 6' | 6 | 6' | | |
| On-Street Parking | No | - | | - | | |
| Sidepath | No | - | | - | | |
| Sidewalk | 2 Sides | 5' | 5' | 6' | | |
| Bicycle Facility | Sharrow / Wide Outside Lane* | | Included in Travel Lanes | | | |

*Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.*
*Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.*
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

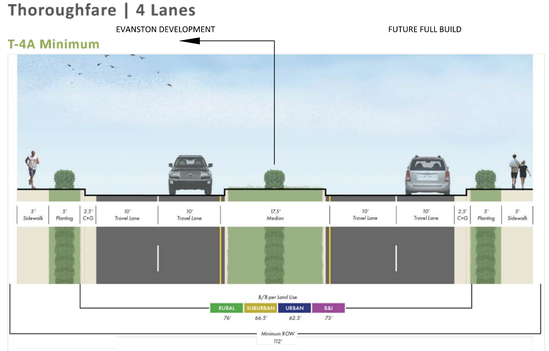


T-4A THOROUGHFARE

# T-4A

## Thoroughfare | 4 Lanes

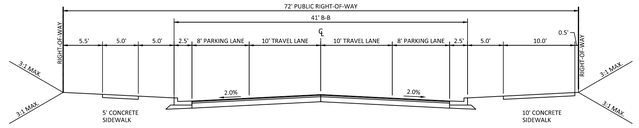
### T-4A Minimum




| T-4A | | | Land Use Character Area | | | |
|---|---|---|---|---|---|---|
| Design Elements | Element Included | Minimum Dimension | Rural | Suburban | Urban | Business & Industrial |
| Right-of-Way *(ROW)* | Yes | 112' | 112' | 103' | 103' | 107' |
| Back of Curb to Back of Curb *(B/B)* | Yes | 73' | 76' | 66.5' | 62.5' | 73' |
| Travel Lanes | 4 Lanes | 10' | 12' | 11' | 10' | 12' |
| Center Turn Lane | No | - | - | - | - | - |
| Median | Yes | 17.5' | 23' | 17.5' | 17.5' | 20' |
| Curb and Gutter *(C+G)* | 2 Sides | 2.5' | 2.5' | 2.5' | 2.5' | 2.5' |
| Paved Shoulder | No | - | - | - | - | - |
| Planting | 2 Sides | 5' | 6' | 6' | 8' | 5' |
| On-Street Parking | No | - | - | - | - | - |
| Sidepath | 0-2 Sides* | 10' | 10' | 10' | 10' | 10' |
| Sidewalk | 0-2 Sides* | 5' | 5' | 6' | 8' | 5' |
| Bicycle Facility | No | - | - | - | - | - |

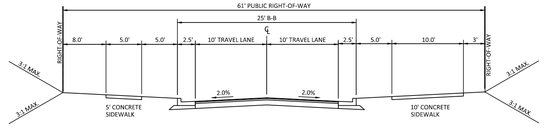
*Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.*
*Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.*
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*





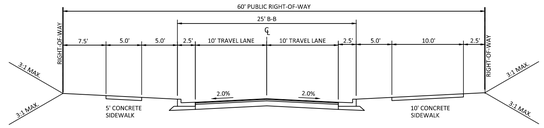

TYPICAL SECTION
STREET "A"
10+00 - 23+50
(72' R/W, 41' B-B)

PAVEMENT SECTION
3.0" S9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



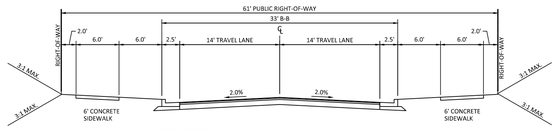

TYPICAL SECTION
STREET "A"
23+50 - 35+00
(61' R/W, 25' B-B)

PAVEMENT SECTION
3.0" S9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC



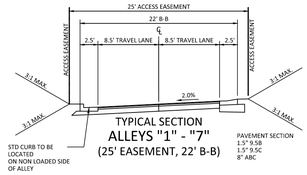

TYPICAL SECTION
STREET "A"
37+50 - ROUSE RD.
(60' R/W, 25' B-B)

PAVEMENT SECTION
3.0" S9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC




TYPICAL SECTION
STREETS "B", "C", "D"
(61' R/W, 33' B-B)

PAVEMENT SECTION
3.0" S9.5C SURFACE OVERLAY
4.0" I19.0C BINDER
7.5" B25.0C
10" CABC




TYPICAL SECTION
ALLEYS "1" - "7"
(25' EASEMENT, 22' B-B)

PAVEMENT SECTION
1.5" 9.5B
1.5" 9.5C
8" ABC

## PAVEMENT SECTION NOTE:

1. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE PAVEMENT SECTION SHOWN ON THESE PLANS, CONTRACTOR TO USE THE GREATER OF THE TWO SECTIONS. NCDOT APPROVAL REQUIRED ON PAVEMENT DESIGN.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
**MAJOR SUBDIVISION PLAN**
**6200 WINDY FARM LANE**
**HOLLY SPRINGS, NORTH CAROLINA 27540**

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:24-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-TS1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | NTS |
| DATE | 01. 23. 2026 |

**SHEET**

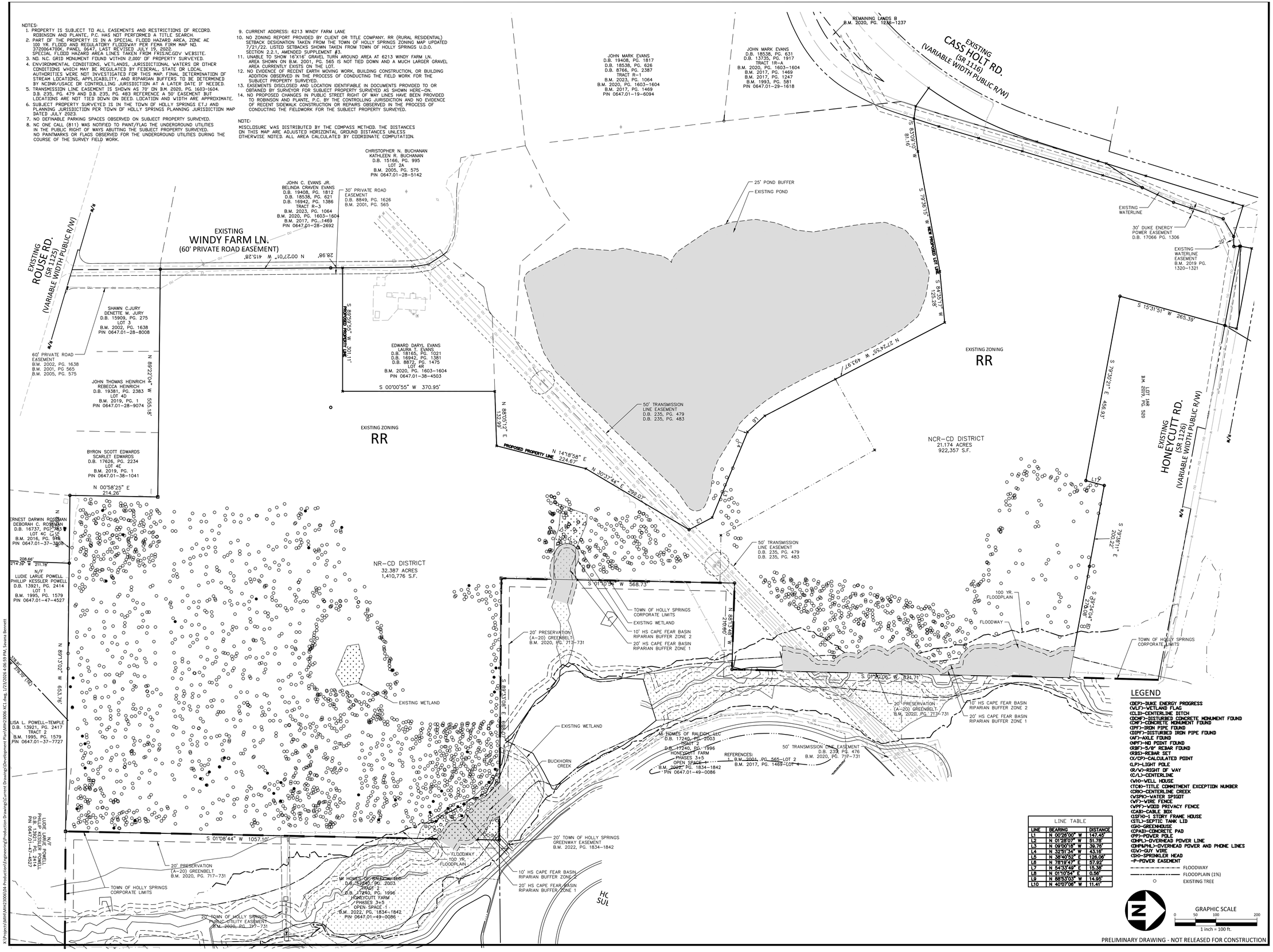
**TYPICAL SECTIONS**

**C0.02**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-TS1.dwg, 1/23/2026 4:06:47 PM, Savana Bennett

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. ROBINSON AND PLANTE, P.C. HAS NOT PERFORMED A TITLE SEARCH.
2. PART OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE 100 YR. FLOOD AND REGULATORY FLOODWAY PER FEMA FIRM MAP NO. 3720064700K, PANEL 0647, LAST REVISED JULY 19, 2022. SPECIAL FLOOD HAZARD AREA LINES TAKEN FROM FRIS.NC.GOV WEBSITE.
3. NO N.C. GRID MONUMENT FOUND WITHIN 2,000' OF PROPERTY SURVEYED.
4. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED FOR THIS MAP. FINAL DETERMINATION OF STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS TO BE DETERMINED BY NCDWR/USACE OR CONTROLLING JURISDICTION AT A LATER DATE IF NEEDED.
5. TRANSMISSION LINE EASEMENT IS SHOWN AS 70' ON B.M. 2020, PG. 1603-1604. D.B. 235, PG. 479 AND D.B. 235, PG. 483 REFERENCE A 50' EASEMENT BUT LOCATIONS ARE NOT TIED DOWN ON DEED. LOCATION AND WIDTH ARE APPROXIMATE.
6. SUBJECT PROPERTY SURVEYED IS IN THE TOWN OF HOLLY SPRINGS ETJ AND PLANNING JURISDICTION PER TOWN OF HOLLY SPRINGS PLANNING JURISDICTION MAP DATED JULY 2023.
7. NO DEFINABLE PARKING SPACES OBSERVED ON SUBJECT PROPERTY SURVEYED.
8. NC ONE CALL (811) WAS NOTIFIED TO PAINT/FLAG THE UNDERGROUND UTILITIES IN THE PUBLIC RIGHT OF WAYS ABUTTING THE SUBJECT PROPERTY SURVEYED. NO PAINTMARKS OR FLAGS OBSERVED FOR THE UNDERGROUND UTILITIES DURING THE COURSE OF THE SURVEY FIELD WORK.
9. CURRENT ADDRESS: 6213 WINDY FARM LANE
10. NO ZONING REPORT PROVIDED BY CLIENT OR TITLE COMPANY. RR (RURAL RESIDENTIAL) SETBACK DESIGNATION TAKEN FROM THE TOWN OF HOLLY SPRINGS ZONING MAP UPDATED 7/21/22. LISTED SETBACKS SHOWN TAKEN FROM TOWN OF HOLLY SPRINGS U.D.O. SECTION 2.2.1, AMENDED SUPPLEMENT #3.
11. UNABLE TO SHOW 16'X16' GRAVEL TURN AROUND AREA AT 6213 WINDY FARM LN. AREA SHOWN ON B.M. 2001, PG. 565 IS NOT TIED DOWN AND A MUCH LARGER GRAVEL AREA CURRENTLY EXISTS ON THE LOT.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THE SUBJECT PROPERTY SURVEYED.
13. EASEMENTS DISCLOSED AND LOCATION IDENTIFIABLE IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR FOR SUBJECT PROPERTY SURVEYED AS SHOWN HERE-ON.
14. NO PROPOSED CHANGES IN PUBLIC STREET RIGHT OF WAY LINES HAVE BEEN PROVIDED TO ROBINSON AND PLANTE, P.C. BY THE CONTROLLING JURISDICTION AND NO EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THE SUBJECT PROPERTY SURVEYED.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 00°26'00" W | 147.45' |
| L2 | N 01°28'07" W | 51.78' |
| L3 | N 09°00'18" W | 39.76' |
| L4 | N 32°51'34" W | 43.16' |
| L5 | N 36°40'52" E | 128.08' |
| L6 | N 78°19'47" E | 57.92' |
| L7 | N 54°33'49" E | 15.38' |
| L8 | N 01°07'54" E | 0.50' |
| L9 | N 88°53'03" W | 14.95' |
| L10 | N 40°07'06" W | 11.41' |

LEGEND
(DEP)-DUKE ENERGY PROGRESS
(VLF)-VETLAND FLAG
(CLD)-CENTERLINE DITCH
(DCMF)-DISTURBED CONCRETE MONUMENT FOUND
(CMF)-CONCRETE MONUMENT FOUND
(IPF)-IRON PIPE FOUND
(DIPF)-DISTURBED IRON PIPE FOUND
(AF)-AXLE FOUND
(NFF)-NO POINT FOUND
(RBF)-5/8" REBAR FOUND
(RBS)-REBAR SET
(X/CP)-CALCULATED POINT
(LP)-LIGHT POLE
(R/W)-RIGHT OF WAY
(C/L)-CENTERLINE
(WH)-WELL HOUSE
(TCE)-TITLE COMMITMENT EXCEPTION NUMBER
(CRK)-CENTERLINE CREEK
(WSPK)-WATER SPIGOT
(VF)-VIRE FENCE
(VPF)-WOOD PRIVACY FENCE
(CAB)-CABLE BOX
(1SFH)-1 STORY FRAME HOUSE
(STL)-SEPTIC TANK LID
(GH)-GREENHOUSE
(CPAD)-CONCRETE PAD
(PP)-POWER POLE
(OHPL)-OVERHEAD POWER LINE
(OHP&PHL)-OVERHEAD POWER AND PHONE LINES
(GW)-GUY WIRE
(SH)-SPRINKLER HEAD
-P-POWER EASEMENT
FLOODWAY
FLOODPLAIN (1%)
EXISTING TREE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-XC1.dwg, 1/23/2026 4:06:59 PM, Savana Bennett


McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**
MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-XC1 |
| CHECKED BY | |
| DRAWN BY | |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**
EXISTING CONDITIONS
**C1.00**




| SPECIMEN TREE TABLE | | | | |
|---|---|---|---|---|
| TREE # | TO REMAIN? | SPECIES | DBH | |
| 1 | NO | OAK | 29" | |
| 2 | NO | SWEETGUM | 29 | |
| 3 | NO | PINE | 31" | |
| 4 | YES | OAK | 35" | |
| 5 | YES | RED MAPLE | 25" | |
| 6 | YES | PINE | 39" | |
| 7 | YES | PINE | 41" | |
| 8 | NO | PINE | 39" | |

**TREE LEGEND**

| | |
|---|---|
| ASH | |
| BEECH | |
| BIRCH | |
| CEDAR | |
| CHERRY | |
| CAROLINA CHERRY LAUREL | |
| CRAPE MYRTLE | |
| CRYPTOMERIA | |
| CYPRESS | |
| BALD CYPRESS | |
| DOGWOOD | |
| ELM | |
| GOLDEN RAIN TREE | |
| SWEET GUM | |
| MISC. HARDWOOD | |
| HICKORY | |
| HOLLY | |
| MAGNOLIA | |
| STAR MAGNOLIA | |
| MAPLE | |
| BOXELDER MAPLE | |
| HEDGE MAPLE | |
| JAPANESE MAPLE | |
| RED MAPLE | |
| TRIDENT MAPLE | |
| MIMOSA | |
| MULBERRY | |
| OAK | |
| WHITE OAK | |
| RED OAK | |
| PIN OAK | |
| PEACH | |
| PEAR | |
| PECAN | |
| PERSIMMON | |
| PINE | |
| POPLAR | |
| REDBUD | |
| SYCAMORE | |
| SUMAC | |
| WALNUT | |
| SHRUB (CHINESE PRIVET) | |

DOUBLE AND MULTI TRUNKS
DOUBLE OAK
TRIPLE OAK
(SIZES AND SIZE OF TREE TYPE OF TREE)
(SIZES FOR TRIPLE & DBL TRUNK)

**LEGEND**

FLOODWAY
FLOODPLAIN (1%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2436 JAMES AXEL LINDQUIST
01/23/2026

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-T1 |
| CHECKED BY | |
| DRAWN BY | |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

TREE SURVEY

**C1.01**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-T1.dwg, 1/23/2026 4:07:12 PM, Savana Bennett

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T–4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT–OF–WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT–OF–WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.

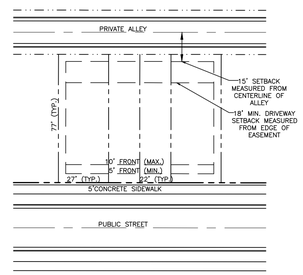
EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
OFFSITE ROAD IMPROVEMENT (UNDER SEPARATE COVER)
CHRISTOPHER N. BUCHANAN
KATHLEEN R. BUCHANAN
D.B. 15166, PG. 995
LOT 2A
B.M. 2005, PG. 575
PIN 0647.01–28–5142
JOHN C. EVANS JR.
BELINDA CRAVEN EVANS
D.B. 19408, PG. 1812
D.B. 18538, PG. 621
D.B. 16942, PG. 1386
TRACT R–3
B.M. 2023, PG. 1064
B.M. 2020, PG. 1603–1604
B.M. 2017, PG. 1469
PIN 0647.01–28–2692
EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)
5' TYPE 'A' PERIMETER BUFFER
30' PRIVATE ROAD EASEMENT D.B. 8849, PG. 1626 B.M. 2001, PG. 565
STREET "A" (PUBLIC)
ACTIVE RECREATION AREA
OPEN SPACE/PUBLIC ART LOCATION
STREET "B" (PUBLIC)
SHAWN C.JURY
DENETTE M. JURY
D.B. 15909, PG. 275
LOT 3
B.M. 2002, PG. 1638
PIN 0647.01–28–8008
60' PRIVATE ROAD EASEMENT B.M. 2002, PG. 1638 B.M. 2001, PG. 565 B.M. 2005, PG. 575
JOHN THOMAS HEINRICH
REBECCA HEINRICH
D.B. 19381, PG. 2383
LOT 4D
B.M. 2019, PG. 1
PIN 0647.01–28–9074
RETAINING WALL (DESIGN BY OTHERS)
BYRON SCOTT EDWARDS
SCARLET EDWARDS
D.B. 17626, PG. 2234
LOT 4C
B.M. 2019, PG. 1
PIN 0647.01–38–1041
OPEN SPACE CORRIDOR
ERNEST DARWIN ROSEMAN
DEBORAH C. ROSEMAN
D.B. 17277, PG. 1675
LOT 4C
B.M. 1995, PG. 846
PIN 0647.01–47–3868
N/F LUDIE LARUE POWELL PHILIP MCSWAIN POWELL D.B. 13921, PG. 2414 B.M. 1995, PG. 1579 PIN 0647.01–47–4527
LISA L. POWELL–TEMPLE D.B. 13921, PG. 2417 B.M. 1995, PG. 1579 PIN 0647.01–37–7727
STREET "C" (PUBLIC)
STREET "D" (PUBLIC)
TREE PRESERVATION/ REFORESTATION AREA
RETAINING WALL (DESIGN BY OTHERS)
20' PRESERVATION (A–20) GREENBELT B.M. 2020, PG. 717–731
5' TYPE 'A' PERIMETER BUFFER
20' TOWN OF HOLLY SPRINGS PUBLIC UTILITY EASEMENT B.M. 2020, PG. 717–731
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
EDWARD DARYL EVANS
LAURA T. EVANS
D.B. 18165, PG. 1021
D.B. 16942, PG. 1381
D.B. 8872, PG. 1475
B.M. 2020, PG. 1603–1604
PIN 0647.01–38–4503
ACTIVE RECREATION AREA
MAIL KIOSK
EXISTING WETLAND
25' CLEAR ZONE (TYP.)
ZONING NR-CD
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
EXISTING WETLAND
STORMWATER CONTROL MEASURE "B"
BUCKHORN CREEK
100 YR. FLOODPLAIN
POND MAINTENANCE AND ACCESS EASEMENT (TYP.)
FLOODWAY
MI HOMES OF RALEIGH, LLC D.B. 17240, PG. 2003 LOT 2 TRACT 2 D.B. 17240, PG. 1996 HONEYCUTT FARM PHASES 3+5 OPEN SPACE 1 B.M. 2022, PG. 1834–1842 PIN 0647.01–49–0086
20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT B.M. 2022, PG. 1834–1842
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
JOHN MARK EVANS D.B. 19408, PG. 1817 D.B. 18538, PG. 626 D.B. 8766, PG. 2387 TRACT R–1 B.M. 2023, PG. 1064 B.M. 2020, PG. 1603–1604 B.M. 2017, PG. 1469 PIN 0647.01–19–6094
JOHN MARK EVANS D.B. 18538, PG. 631 D.B. 13735, PG. 1917 TRACT 1R–A B.M. 2020, PG. 1603–1604 B.M. 2017, PG. 1469 B.M. 1993, PG. 581 PIN 0647.01–29–1618
REMAINING LANDS B B.M. 2020, PG. 1236–1237
EXISTING CASS HOLT RD. (SR 1116) (VARIABLE WIDTH PUBLIC R/W)
CONNECTION TO EXISTING FEATURES TO BE COORDINATED WITH NCDOT
5' TYPE 'A' THOROUGHFARE BUFFER
OFFSITE ROAD IMPROVEMENT (UNDER SEPARATE COVER)
FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. NOT TO BE IMPLEMENTED WITH THIS PROJECT. SEE NOTE 1.
CENTERLINE TO BE COORDINATED WITH ADJACENT DEVELOPMENT. ALIGNMENT WILL REQUIRE NCDOT APPROVAL.
ALLEYS FACING CASS HOLT RD. TO BE SCREENED. SEE DETAIL ON SHEET L5.00.
ROW DEDICATION PROPOSED
5' TYPE 'A' THOROUGHFARE BUFFER
FUTURE 112' RIGHT–OF–WAY TO BE DEDICATED. NOT REQUIRED TO BE DEDICATED AS PART OF THIS PROJECT. SEE NOTE 2.
ALLEYS FACING CASS HOLT RD. TO BE SCREENED. SEE DETAIL ON SHEET L5.00.
ROW DEDICATION PROPOSED
GRASS PAVE FIRE APPARATUS TURNAROUND
ACTIVE RECREATION AREA
RETAINING WALL (DESIGN BY OTHERS)
ALLEY "1" (PVT)
STREET "A" (PUBLIC)
EXISTING POND
25' POND BUFFER
ZONING NCR-CD
ZONING NR-CD
5' TYPE 'A' PERIMETER BUFFER
25' SETBACK
ALLEY "4" (PVT)
ALLEY "5" (PVT)
RETAINING WALL (DESIGN BY OTHERS)
5' TYPE 'A' PERIMETER BUFFER
5' TYPE 'A' THOROUGHFARE BUFFER
ALLEY "3" (PVT)
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 479 D.B. 235, PG. 483
ALLEY "6" (PVT)
CARMEN M GRAF D.B. 17051, PG. 1963 B.M. 2019, PG. 520 PIN 0648–20–9691
5' TYPE 'A' PERIMETER BUFFER
ALLEY "2" (PVT)
ALLEY "1" (PVT)
ZONING NCR-CD
TREE PRESERVATION/ REFORESTATION AREA
STORMWATER CONTROL MEASURE "A"
5' TYPE 'A' PERIMETER BUFFER
EXISTING HONEYCUTT RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
ZONING LINE
POND MAINTENANCE AND ACCESS EASEMENT (TYP.)
BENTON W DEWAR
MARTHA DEWAR
D.B. 8838, PG. 899
B.M. 2001, PG. 207
PIN 0648–30–3507
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 479 D.B. 235, PG. 483
100 YR. FLOODPLAIN
FLOODWAY
TREE PRESERVATION/ REFORESTATION AREA
20' PRESERVATION (A–20) GREENBELT B.M. 2020, PG. 717–731
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
TOWN OF HOLLY SPRINGS CORPORATE LIMITS

### LOT DATA TABLE

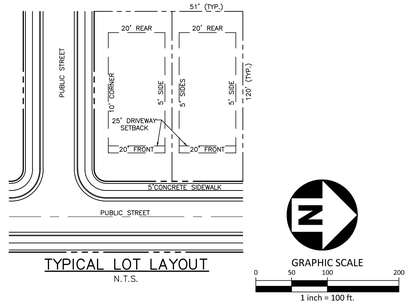
| NEW LOT # | AREA (SF) | AREA (AC) |
|---|---|---|
| 200 | 770 | 0.02 |
| 201 | 765 | 0.02 |
| 202 | 411 | 0.01 |
| 203 | 1978 | 0.05 |
| 204 | 1775 | 0.04 |
| 205 | 1684 | 0.04 |
| 206 | 692 | 0.02 |
| 207 | 692 | 0.02 |
| 208 | 770 | 0.02 |
| 209 | 770 | 0.02 |
| 210 | 770 | 0.02 |
| 211 | 1136 | 0.03 |
| 212 | 1136 | 0.03 |
| 213 | 1540 | 0.04 |
| 214 | 1540 | 0.04 |
| 215 | 1540 | 0.04 |
| 216 | 2389 | 0.05 |
| 217 | 1290 | 0.03 |
| 219 | 8217 | 0.19 |
| 220 | 6000 | 0.14 |
| 221 | 12984 | 0.30 |
| 222 | 83626 | 1.92 |
| 223 | 20956 | 0.48 |
| 224 | 882410 | 20.26 |
| 500 | 1810 | 0.04 |

### SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER




TYPICAL TOWNHOME LAYOUT
N.T.S.




TYPICAL LOT LAYOUT
N.T.S.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:26-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

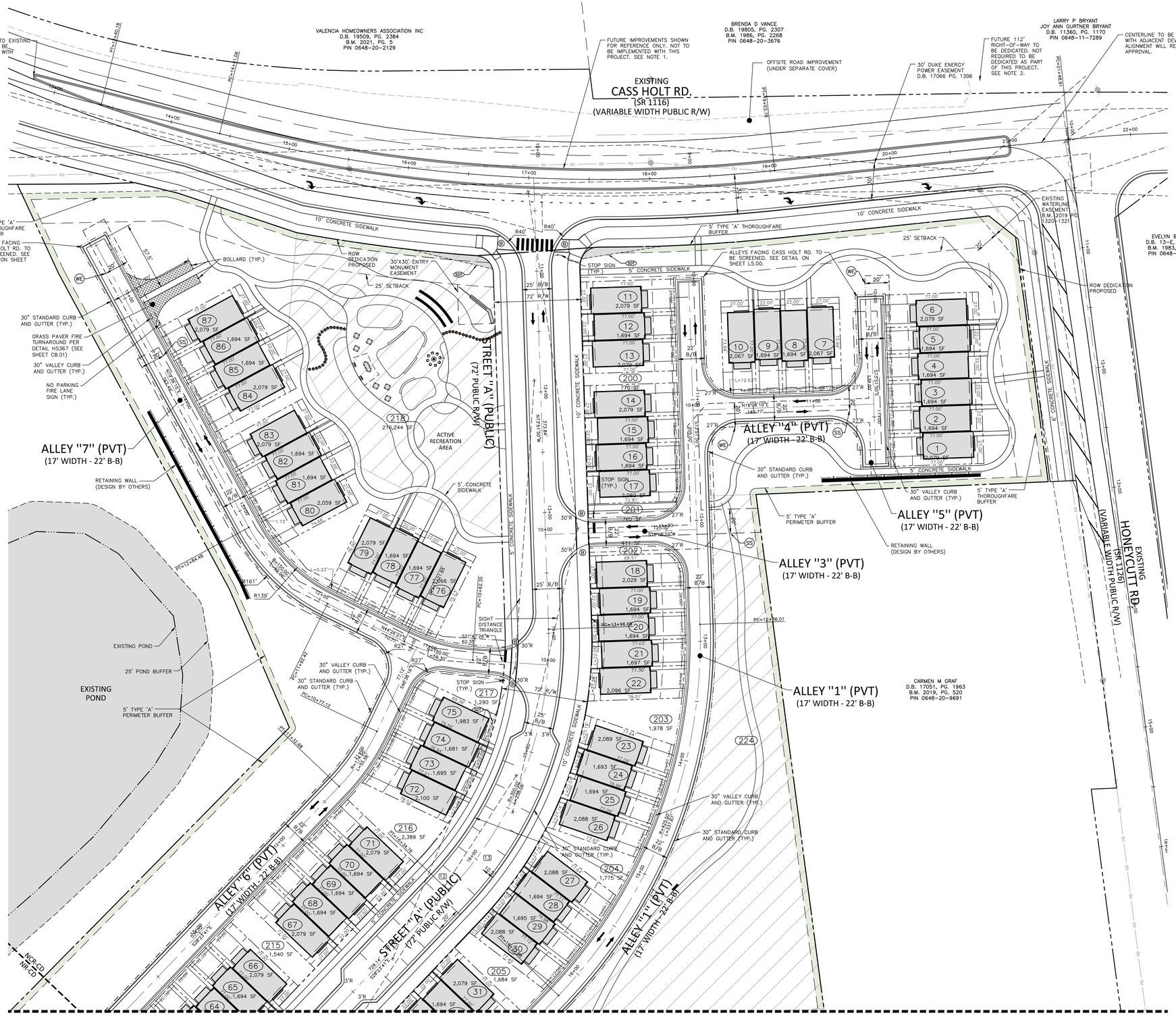
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OAS1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

**OVERALL SITE PLAN**

**C2.00**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-OAS1.dwg, 1/23/2026 4:07:30 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

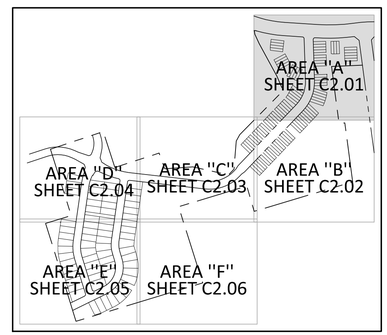
## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6'' ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:27-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

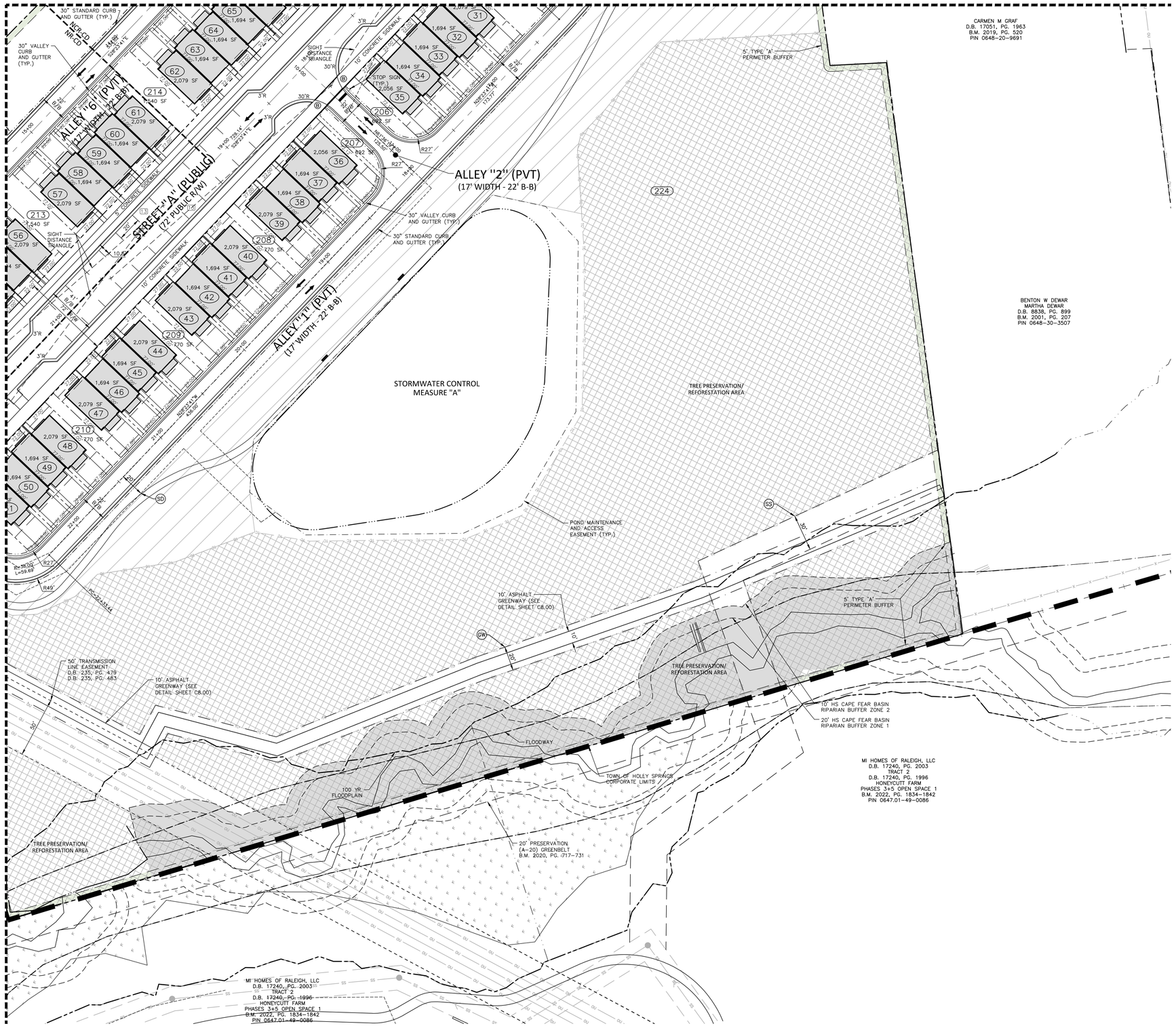
**SHEET**

SITE PLAN - AREA "A"

# C2.01



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:07:46 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- A, B, C — ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

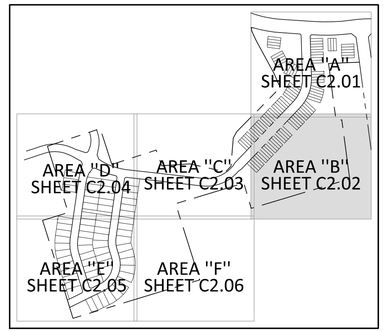
## EASEMENT LEGEND

- AE — PUBLIC ACCESS EASEMENT
- GW — GREENWAY EASEMENT
- RW — RETAINING WALL MAINTENANCE EASEMENT
- SS — SANITARY SEWER EASEMENT
- SCM — SCM ACCESS & MAINTENANCE EASEMENT
- SDT — SIGHT DISTANCE TRIANGLE EASEMENT
- SD — STORM DRAINAGE EASEMENT
- UE — UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- WE — WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6" ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MESSER

2026.01.23 16:25:28-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

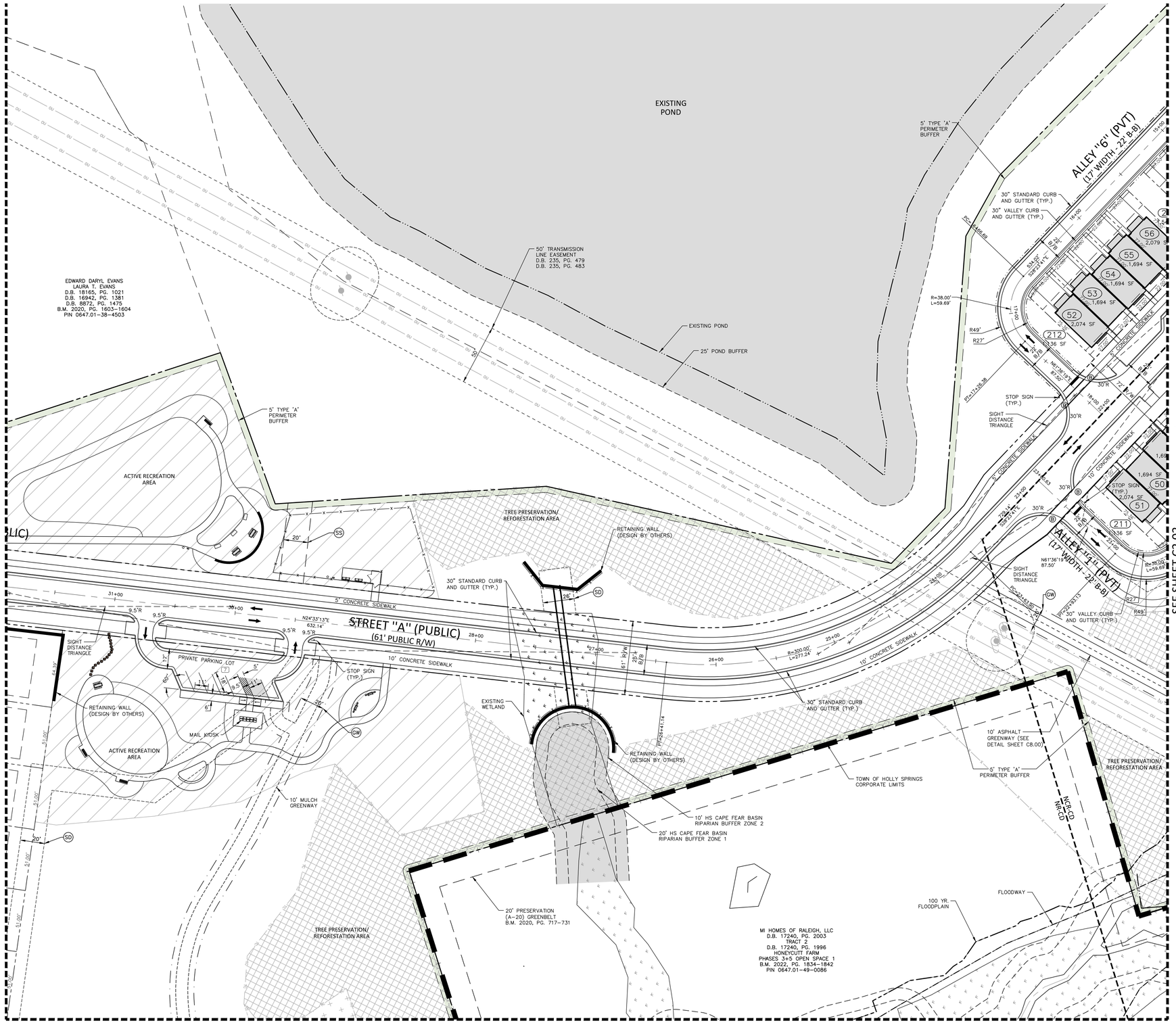
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

SITE PLAN - AREA "B"

# C2.02

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:07:49 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

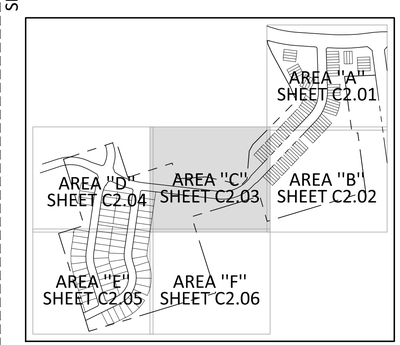
## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6" ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN
2026.01.23 16:25:29-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

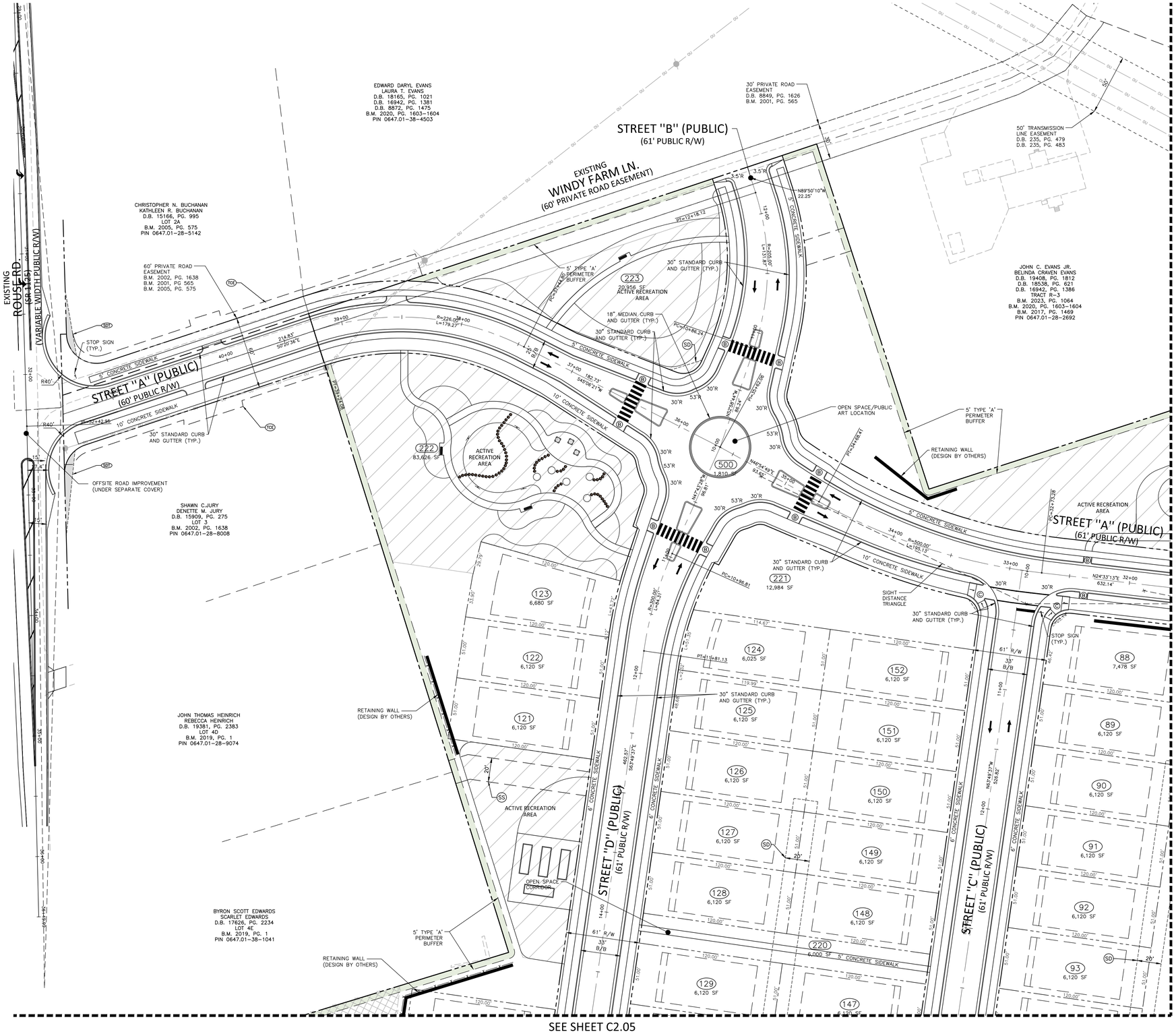
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

SITE PLAN - AREA "C"

**C2.03**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:07:53 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

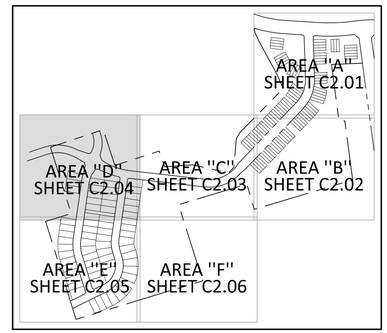
## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6" ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
## HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:31-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

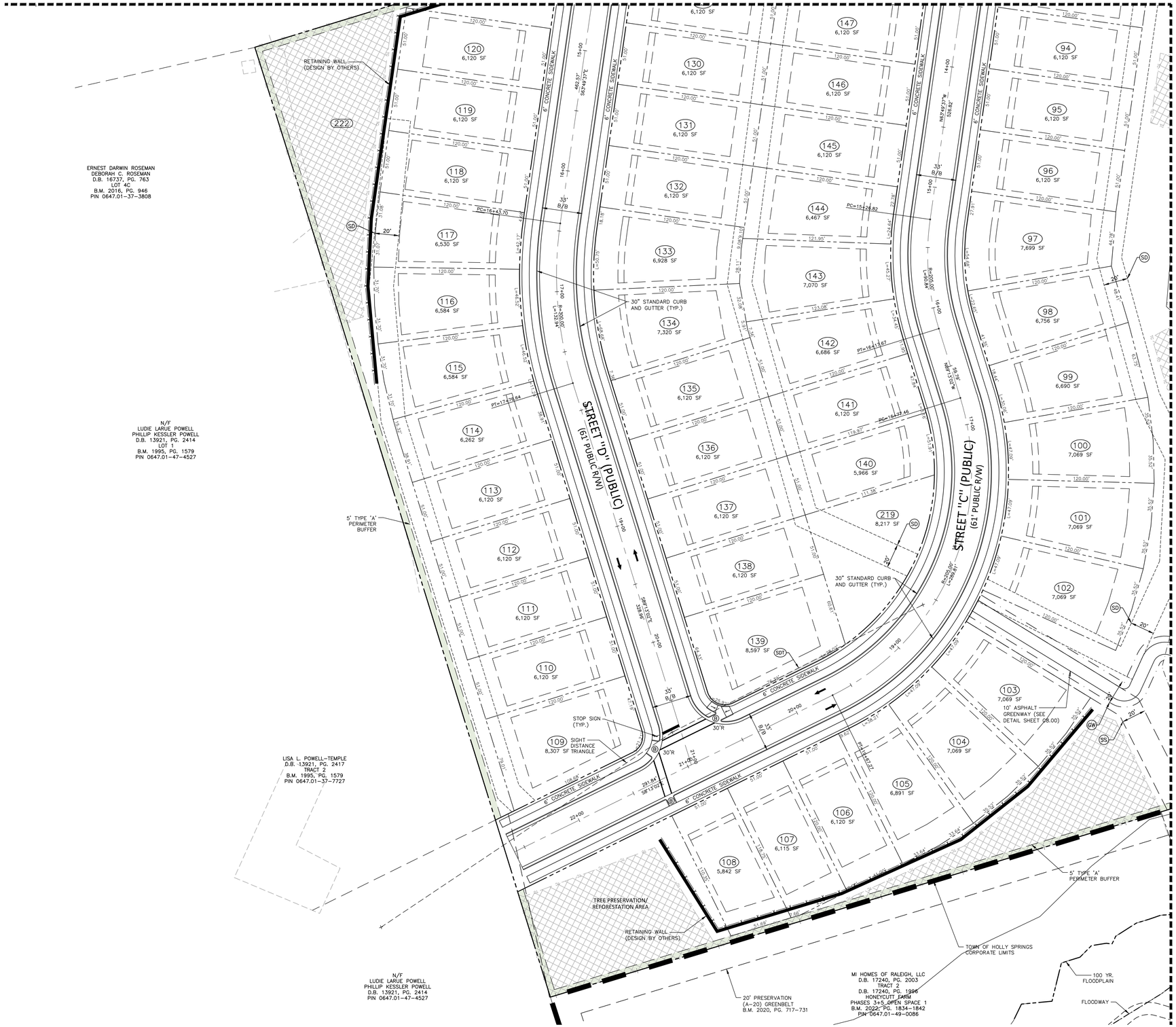
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

SITE PLAN - AREA "D"

# C2.04

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:07:56 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- A, B, C — ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

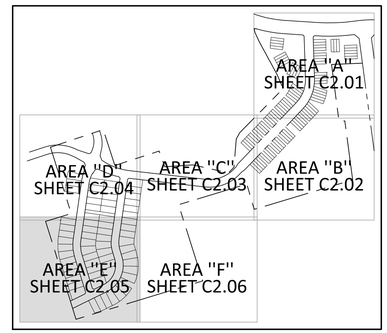
## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6" ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:33-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

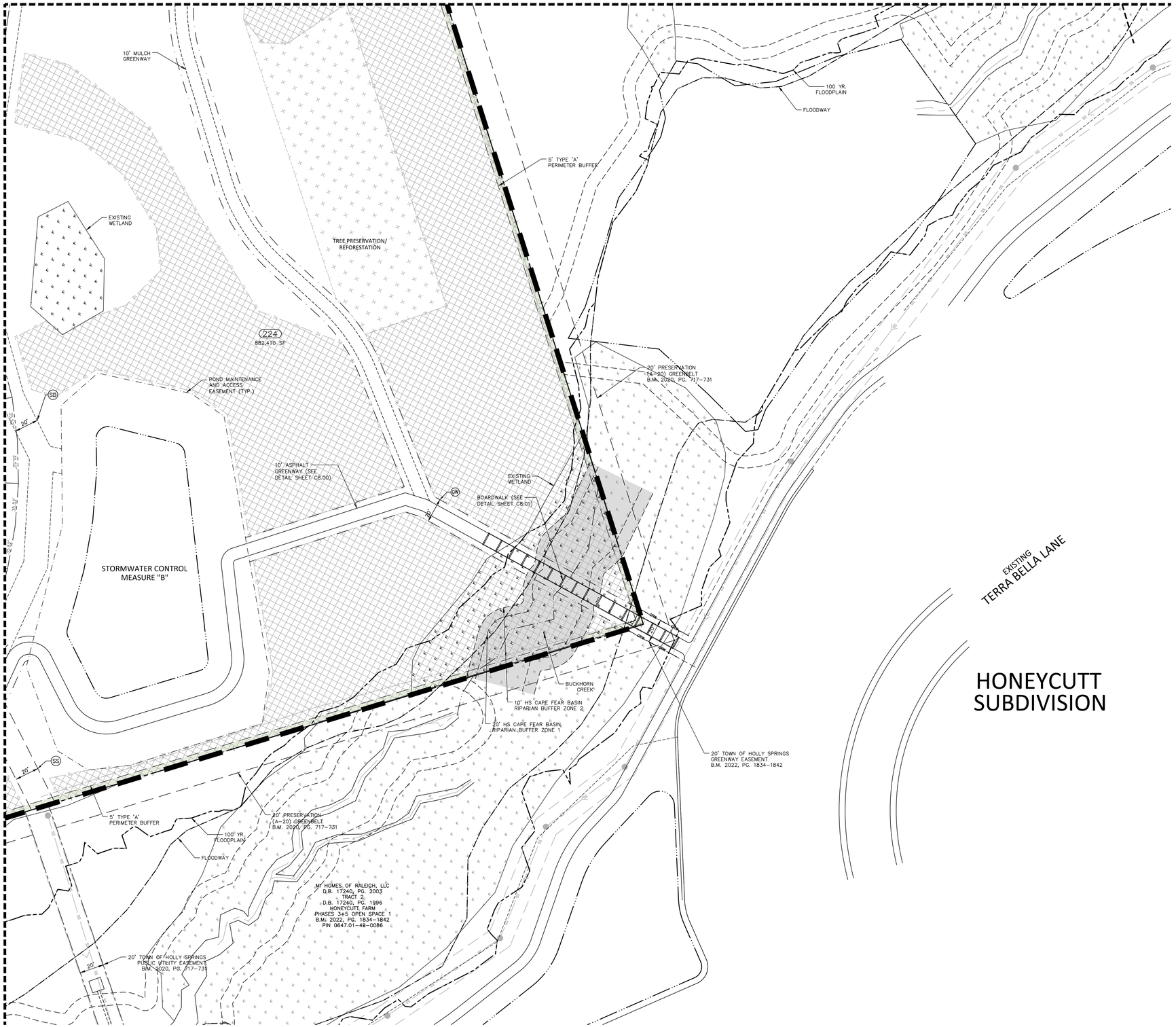
**SHEET**

SITE PLAN - AREA "E"

# C2.05

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:07:59 PM, Savana Bennett

SEE SHEET C2.03




## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- A, B, C — ACCESSIBLE RAMPS
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

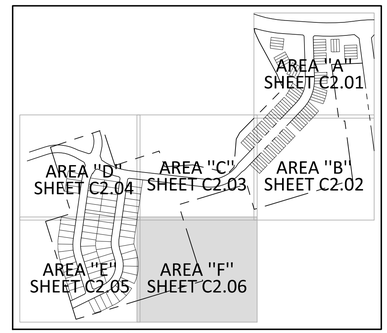
## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT

## NOTES:

1. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
2. IMPROVEMENTS FOR ULTIMATE 112' SECTION ARE SHOWN FOR REFERENCE ONLY. IMPROVEMENTS ALONG THE WEST SIDE AND MEDIAN OF CASS HOLT ROAD ARE NOT INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS.
3. A MINIMUM OF 6" ADDRESS NUMBERS ARE REQUIRED.

| SIGHT DISTANCE TRIANGLE TABLE | |
|---|---|
| LEFT TURN | 15' x 280' |
| RIGHT TURN | 15' x 240' |




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN
2026.01.23 16:25:34-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-S1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

SITE PLAN - AREA "F"

C2.06

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-S1.dwg, 1/23/2026 4:08:03 PM, Savana Bennett

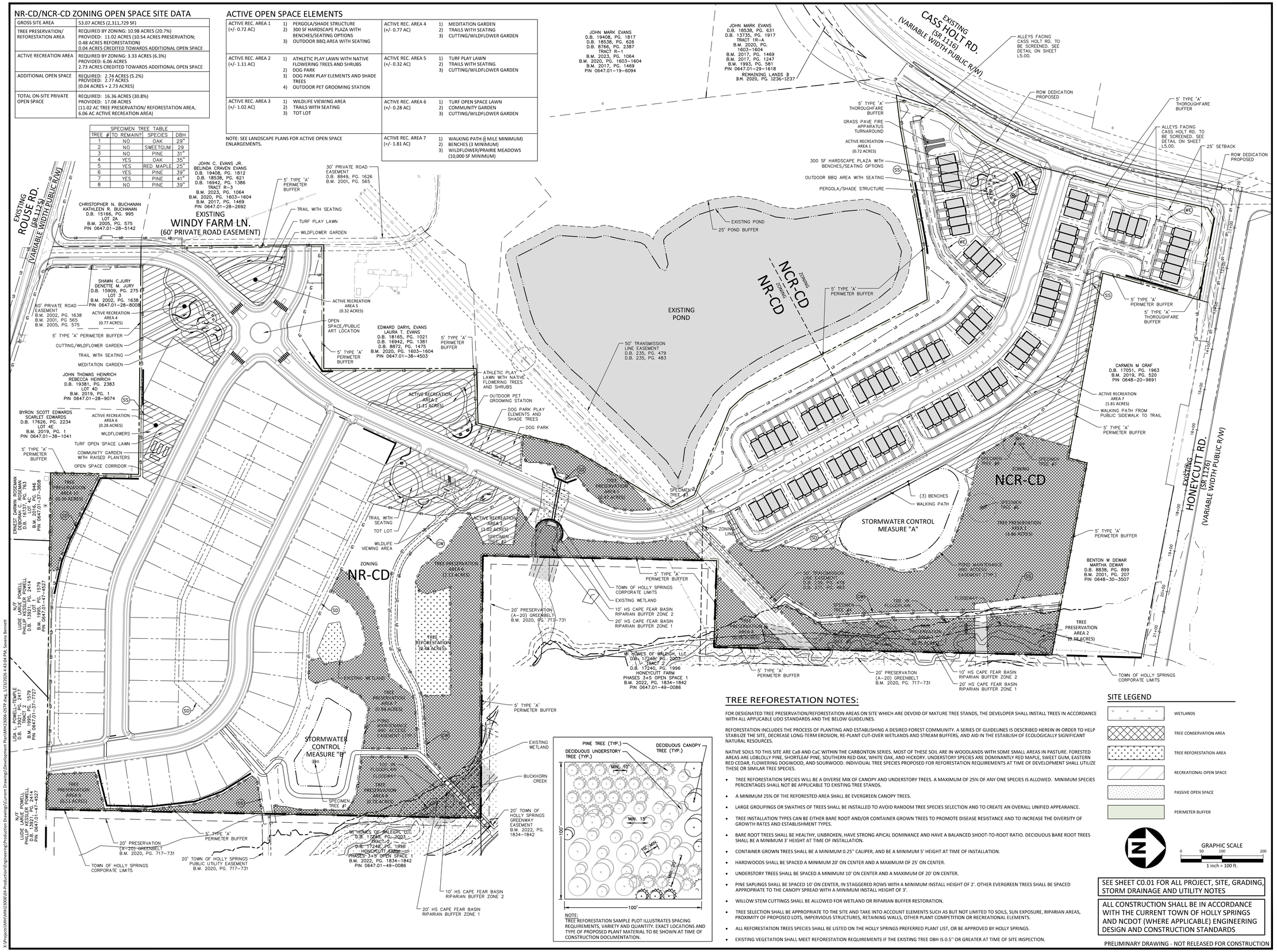
## NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

| | |
|---|---|
| GROSS SITE AREA | 53.07 ACRES (2,311,729 SF) |
| TREE PRESERVATION/ REFORESTATION AREA | REQUIRED BY ZONING: 10.98 ACRES (20.7%)<br>PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION)<br>0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ACTIVE RECREATION AREA | REQUIRED BY ZONING: 3.33 ACRES (6.3%)<br>PROVIDED: 6.06 ACRES<br>2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ADDITIONAL OPEN SPACE | REQUIRED: 2.74 ACRES (5.2%)<br>PROVIDED: 2.77 ACRES<br>(0.04 ACRES + 2.73 ACRES) |
| TOTAL ON-SITE PRIVATE OPEN SPACE | REQUIRED: 16.36 ACRES (30.8%)<br>PROVIDED: 17.08 ACRES<br>(11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA) |

## ACTIVE OPEN SPACE ELEMENTS

| | | | |
|---|---|---|---|
| ACTIVE REC. AREA 1 (+/- 0.72 AC) | 1) PERGOLA/SHADE STRUCTURE<br>2) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS<br>3) OUTDOOR BBQ AREA WITH SEATING | ACTIVE REC. AREA 4 (+/- 0.77 AC) | 1) MEDITATION GARDEN<br>2) TRAILS WITH SEATING<br>3) CUTTING/WILDFLOWER GARDEN |
| ACTIVE REC. AREA 2 (+/- 1.11 AC) | 1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS<br>2) DOG PARK<br>3) DOG PARK PLAY ELEMENTS AND SHADE TREES<br>4) OUTDOOR PET GROOMING STATION | ACTIVE REC. AREA 5 (+/- 0.32 AC) | 1) TURF PLAY LAWN<br>2) TRAILS WITH SEATING<br>3) CUTTING/WILDFLOWER GARDEN |
| ACTIVE REC. AREA 3 (+/- 1.02 AC) | 1) WILDLIFE VIEWING AREA<br>2) TRAILS WITH SEATING<br>3) TOT LOT | ACTIVE REC. AREA 6 (+/- 0.28 AC) | 1) TURF OPEN SPACE LAWN<br>2) COMMUNITY GARDEN<br>3) CUTTING/WILDFLOWER GARDEN |
| NOTE: SEE LANDSCAPE PLANS FOR ACTIVE OPEN SPACE ENLARGEMENTS. | | ACTIVE REC. AREA 7 (+/- 1.81 AC) | 1) WALKING PATH (¼ MILE MINIMUM)<br>2) BENCHES (3 MINIMUM)<br>3) WILDFLOWER/PRAIRIE MEADOWS (10,000 SF MINIMUM) |

| SPECIMEN TREE TABLE | | | |
|---|---|---|---|
| TREE # | TO REMAIN? | SPECIES | DBH |
| 1 | NO | OAK | 29" |
| 2 | NO | SWEETGUM | 29 |
| 3 | NO | PINE | 31" |
| 4 | YES | OAK | 35" |
| 5 | YES | RED MAPLE | 25" |
| 6 | YES | PINE | 39" |
| 7 | YES | PINE | 41" |
| 8 | NO | PINE | 39" |







NOTE:
TREE REFORESTATION SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

## TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5" OR GREATER AT TIME OF SITE INSPECTION.

## SITE LEGEND

- WETLANDS
- TREE CONSERVATION AREA
- TREE REFORESTATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAM JR.
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OSTP |
| CHECKED BY | CMV |
| DRAWN BY | KW |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

OPEN SPACE & TREE PRESERVATION PLAN
C2.10

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-OSTP.dwg, 1/23/2026 1:43:04 PM, Sravya Bonnett

## NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

| | |
|---|---|
| GROSS SITE AREA | 53.07 ACRES (2,311,729 SF) |
| TREE PRESERVATION/ REFORESTATION AREA | REQUIRED BY ZONING: 10.98 ACRES (20.7%)<br>PROVIDED: 11.02 ACRES (10.54 ACRES PRESERVATION; 0.48 ACRES REFORESTATION)<br>0.04 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ACTIVE RECREATION AREA | REQUIRED BY ZONING: 3.33 ACRES (6.3%)<br>PROVIDED: 6.06 ACRES<br>2.73 ACRES CREDITED TOWARDS ADDITIONAL OPEN SPACE |
| ADDITIONAL OPEN SPACE | REQUIRED: 2.74 ACRES (5.2%)<br>PROVIDED: 2.77 ACRES<br>(0.04 ACRES + 2.73 ACRES) |
| TOTAL ON-SITE PRIVATE OPEN SPACE | REQUIRED: 16.36 ACRES (30.8%)<br>PROVIDED: 17.08 ACRES<br>(11.02 AC TREE PRESERVATION/ REFORESTATION AREA, 6.06 AC ACTIVE RECREATION AREA) |

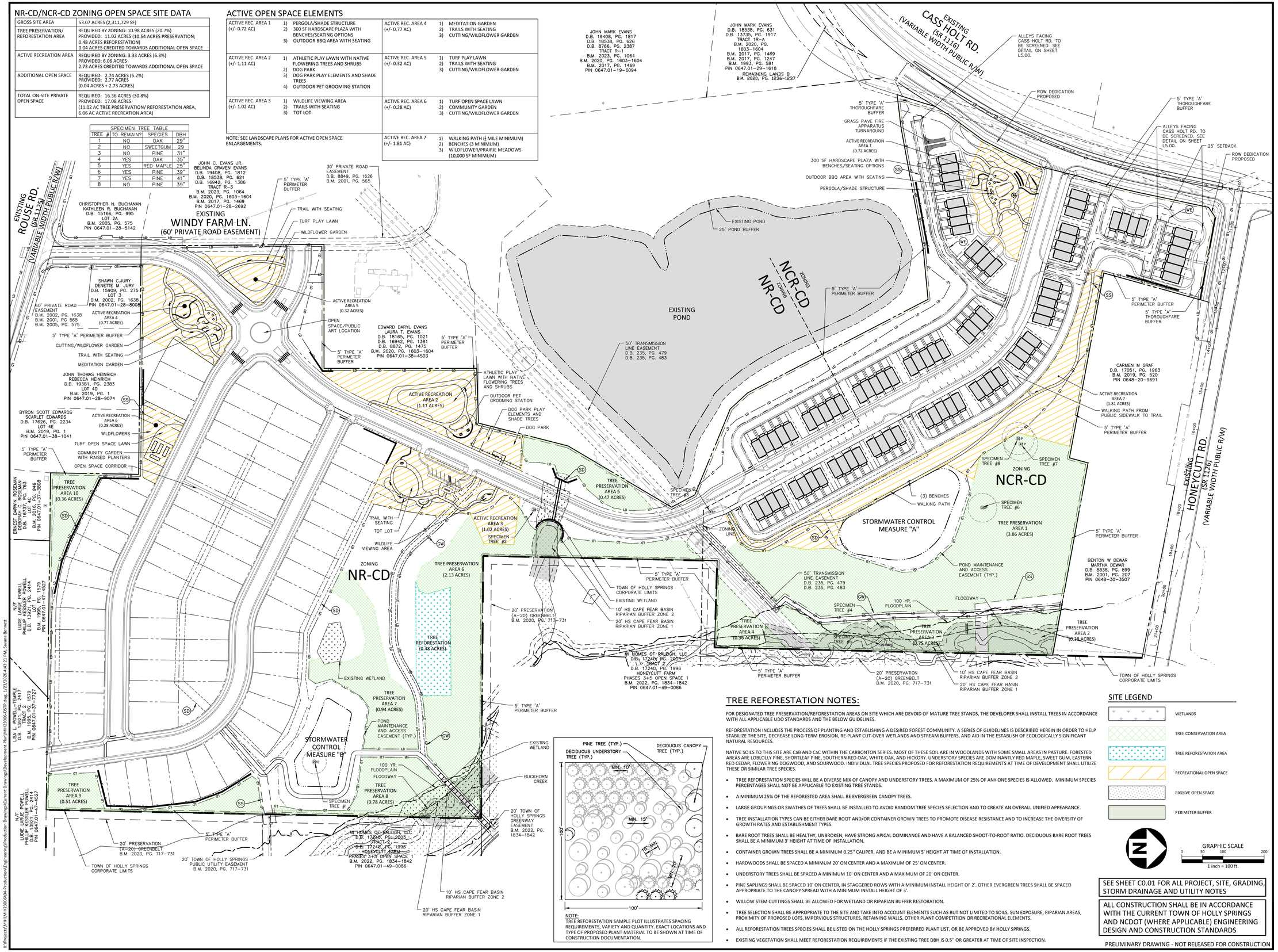
## ACTIVE OPEN SPACE ELEMENTS

| | | | |
|---|---|---|---|
| ACTIVE REC. AREA 1 (+/- 0.72 AC) | 1) PERGOLA/SHADE STRUCTURE<br>2) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS<br>3) OUTDOOR BBQ AREA WITH SEATING | ACTIVE REC. AREA 4 (+/- 0.77 AC) | 1) MEDITATION GARDEN<br>2) TRAILS WITH SEATING<br>3) CUTTING/WILDFLOWER GARDEN |
| ACTIVE REC. AREA 2 (+/- 1.11 AC) | 1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS<br>2) DOG PARK<br>3) DOG PARK PLAY ELEMENTS AND SHADE TREES<br>4) OUTDOOR PET GROOMING STATION | ACTIVE REC. AREA 5 (+/- 0.32 AC) | 1) TURF PLAY LAWN<br>2) TRAILS WITH SEATING<br>3) CUTTING/WILDFLOWER GARDEN |
| ACTIVE REC. AREA 3 (+/- 1.02 AC) | 1) WILDLIFE VIEWING AREA<br>2) TRAILS WITH SEATING<br>3) TOT LOT | ACTIVE REC. AREA 6 (+/- 0.28 AC) | 1) TURF OPEN SPACE LAWN<br>2) COMMUNITY GARDEN<br>3) CUTTING/WILDFLOWER GARDEN |
| | | ACTIVE REC. AREA 7 (+/- 1.81 AC) | 1) WALKING PATH (¼ MILE MINIMUM)<br>2) BENCHES (3 MINIMUM)<br>3) WILDFLOWER/PRAIRIE MEADOWS (10,000 SF MINIMUM) |

NOTE: SEE LANDSCAPE PLANS FOR ACTIVE OPEN SPACE ENLARGEMENTS.

### SPECIMEN TREE TABLE

| TREE # | TO REMAIN? | SPECIES | DBH |
|---|---|---|---|
| 1 | NO | OAK | 29" |
| 2 | NO | SWEETGUM | 29 |
| 3 | NO | PINE | 31" |
| 4 | YES | OAK | 35" |
| 5 | YES | RED MAPLE | 25" |
| 6 | YES | PINE | 39" |
| 7 | YES | PINE | 41" |
| 8 | NO | PINE | 39" |







NOTE:
TREE REFORESTATION SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

## TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5" OR GREATER AT TIME OF SITE INSPECTION.

## SITE LEGEND

- WETLANDS
- TREE CONSERVATION AREA
- TREE REFORESTATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 MICHAEL VAMVRAM, JR.
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

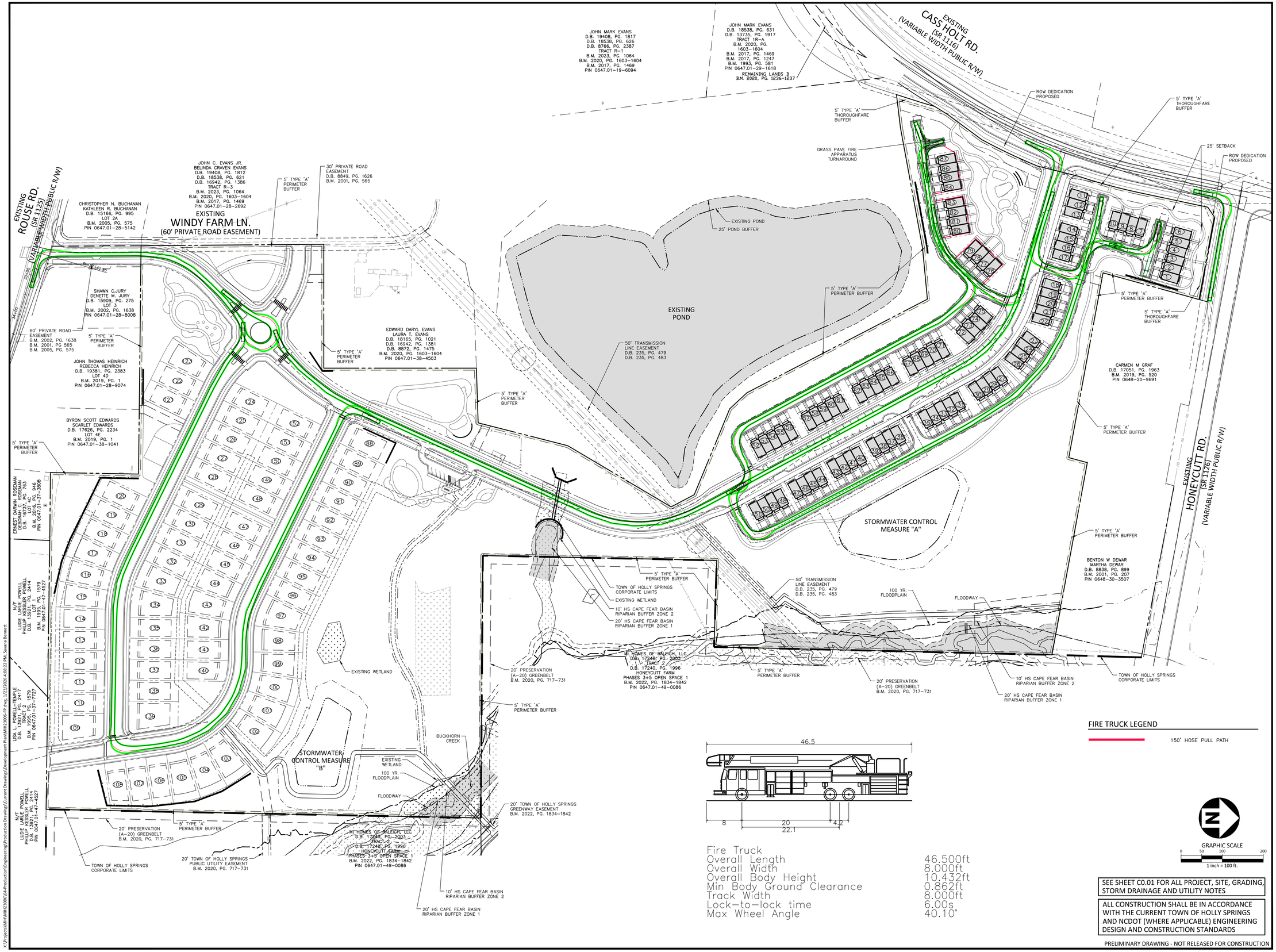
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OSTP |
| CHECKED BY | CMV |
| DRAWN BY | KW |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

OPEN SPACE & TREE PRESERVATION PLAN - COLOR

**C2.15**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-OSTP.dwg, 1/23/2026 4:43:21 PM, Savana Bennett




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-FP.dwg, 1/23/2026 4:08:22 PM, Savana Bennett


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
### HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN

2026.01.23 16:25:39-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

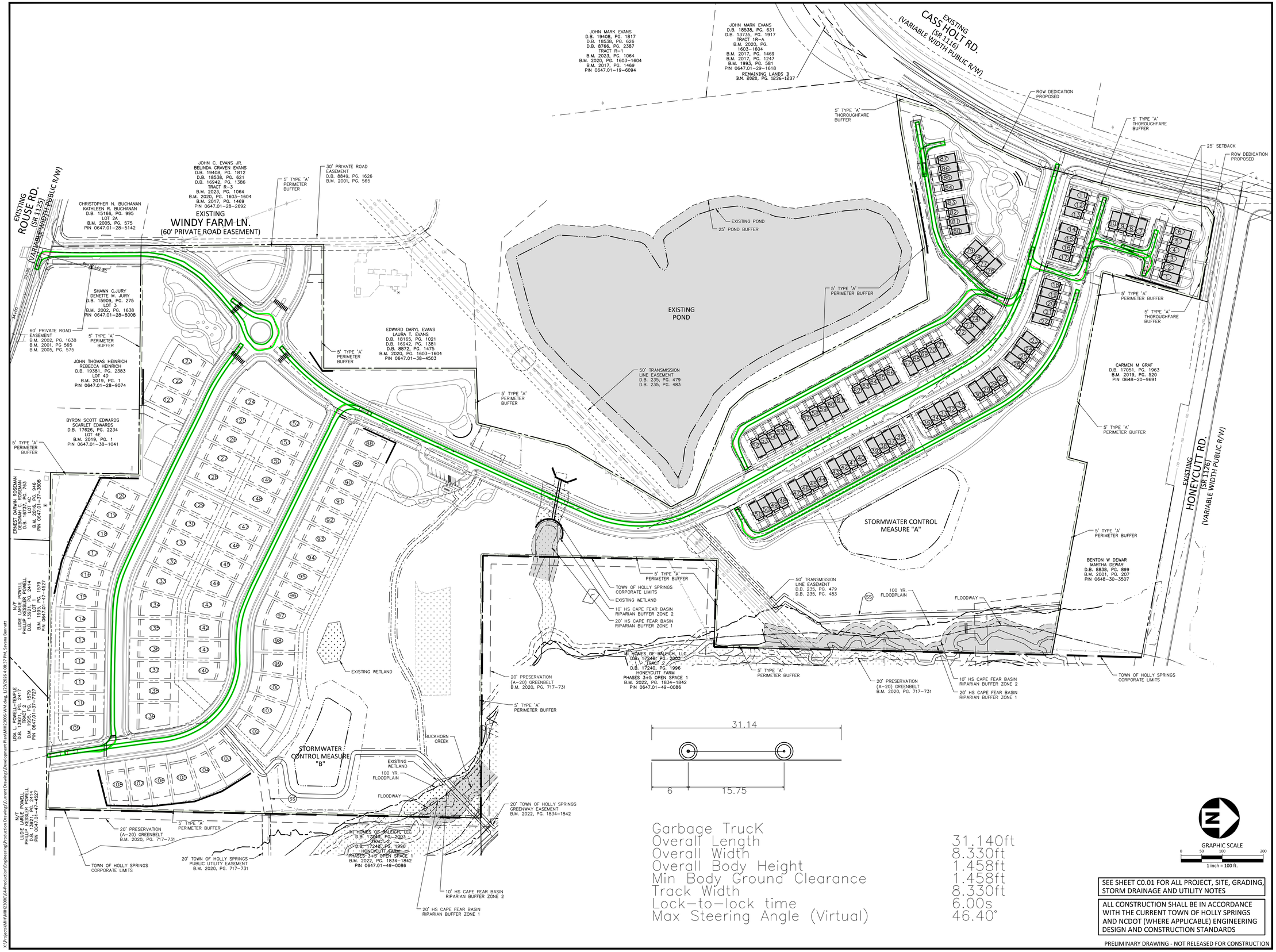
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-FP |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

FIRE PROTECTION PLAN

**C2.20**




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-WM.dwg, 1/23/2026 4:08:37 PM, Saxana Bennett


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN
2026.01.23 16:25:39-05'00'

**REVISIONS**

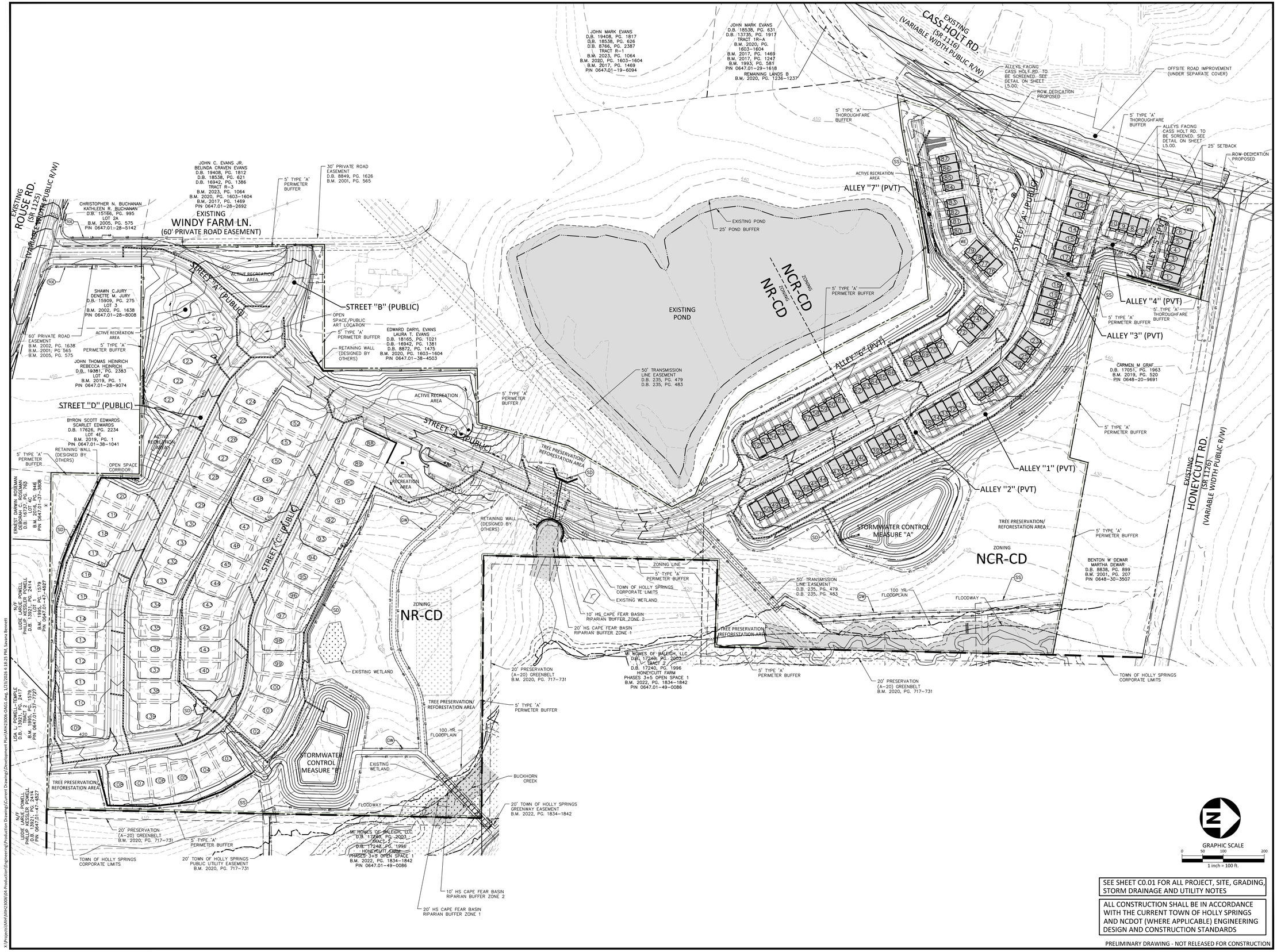
| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-WM |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

WASTE MANAGEMENT PLAN
**C2.30**




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
### HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:40-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

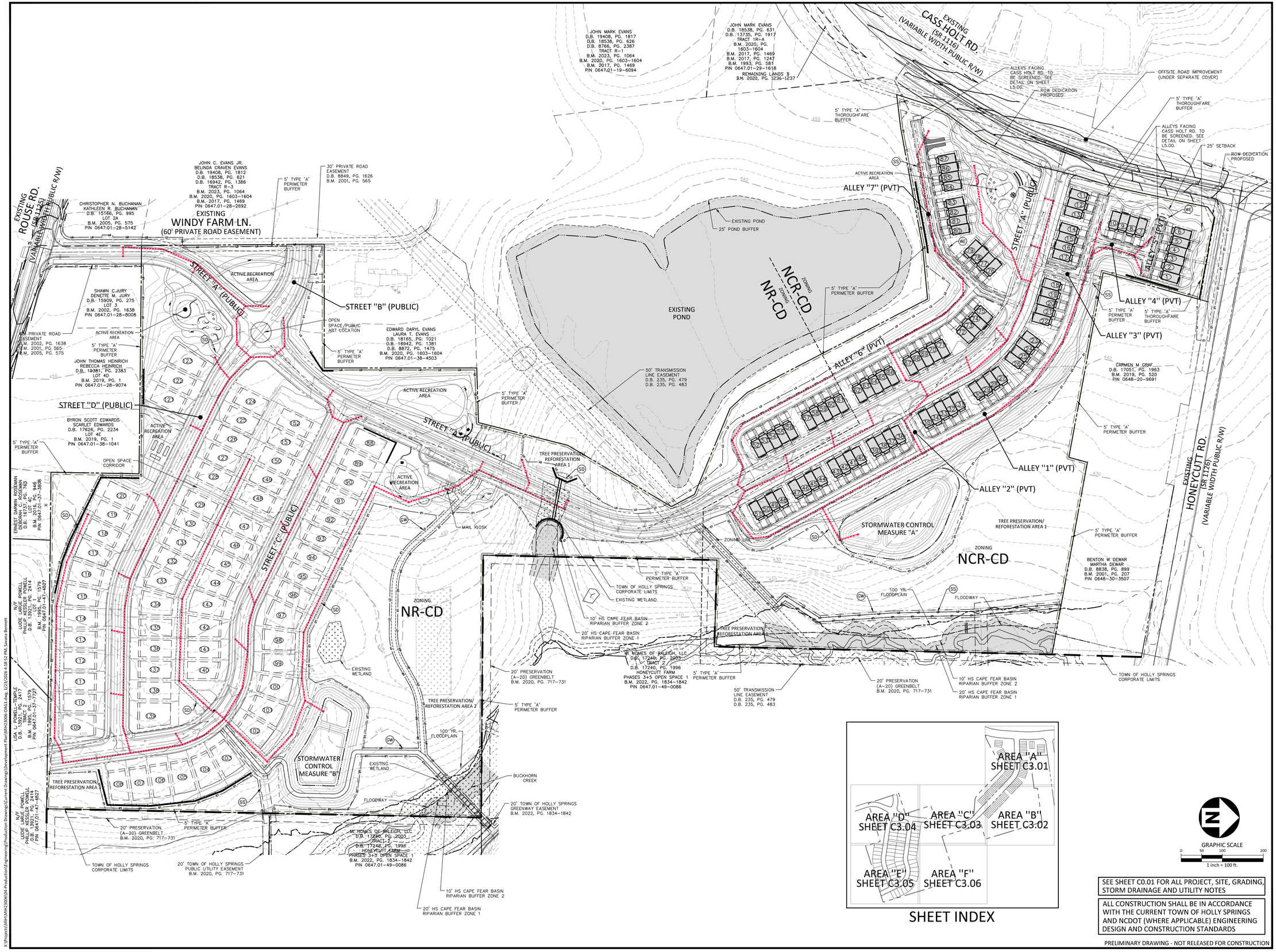
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OAG1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

**OVERALL GRADING PLAN**

# C3.00

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-OAG1.dwg, 1/23/2026 4:18:25 PM, Savana Bennett




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTI

2026.01.23 16:46:26-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

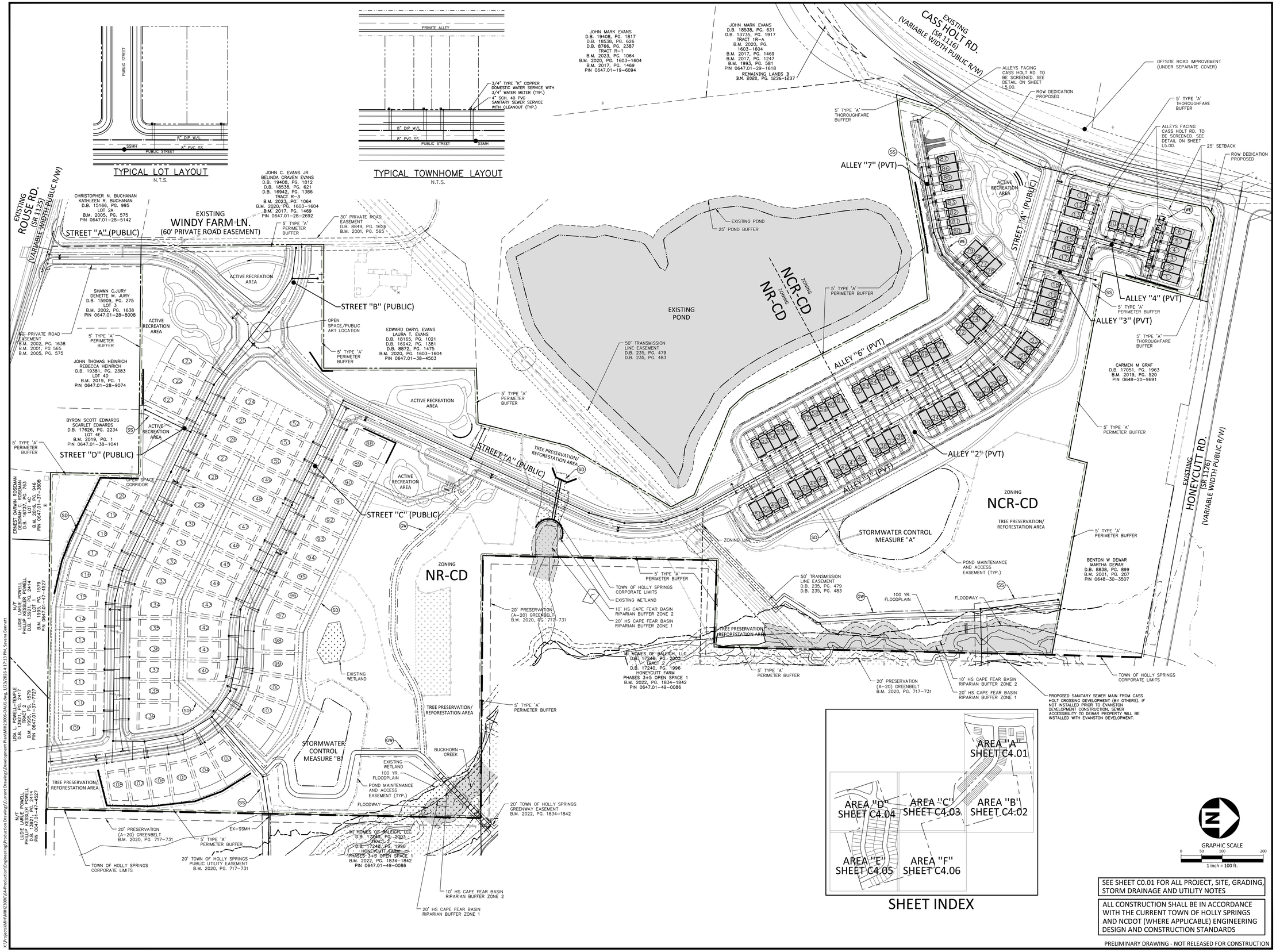
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OAG1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

OVERALL STORM DRAINAGE PLAN

# C3.10

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-OAG1.dwg, 1/23/2026 4:18:52 PM, Savana Bennett




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOANNA C. MARTI

2026.01.23 16:25:45-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

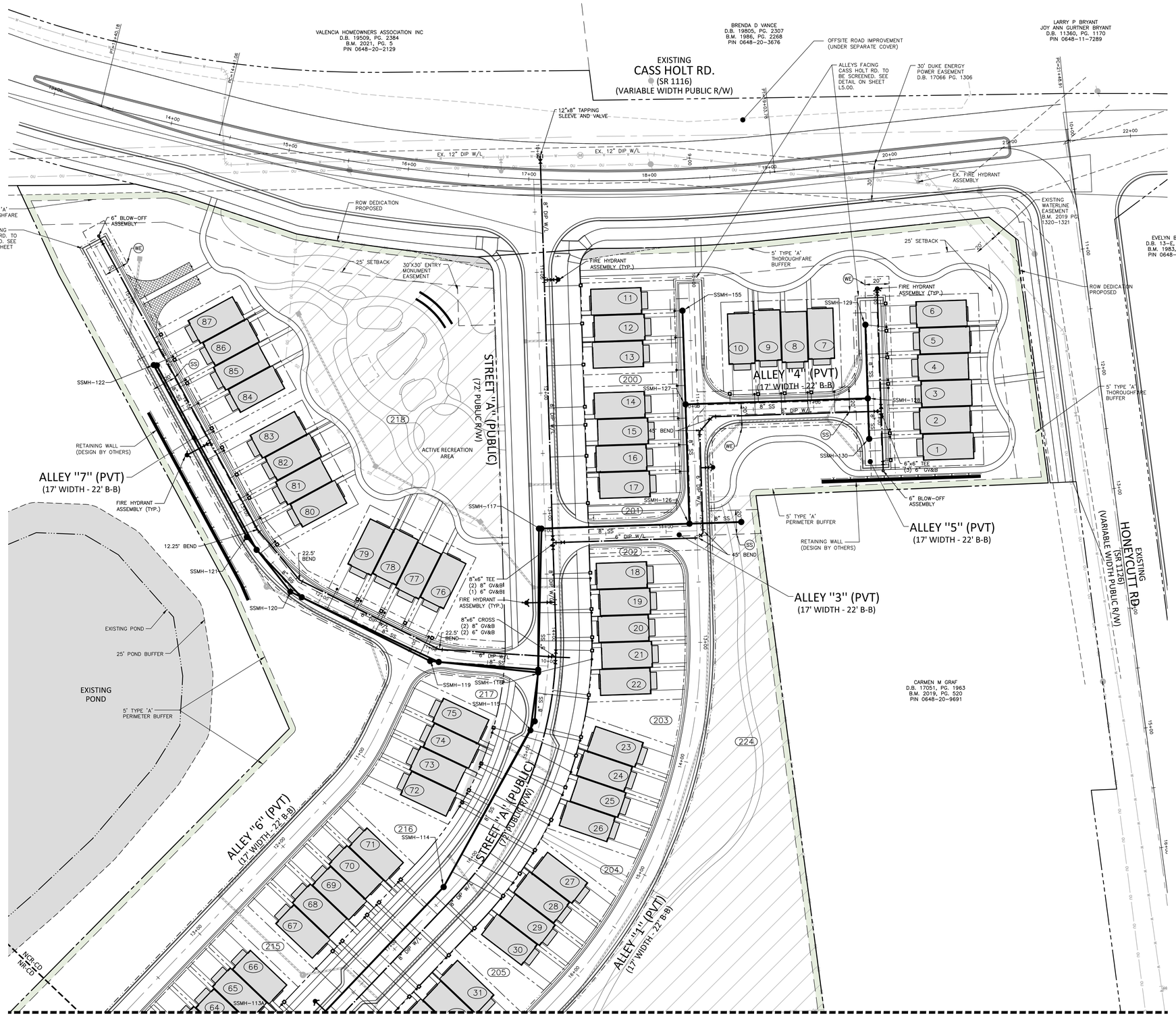
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OAU1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

**OVERALL UTILITY PLAN**

# C4.00

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawing\Development Plan\MIH23006-OAU1.dwg, 1/23/2026 4:17:13 PM, Savana Bonnett

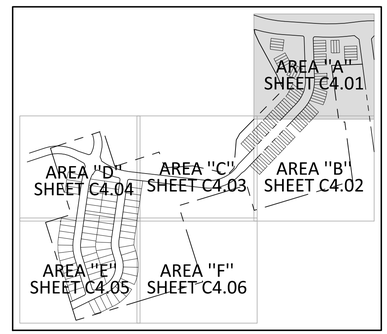



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MASTI

2026.01.23 16:25:46-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

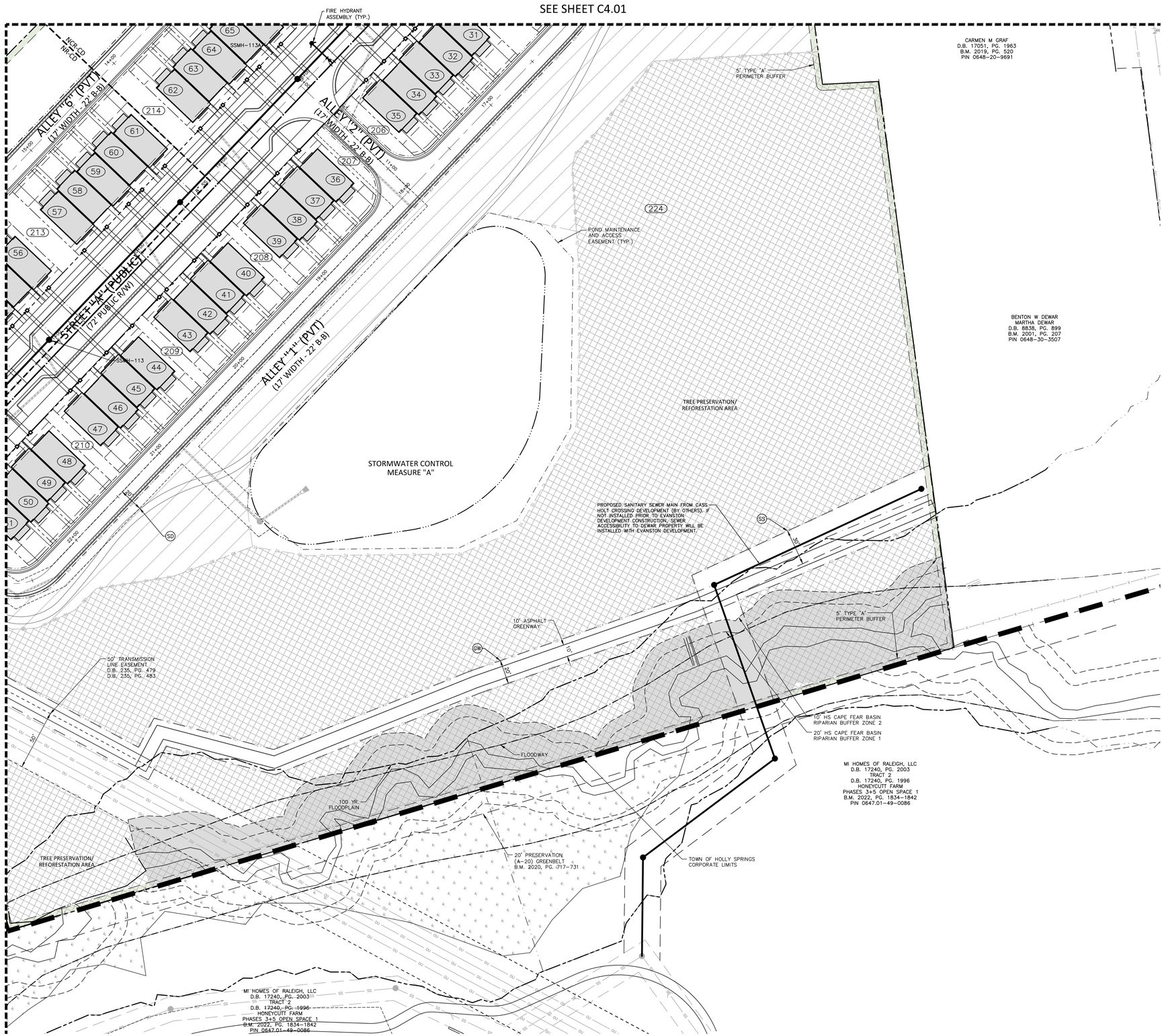
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

**UTILITY PLAN - AREA "A"**

# C4.01

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:09:54 PM, Savana Bennett

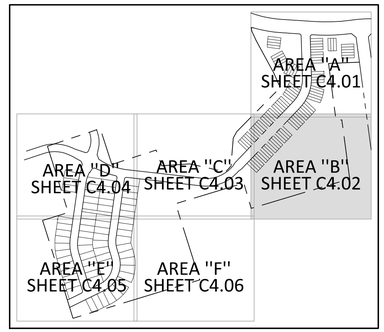



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MESSINA

2026.01.23 16:25:47-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

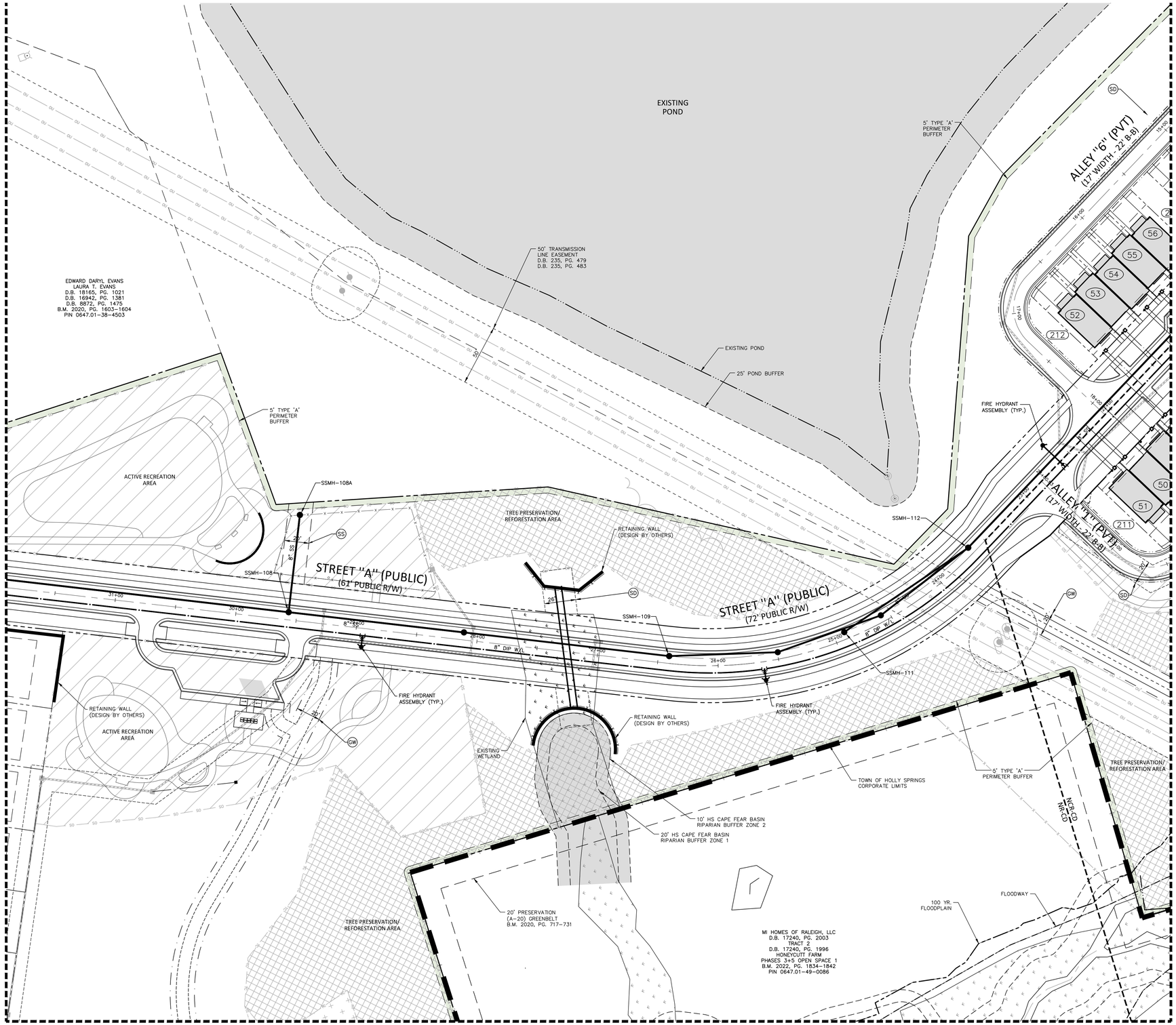
**SHEET**

**UTILITY PLAN - AREA "B"**

# C4.02



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:09:59 PM, Savana Bennett

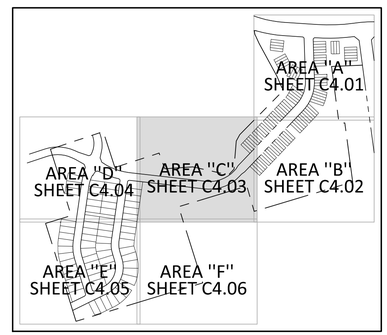



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:47-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

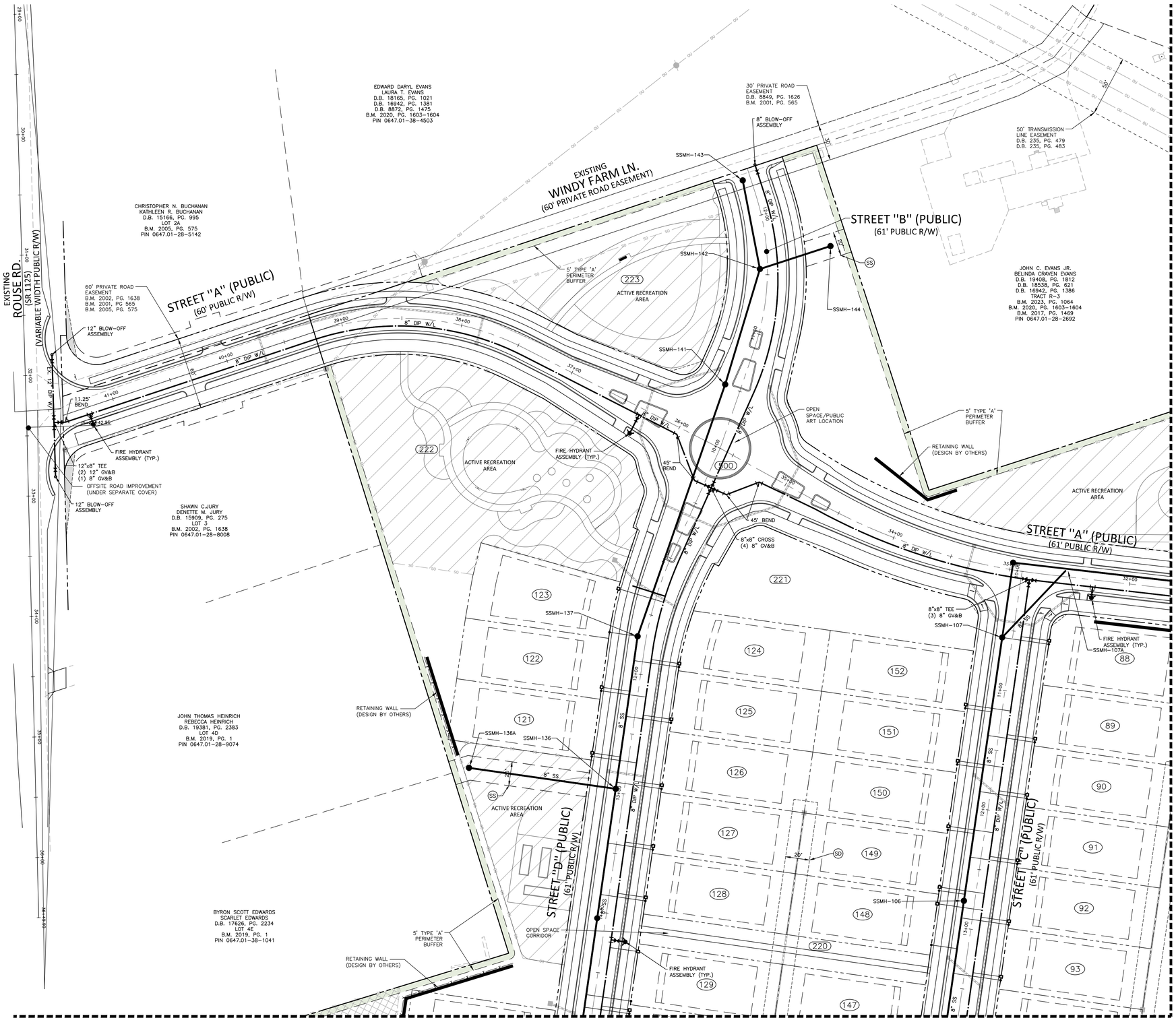
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

**UTILITY PLAN - AREA "C"**

**C4.03**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:10:04 PM, Savana Bennett

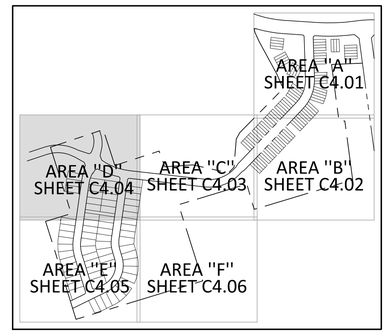



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:48-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

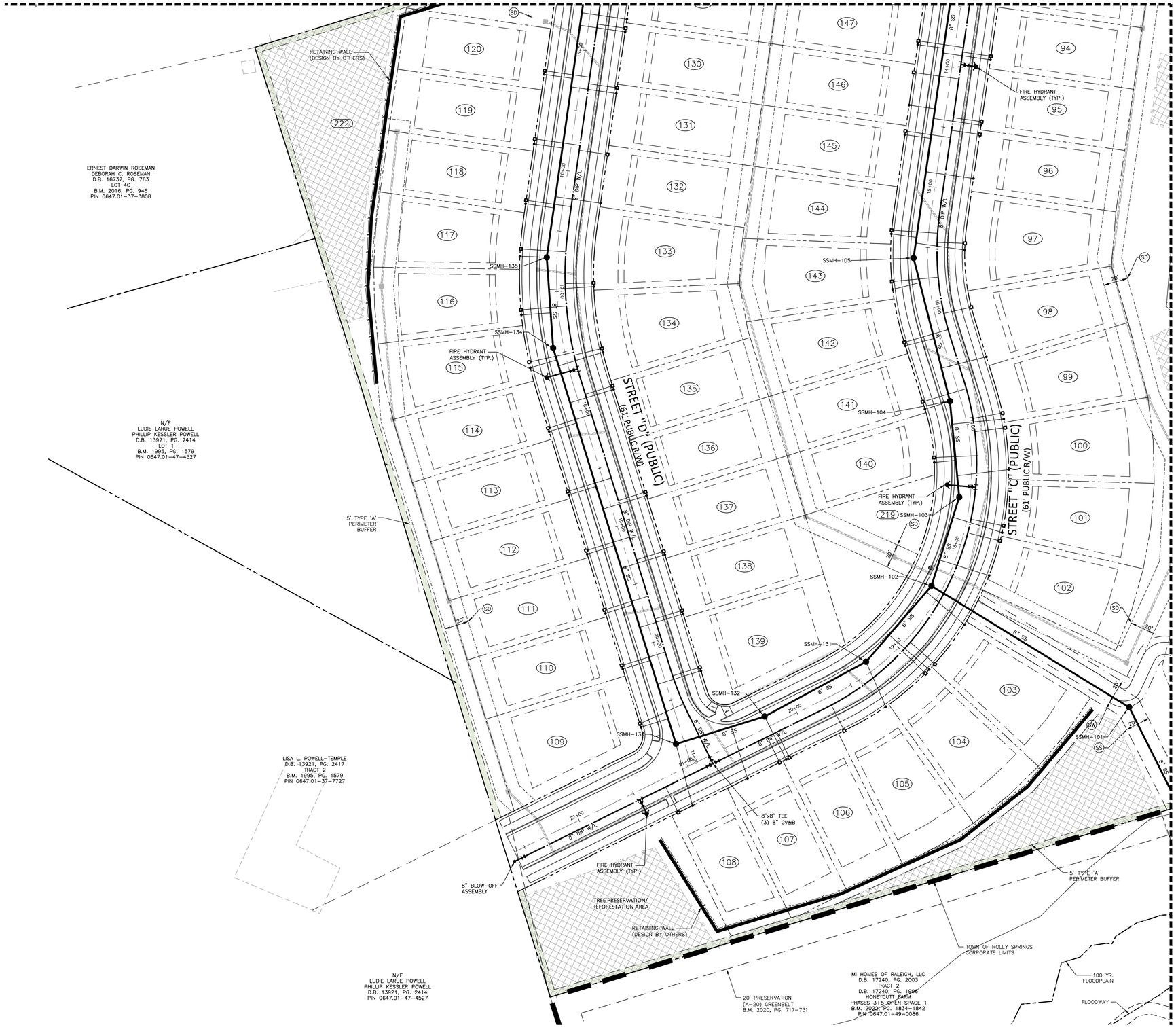
**UTILITY PLAN - AREA "D"**

# C4.04



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:00:09 PM, Savana Bennett

SEE SHEET C4.04



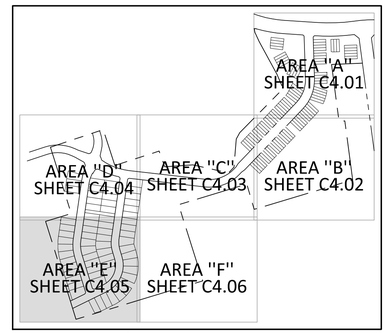

SEE SHEET C4.06

## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:49-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

**UTILITY PLAN - AREA "E"**

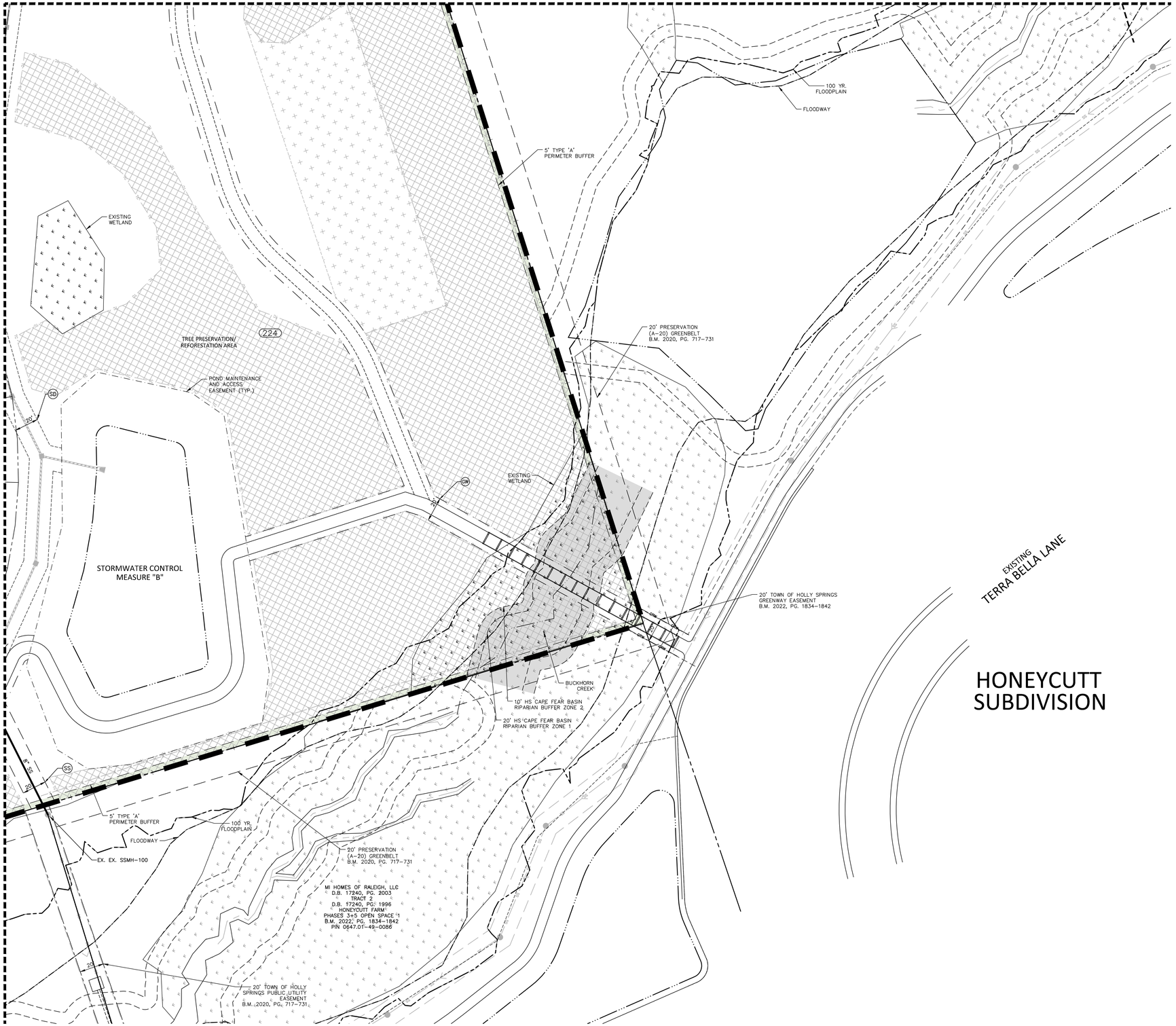
# C4.05



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:10:14 PM, Savana Bennett

SEE SHEET C4.03

SEE SHEET C4.05

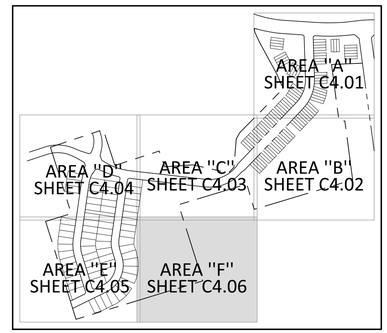



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (WE) WATERLINE EASEMENT




SHEET INDEX

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN

2026.01.23 16:25:49-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

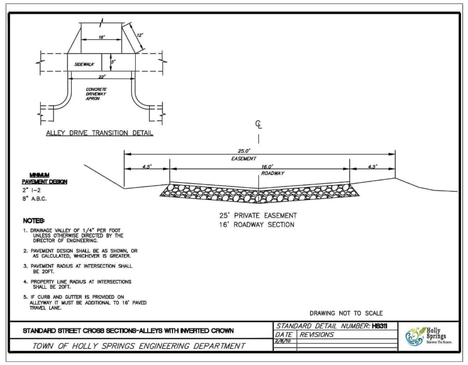
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-U1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

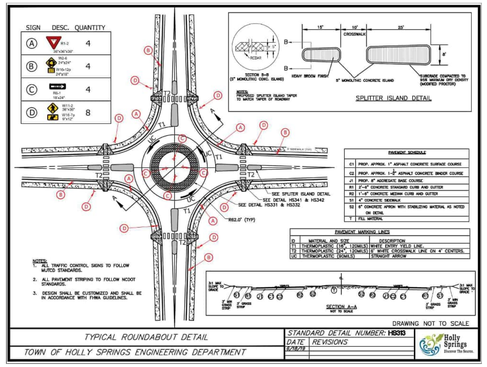
**SHEET**

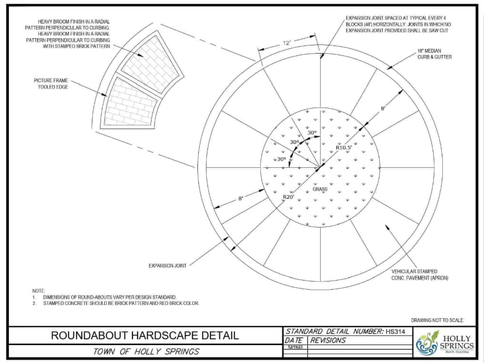
**UTILITY PLAN - AREA "F"**

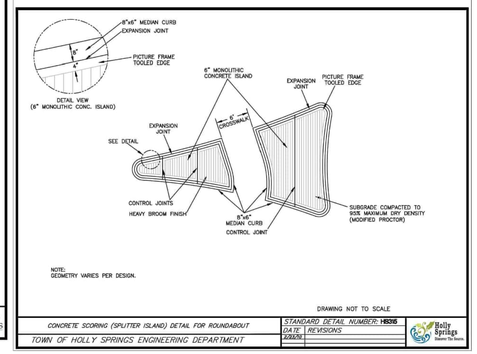
**C4.06**

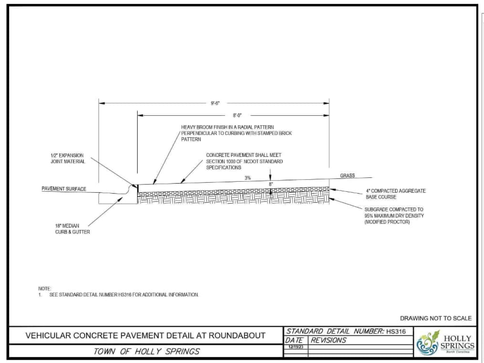
X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-U1.dwg, 1/23/2026 4:10:18 PM, Savana Bennett

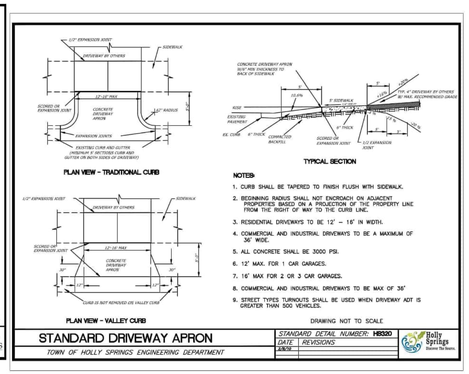


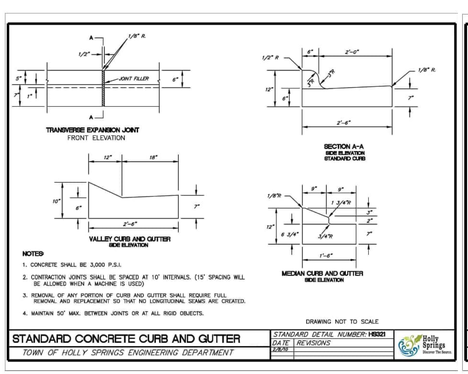



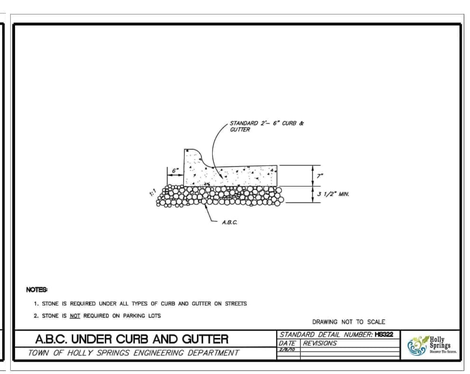



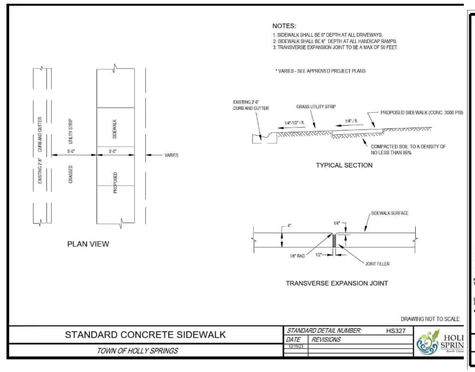



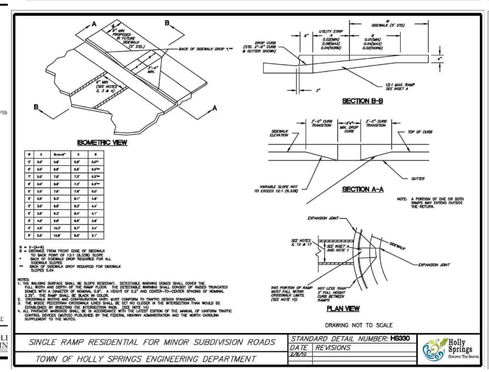



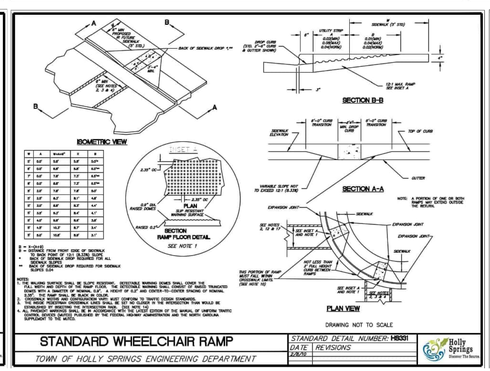



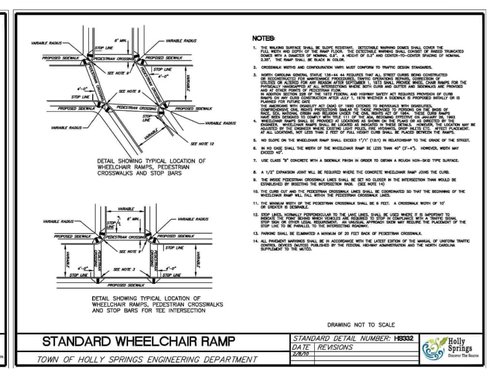



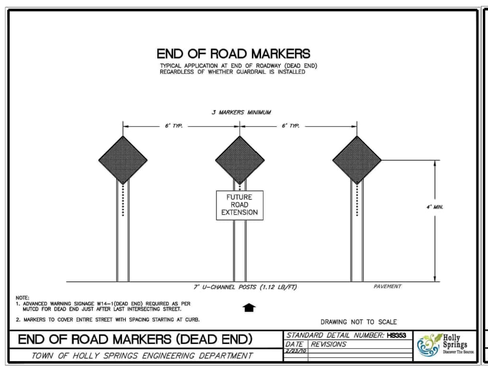



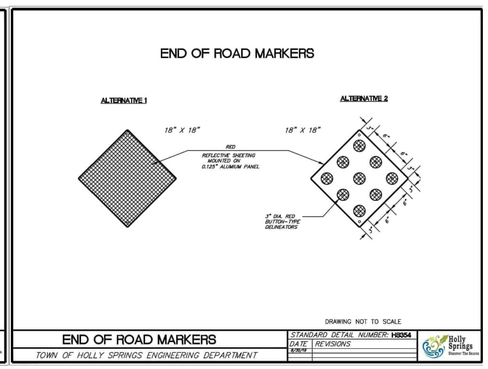



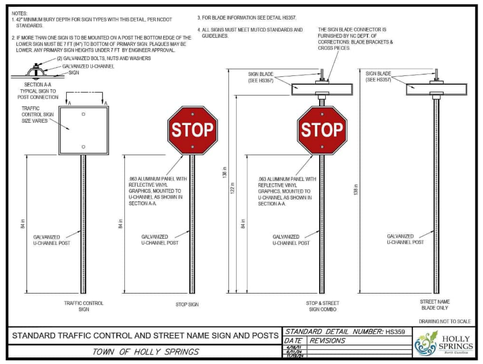



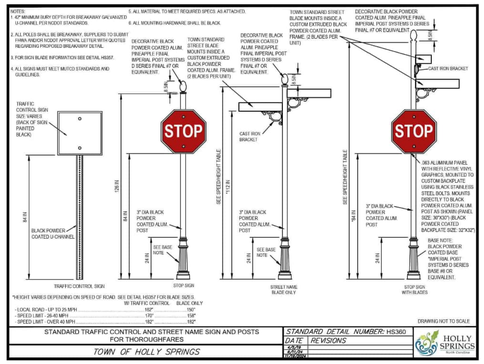



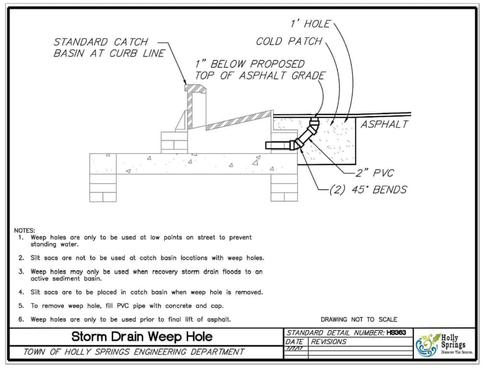


END OF ROAD MARKERS
ALTERNATIVE 1
ALTERNATIVE 2
18" X 18"
18" X 18"
RED REFLECTIVE SHEETING MOUNTED ON 0.125" ALUMINUM PANEL
3" DIA. RED BUTTON- TYPE DELINEATORS
4" WHITE
4" RED
4" WHITE
4" RED
4" WHITE
4" RED



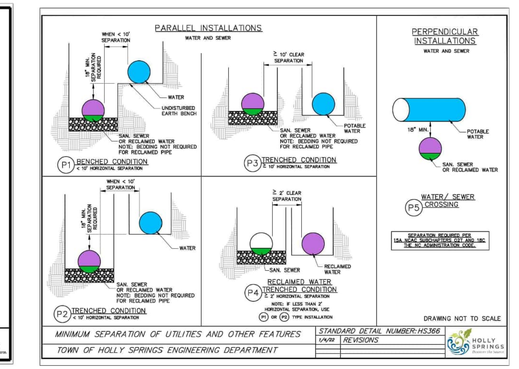

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS — STANDARD DETAIL NUMBER: HS359
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 3/5/20



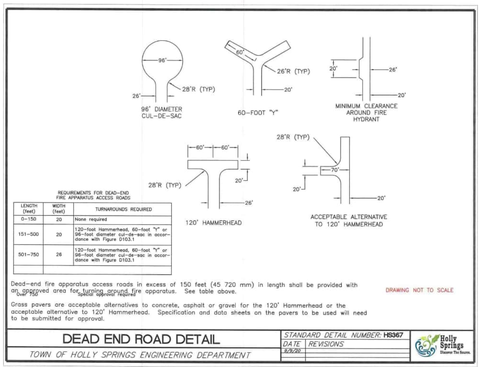

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES — STANDARD DETAIL NUMBER: HS360
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 3/5/20



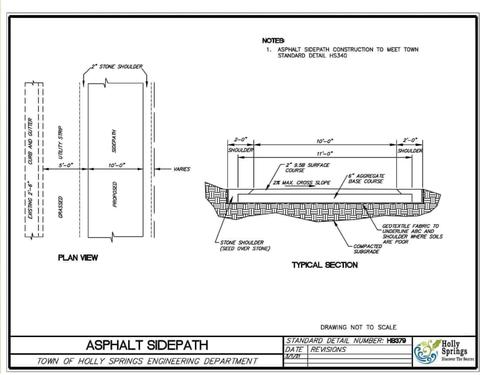

Storm Drain Weep Hole — STANDARD DETAIL NUMBER: HS363
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 10/2/17



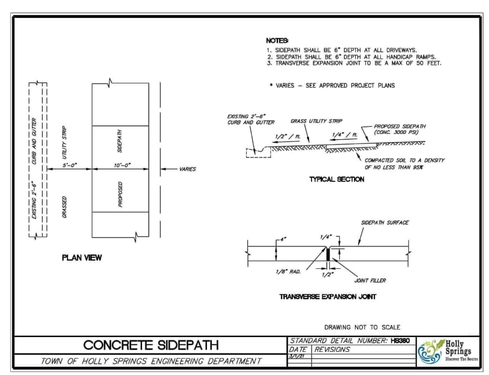

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES — STANDARD DETAIL NUMBER: HS366
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 1/4/19



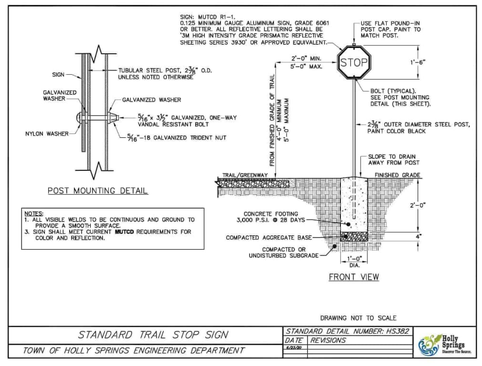

DEAD END ROAD DETAIL — STANDARD DETAIL NUMBER: HS367
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20



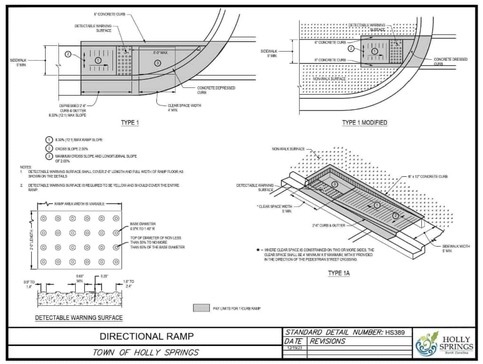

ASPHALT SIDEPATH — STANDARD DETAIL NUMBER: HS370
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20

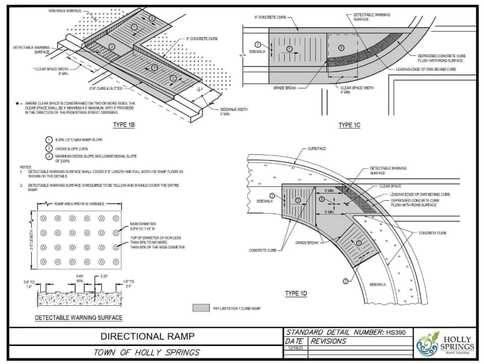


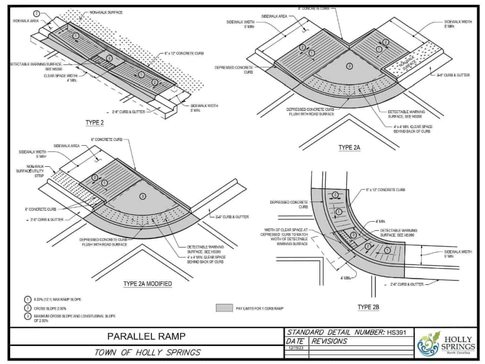

CONCRETE SIDEPATH — STANDARD DETAIL NUMBER: HS380
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20

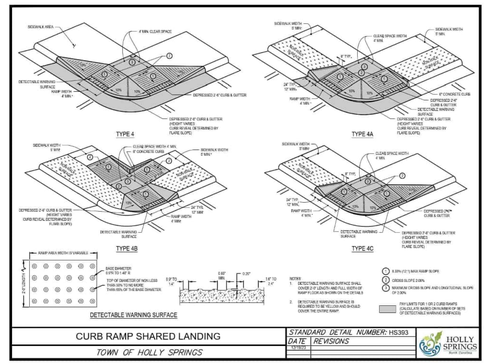



STANDARD TRAIL STOP SIGN — STANDARD DETAIL NUMBER: HS382
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 4/03/20



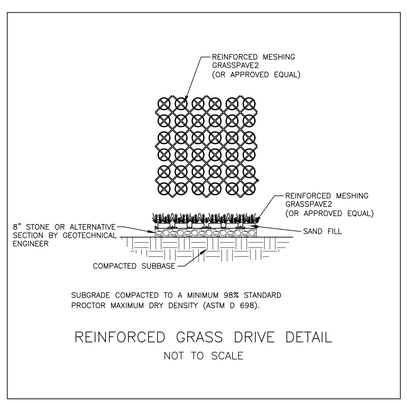



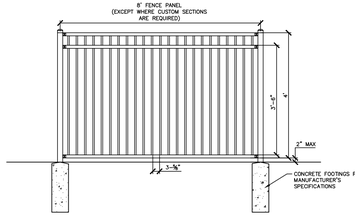

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP-RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN ON THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT TO LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4' x 4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE OF CROSSWALK MARKING TO THE NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COURTESY SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4' x 4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 4' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CANNOT PROVIDE A 5'x5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THOUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIAN WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLATING OR OTHER NON-WALKING SURFACE, OR THE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE RAMP JOINS THE CURB RAMP AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
19. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.

CURB RAMP NOTES — STANDARD DETAIL NUMBER: HS396
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 3/5/20

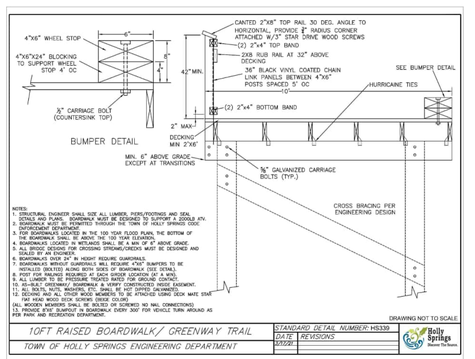



REINFORCED GRASS DRIVE DETAIL
NOT TO SCALE

NOTES:
1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL) – CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE CODES FOR COMMERCIAL STRENGTH ALUMINUM
POSTS: 2" x 2" x 14' – 0"
RAILS: 1½" x 1½" – NO EXPOSED SCREW SYSTEM
PICKETS: ¾" x ¾" W/ 3 ⅝" SPACING
COLOR: BLACK FINISH, SHOP APPLIED POWDER COAT
4. FENCE MANUFACTURER TO BE APPROVED BY OWNER'S REP PRIOR TO INSTALLATION
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.




4' ALUMINUM FENCE
NTS




10FT RAISED BOARDWALK/ GREENWAY TRAIL — STANDARD DETAIL NUMBER: HS339
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 3/5/20

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
**MAJOR SUBDIVISION PLAN**
**6200 WINDY FARM LANE**
**HOLLY SPRINGS, NORTH CAROLINA 27540**

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN E. MARTIN

2026.01.23 16:25:50 -05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-D1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | N/A |
| DATE | 01. 23. 2026 |

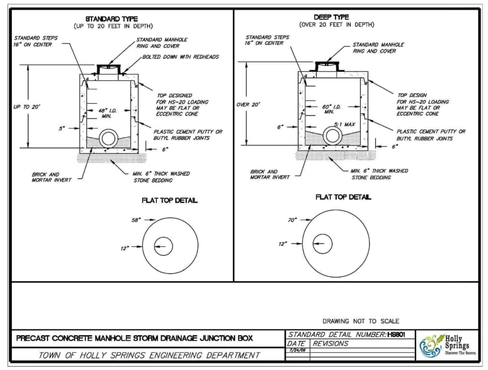
**SHEET**

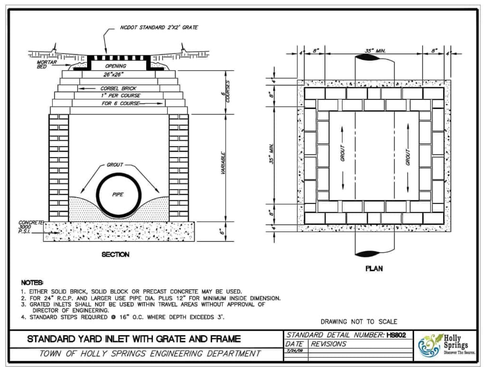
**SITE DETAILS**

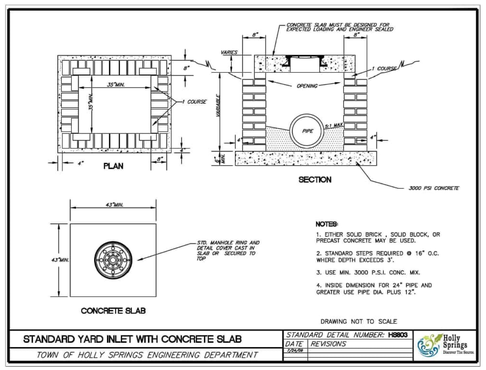
**C8.01**

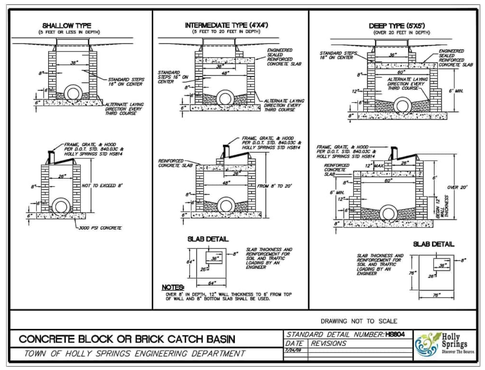


X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-D1.dwg, 1/23/2026 4:10:39 PM, Saxana Bennett



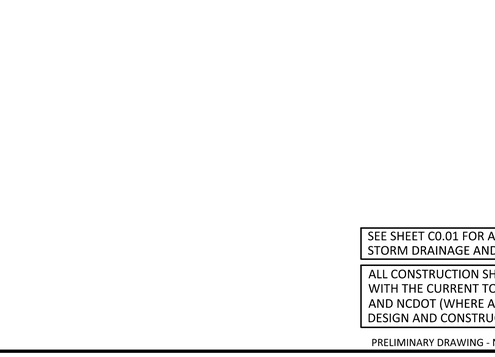


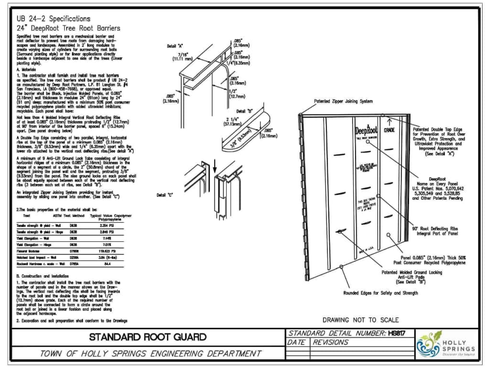











SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:51-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

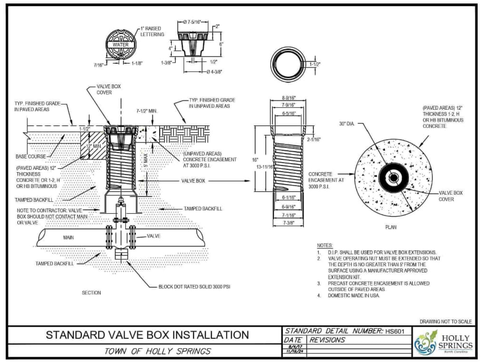
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-D1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | N/A |
| DATE | 01. 23. 2026 |

**SHEET**

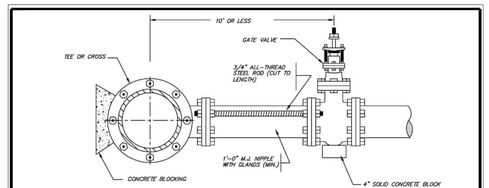
STORM DRAINAGE DETAILS

**C8.02**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-D1.dwg, 1/23/2026 4:10:31 PM, Savana Bennett




**STANDARD VALVE BOX INSTALLATION** — STANDARD DETAIL NUMBER: HS601
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 7/26/06



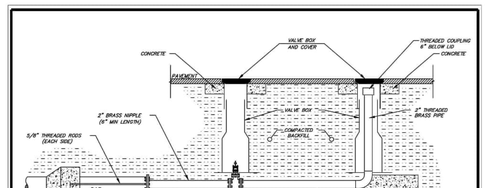

ROD REQUIREMENTS

| BRANCH SIZE | NO. OF RODS |
|---|---|
| 4" | 2 |
| 6" | 2 |
| 8" | 4 |
| 12" | 4 |
| 16" | 6 |
| 24" | 6 |

NOTES:
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

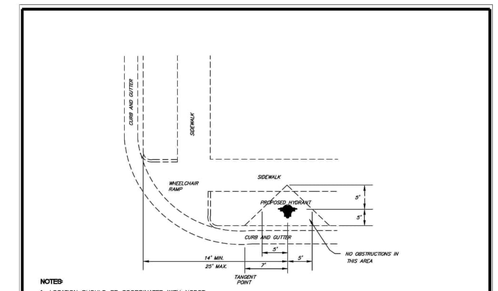
**STANDARD VALVE RODDING** — STANDARD DETAIL NUMBER: HS603
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




NOTE: FOR TEMPORARY BLOW OFF ASSEMBLY USE FULL SIZE VALVE OR LINE SIZE WITH 2" BLOWOFF.

DRAWING NOT TO SCALE

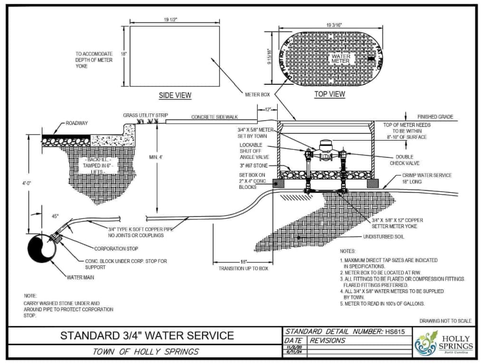
**STANDARD 2" BLOW-OFF ASSEMBLY** — STANDARD DETAIL NUMBER: HS606
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 8/26/19




NOTES:
1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

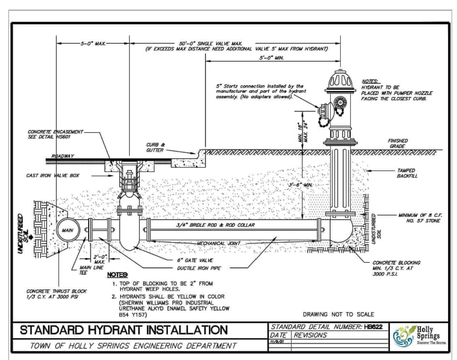
DRAWING NOT TO SCALE

**STANDARD HYDRANT LOCATION** — STANDARD DETAIL NUMBER: HS613
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




DRAWING NOT TO SCALE

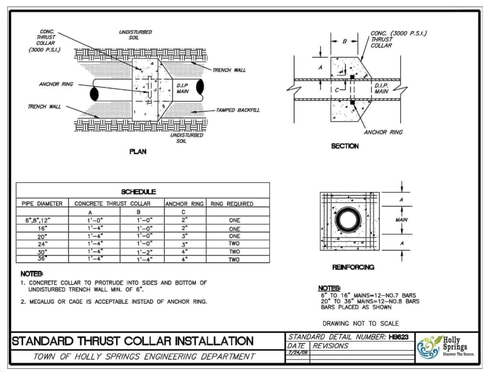
**STANDARD 3/4" WATER SERVICE** — STANDARD DETAIL NUMBER: HS615
TOWN OF HOLLY SPRINGS — DATE | REVISIONS — 7/26/06




NOTES:
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
2. HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS P80 INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW B54 Y157)

DRAWING NOT TO SCALE

**STANDARD HYDRANT INSTALLATION** — STANDARD DETAIL NUMBER: HS622
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




SCHEDULE

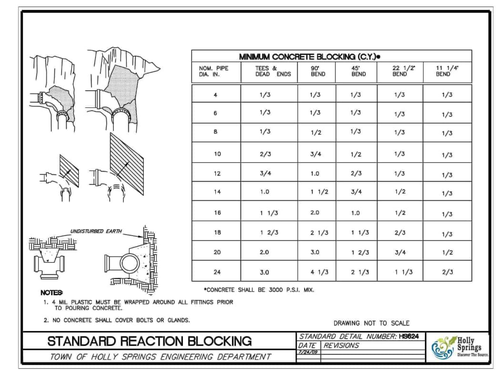
| PIPE DIAMETER | CONCRETE THRUST COLLAR A | B | C | ANCHOR RING | RING REQUIRED |
|---|---|---|---|---|---|
| 6",8",12" | 1'-0" | 1'-0" | 2" | | ONE |
| 16" | 1'-4" | 1'-0" | 3" | | ONE |
| 20" | 1'-4" | 1'-0" | 3" | | ONE |
| 24" | 1'-4" | 1'-0" | 3" | | TWO |
| 30" | 1'-4" | 1'-2" | 4" | | TWO |
| 36" | 1'-4" | 1'-4" | 4" | | TWO |

NOTES:
1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

NOTES:
8" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

**STANDARD THRUST COLLAR INSTALLATION** — STANDARD DETAIL NUMBER: HS620
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




MINIMUM CONCRETE BLOCKING (C.Y.)*

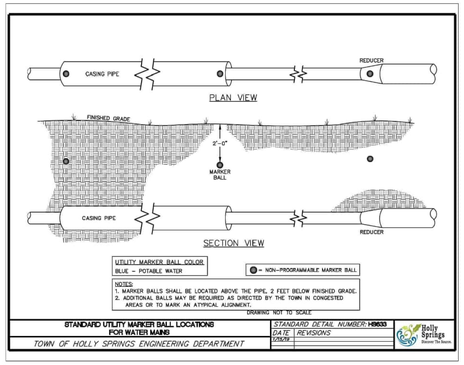
| NOM. PIPE DIA. IN. | TEES & DEAD ENDS | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND |
|---|---|---|---|---|---|
| 4 | 1/3 | 1/3 | 1/3 | 1/3 | 1/3 |
| 6 | 1/3 | 1/3 | 1/3 | 1/3 | 1/3 |
| 8 | 1/3 | 1/2 | 1/3 | 1/3 | 1/3 |
| 10 | 2/3 | 3/4 | 1/2 | 1/3 | 1/3 |
| 12 | 3/4 | 1.0 | 2/3 | 1/3 | 1/3 |
| 14 | 1.0 | 1 1/2 | 3/4 | 1/2 | 1/3 |
| 16 | 1 1/3 | 2.0 | 1.0 | 1/2 | 1/3 |
| 18 | 1 2/3 | 2 1/3 | 1 1/3 | 2/3 | 1/3 |
| 20 | 2.0 | 3.0 | 1 2/3 | 3/4 | 1/2 |
| 24 | 3.0 | 4 1/3 | 2 1/3 | 1 1/3 | 2/3 |

*CONCRETE SHALL BE 3000 P.S.I. MIX.

NOTES:
1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

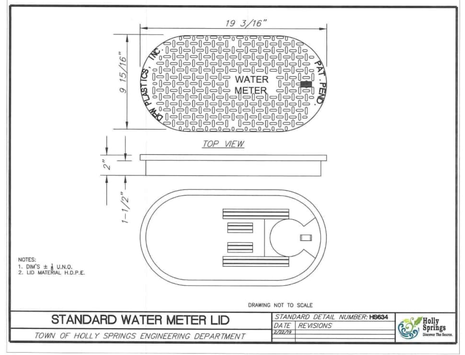
DRAWING NOT TO SCALE

**STANDARD REACTION BLOCKING** — STANDARD DETAIL NUMBER: HS624
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




DRAWING NOT TO SCALE

**STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS** — STANDARD DETAIL NUMBER: HS633
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 7/26/06




DRAWING NOT TO SCALE

**STANDARD WATER METER LID** — STANDARD DETAIL NUMBER: HS634
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT — DATE | REVISIONS — 8/26/19

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:51-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

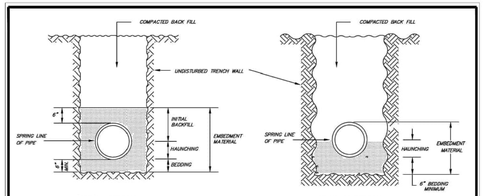
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-D1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | N/A |
| DATE | 01. 23. 2026 |

**SHEET**

WATER DETAILS

**C8.03**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-D1.dwg, 1/23/2026 4:10:33 PM, Savana Bennett



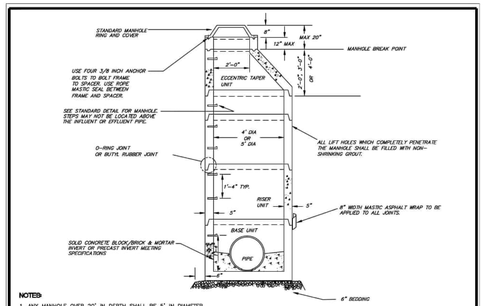

SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:
1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

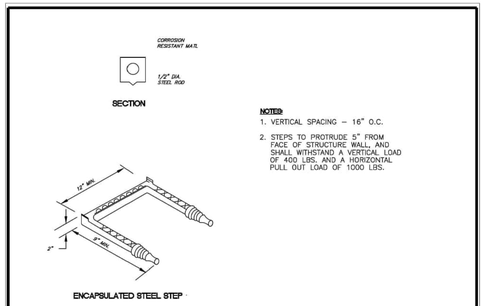
**BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE** — STANDARD DETAIL NUMBER: **HS703**
DATE | REVISIONS: 7/26/16
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTES:
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

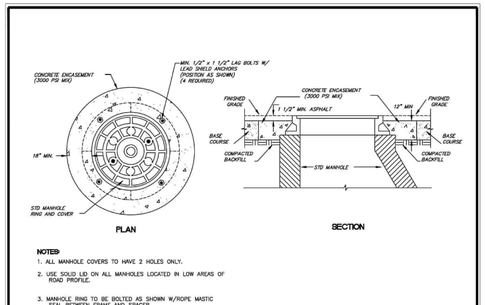
**STANDARD PRECAST CONCRETE MANHOLE** — STANDARD DETAIL NUMBER: **HS706**
DATE | REVISIONS: 3/26/19
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTES:
1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

DRAWING NOT TO SCALE

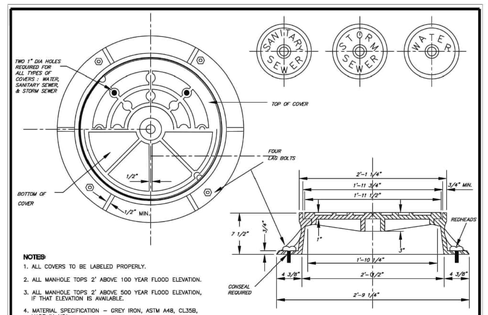
**MANHOLE STEPS** — STANDARD DETAIL NUMBER: **HS709**
DATE | REVISIONS: 3/26/19
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

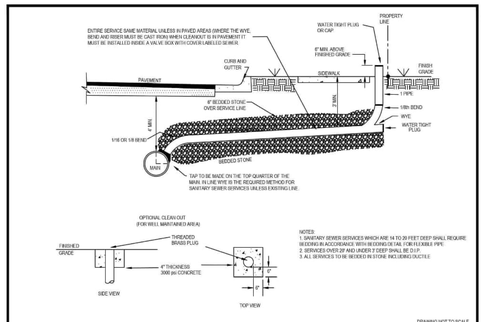
**STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS** — STANDARD DETAIL NUMBER: **HS710**
DATE | REVISIONS: 7/26/16
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTES:
1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

DRAWING NOT TO SCALE

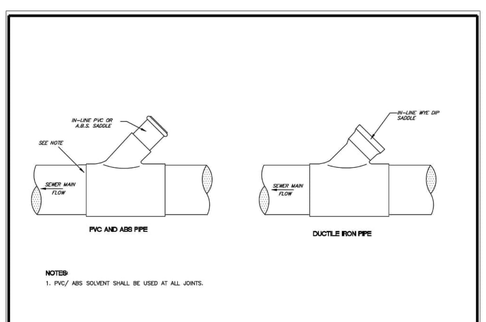
**STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT** — STANDARD DETAIL NUMBER: **HS711**
DATE | REVISIONS: 7/26/16
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTES:
1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE.
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE

DRAWING NOT TO SCALE

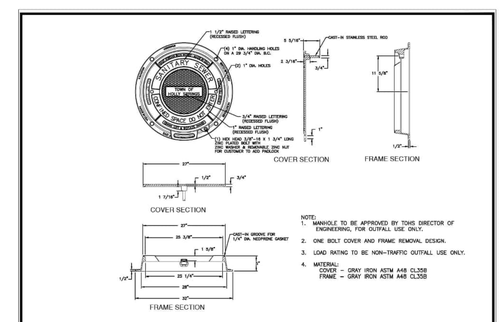
**STANDARD SANITARY SEWER TAP AND SERVICE** — STANDARD DETAIL NUMBER: **HS715**
DATE | REVISIONS: 3/26/19; 7/26/16
*TOWN OF HOLLY SPRINGS*




NOTES:
1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

DRAWING NOT TO SCALE

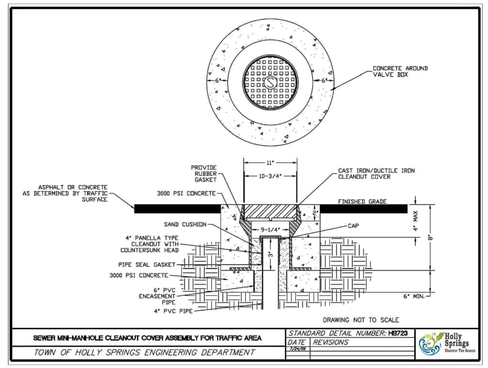
**STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES** — STANDARD DETAIL NUMBER: **HS716**
DATE | REVISIONS: 3/26/19
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




NOTE:
1. MANHOLE TO BE APPROVED BY TOHS DIRECTOR OF ENGINEERING, FOR OUTFALL USE ONLY.
2. ONE BOLT COVER AND FRAME REMOVAL DESIGN.
3. LOAD RATING TO BE NON-TRAFFIC OUTFALL USE ONLY.
4. MATERIAL:
   COVER – GRAY IRON ASTM A48 CL35B
   FRAME – GRAY IRON ASTM A48 CL35B

DRAWING NOT TO SCALE

MANHOLE COVER & FRAME FOR OUTFALLS — STANDARD DETAIL NUMBER: **HS722**
DATE | REVISIONS: 7/26/16
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*




DRAWING NOT TO SCALE

**SEWER MIN-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA** — STANDARD DETAIL NUMBER: **HS723**
DATE | REVISIONS: 7/26/16
*TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT*

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:25:52-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

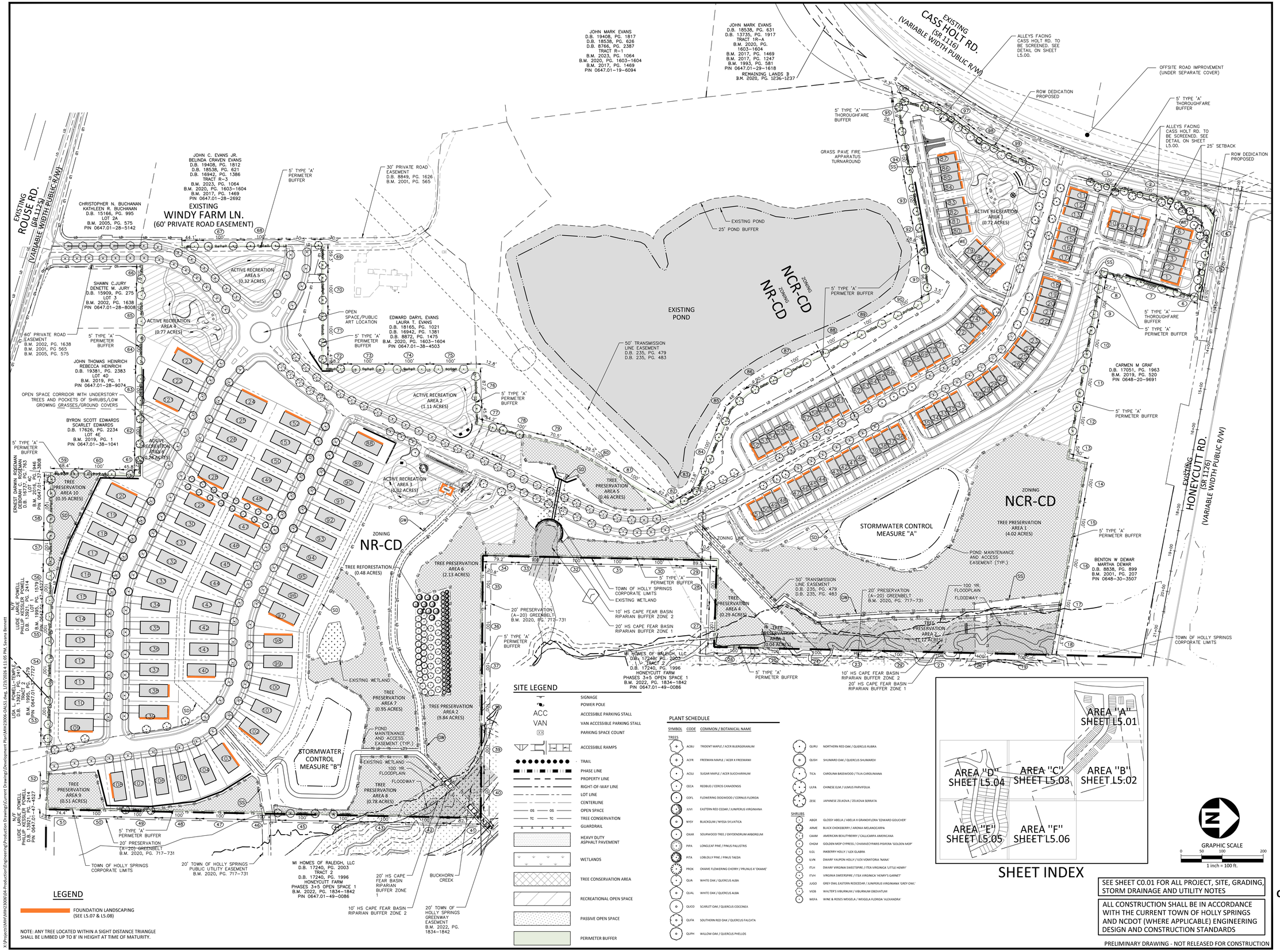
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-D1 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | N/A |
| DATE | 01. 23. 2026 |

**SHEET**

**SANITARY SEWER DETAILS**

**C8.04**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-D1.dwg, 1/23/2026 4:10:34 PM, Savana Bennett




X:\Projects\MIH\23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-OALS1.dwg, 1/23/2026 4:11:05 PM, Sravita Bennett


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 2088 MICHAEL VAMPRAH
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

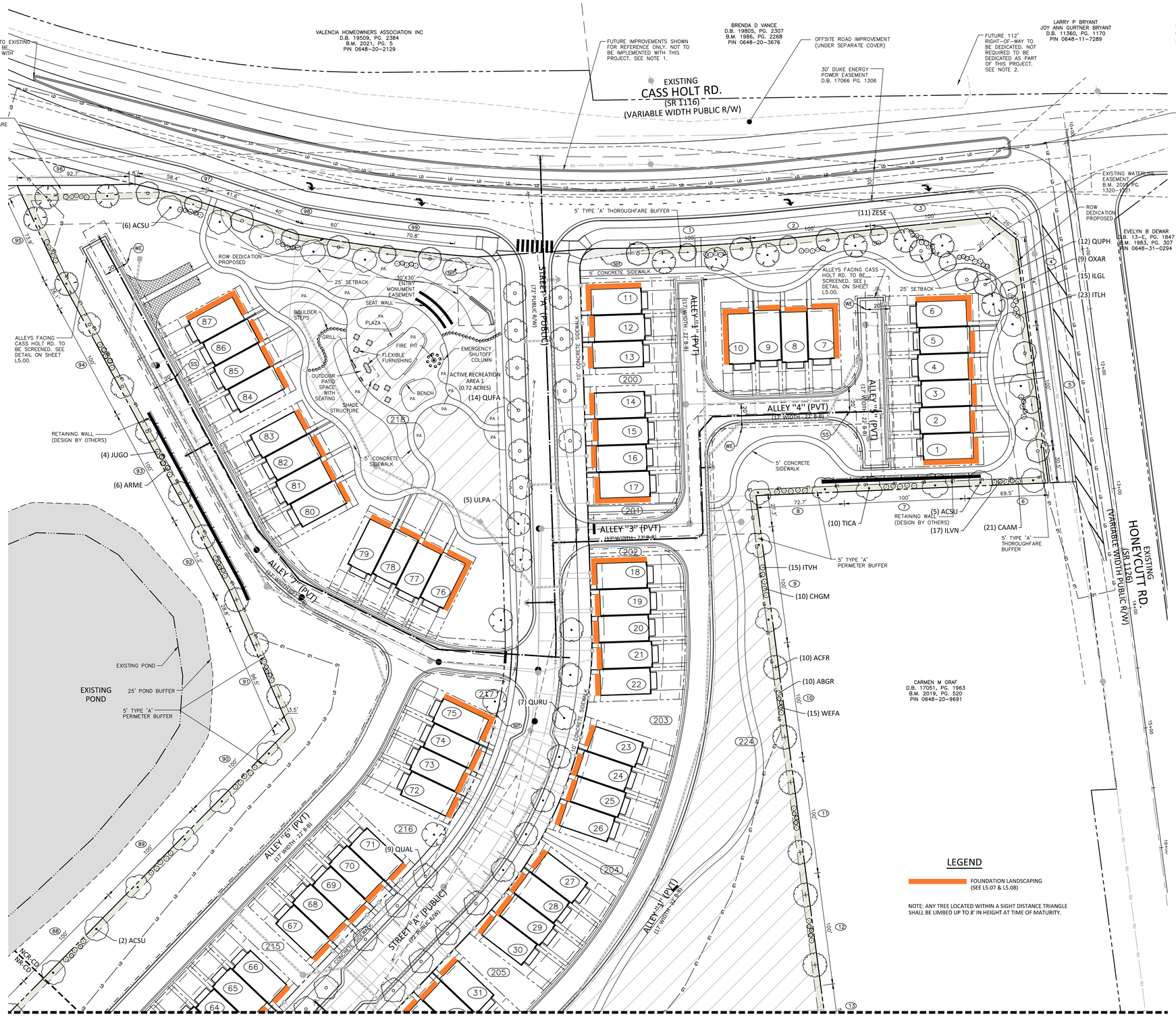
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-OALS1 |
| CHECKED BY | CMV |
| DRAWN BY | KW |
| SCALE | 1" = 100' |
| DATE | 01. 23. 2026 |

**SHEET**

OVERALL LANDSCAPE PLAN

**L5.00**

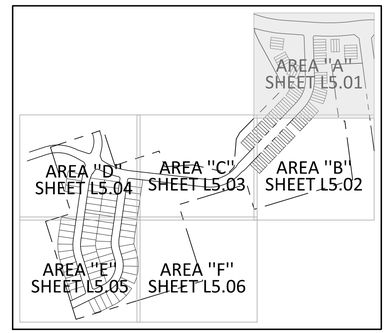



## SITE LEGEND

| | |
|---|---|
| SIGNAGE | HEAVY DUTY ASPHALT PAVEMENT |
| POWER POLE | WETLANDS |
| ACC ACCESSIBLE PARKING STALL | TREE CONSERVATION AREA |
| VAN VAN ACCESSIBLE PARKING STALL | RECREATIONAL OPEN SPACE |
| (XX) PARKING SPACE COUNT | PASSIVE OPEN SPACE |
| TRAIL | PERIMETER BUFFER |
| PHASE LINE | |
| PROPERTY LINE | |
| RIGHT-OF-WAY LINE | |
| LOT LINE | |
| CENTERLINE | |
| OS OPEN SPACE | |
| TC TREE CONSERVATION | |
| GUARDRAIL | |
| PA PLANTING AREA | |

## PLANT SCHEDULE AREA A

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| TREES | | |
| + | ACFR | ACER X FREEMANII<br>FREEMAN MAPLE |
| • | ACSU | ACER SUCCHARINUM<br>SUGAR MAPLE |
| • | OXAR | OXYDENDRUM ARBOREUM<br>SOURWOOD TREE |
| • | QUAL | QUERCUS ALBA<br>WHITE OAK |
| • | QUFA | QUERCUS FALCATA<br>SOUTHERN RED OAK |
| • | QUPH | QUERCUS PHELLOS<br>WILLOW OAK |
| • | QURU | QUERCUS RUBRA<br>NORTHERN RED OAK |
| • | TICA | TILIA CAROLINIANA<br>CAROLINA BASSWOOD |
| • | ULPA | ULMUS PARVIFOLIA<br>CHINESE ELM |
| • | ZESE | ZELKOVA SERRATA<br>JAPANESE ZELKOVA |
| SHRUBS | | |
| ⬡ | ABGR | ABELIA X GRANDIFLORA 'EDWARD GOUCHER'<br>GLOSSY ABELIA |
| ⬡ | ARME | ARONIA MELANOCARPA<br>BLACK CHOKEBERRY |
| ⬡ | CAAM | CALLICARPA AMERICANA<br>AMERICAN BEAUTYBERRY |
| ⬡ | CHGM | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'<br>GOLDEN MOP CYPRESS |
| ⬡ | ILGL | ILEX GLABRA<br>INKBERRY HOLLY |
| ⬡ | ILVN | ILEX VOMITORIA 'NANA'<br>DWARF YAUPON HOLLY |
| ⬡ | ITLH | ITEA VIRGINICA 'LITTLE HENRY'<br>DWARF VIRGINIA SWEETSPIRE |
| ⬡ | ITVH | ITEA VIRGINICA 'HENRY'S GARNET'<br>VIRGINIA SWEERSPIRE |
| ⬡ | JUGO | JUNIPERUS VIRGINIANA 'GREY OWL'<br>GREY OWL EASTERN REDCEDAR |
| ⬡ | WEFA | WEIGELA FLORIDA 'ALEXANDRA'<br>WINE & ROSES WEIGELA |




## SHEET INDEX

### LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.

### EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAN 3018

2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

LANDSCAPE PLAN - AREA "A"

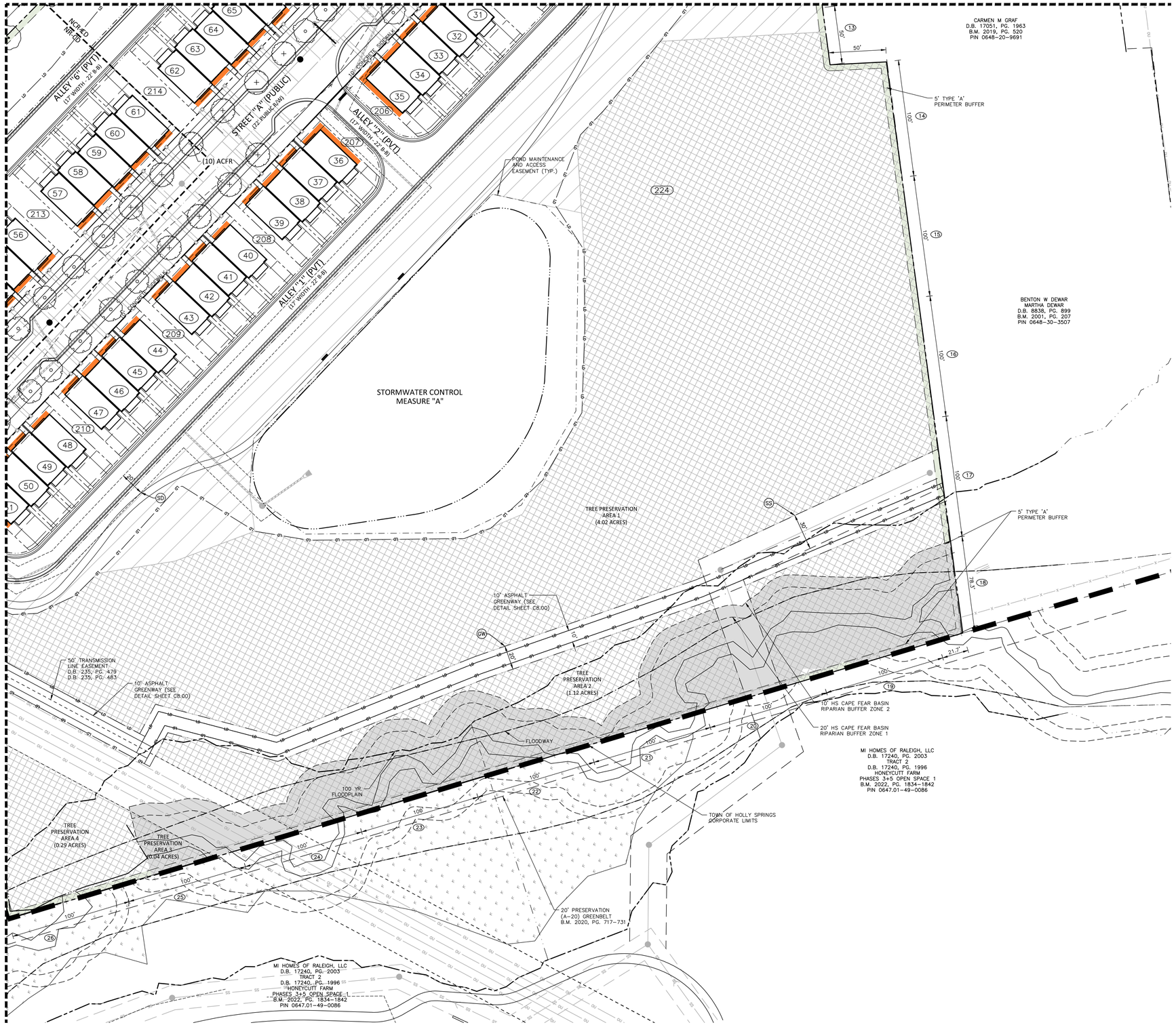
# L5.01



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:11:33 PM, Savana Bennett

SEE SHEET L5.01

SEE SHEET L5.03




## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

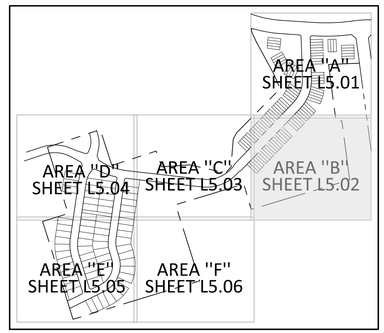
## PLANT SCHEDULE AREA B

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| TREES | | |
| + | ACFR | ACER X FREEMANII FREEMAN MAPLE |
| • | ACSU | ACER SUCCHARINUM SUGAR MAPLE |
| ○ | QUAL | QUERCUS ALBA WHITE OAK |
| ○ | QUFA | QUERCUS FALCATA SOUTHERN RED OAK |

## LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.




## SHEET INDEX

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAH, III
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

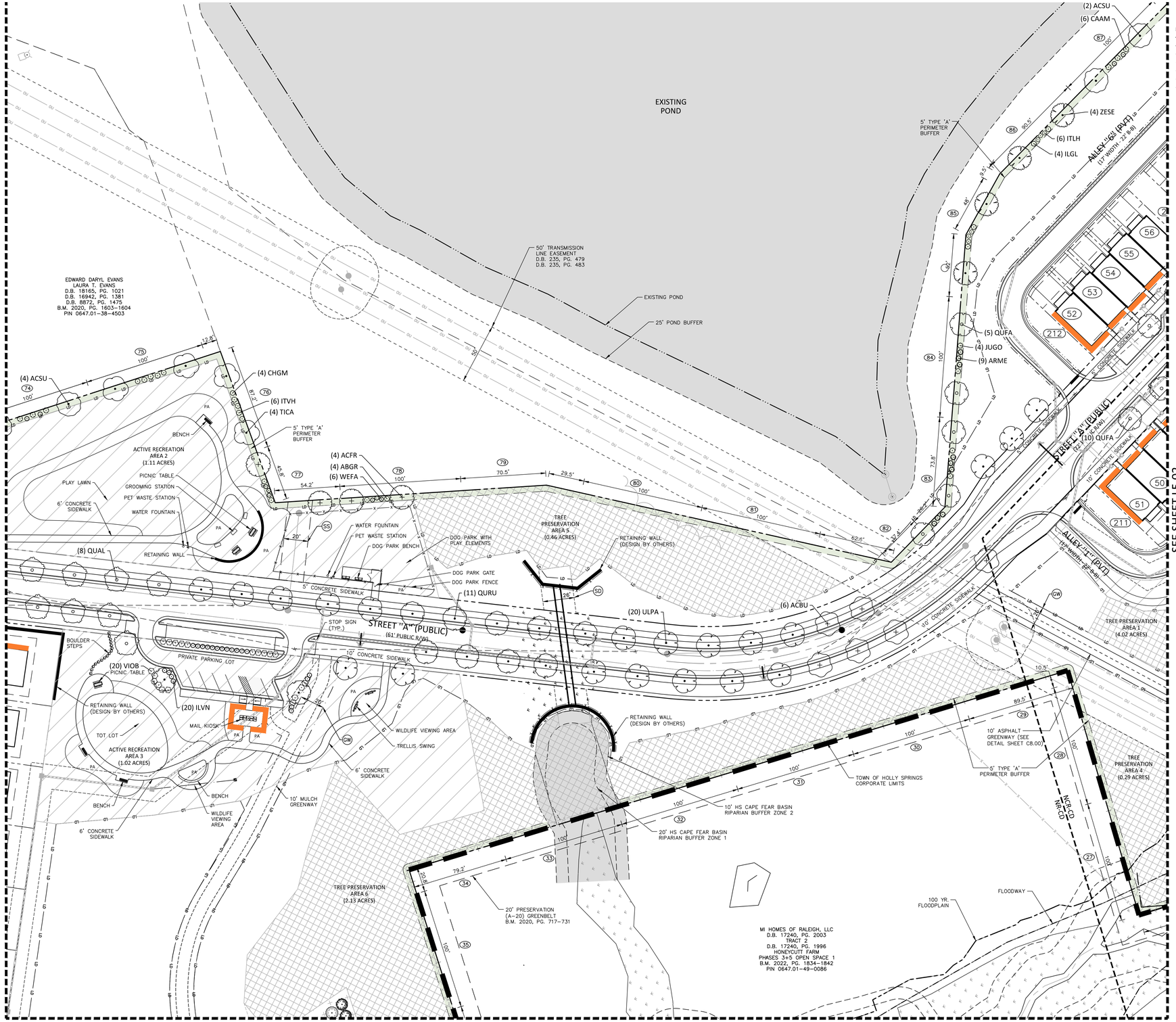
**SHEET**

LANDSCAPE PLAN - AREA "B"

**L5.02**



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:11:39 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- PA — PLANTING AREA
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

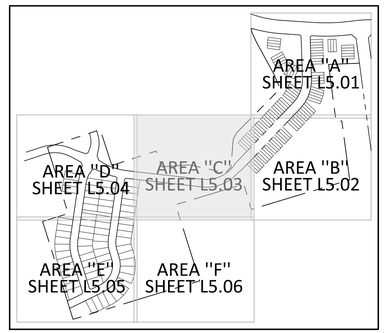
## PLANT SCHEDULE AREA C

| SYMBOL | CODE | COMMON / BOTANICAL NAME |
|---|---|---|
| **TREES** | | |
| + | ACBU | TRIDENT MAPLE / ACER BUERGERIANUM |
| + | ACFR | FREEMAN MAPLE / ACER X FREEMANII |
| • | ACSU | SUGAR MAPLE / ACER SUCCHARINUM |
| • | PIPA | LONGLEAF PINE / PINUS PALUSTRIS |
| • | PITA | LOBLOLLY PINE / PINUS TAEDA |
| o | QUAL | WHITE OAK / QUERCUS ALBA |
| o | QUFA | SOUTHERN RED OAK / QUERCUS FALCATA |
| • | QURU | NORTHERN RED OAK / QUERCUS RUBRA |
| • | TICA | CAROLINA BASSWOOD / TILIA CAROLINIANA |
| • | ULPA | CHINESE ELM / ULMUS PARVIFOLIA |
| • | ZESE | JAPANESE ZELKOVA / ZELKOVA SERRATA |
| **SHRUBS** | | |
| • | ABGR | GLOSSY ABELIA / ABELIA X GRANDIFLORA 'EDWARD GOUCHER' |
| • | ARME | BLACK CHOKEBERRY / ARONIA MELANOCARPA |
| • | CAAM | AMERICAN BEAUTYBERRY / CALLICARPA AMERICANA |
| • | CHGM | GOLDEN MOP CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOP' |
| • | ILGL | INKBERRY HOLLY / ILEX GLABRA |
| • | ILVN | DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA' |
| • | ITLH | DWARF VIRGINIA SWEETSPIRE / ITEA VIRGINICA 'LITTLE HENRY' |
| • | ITVH | VIRGINIA SWEERSPIRE / ITEA VIRGINICA 'HENRY'S GARNET' |
| • | JUGO | GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL' |
| • | VIOB | WALTER'S VIBURNUM / VIBURNUM OBOVATUM |
| • | WEFA | WINE & ROSES WEIGELA / WEIGELA FLORIDA 'ALEXANDRA' |

## LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.




## SHEET INDEX

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 C. MICHAEL VAMPRAN JR.
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

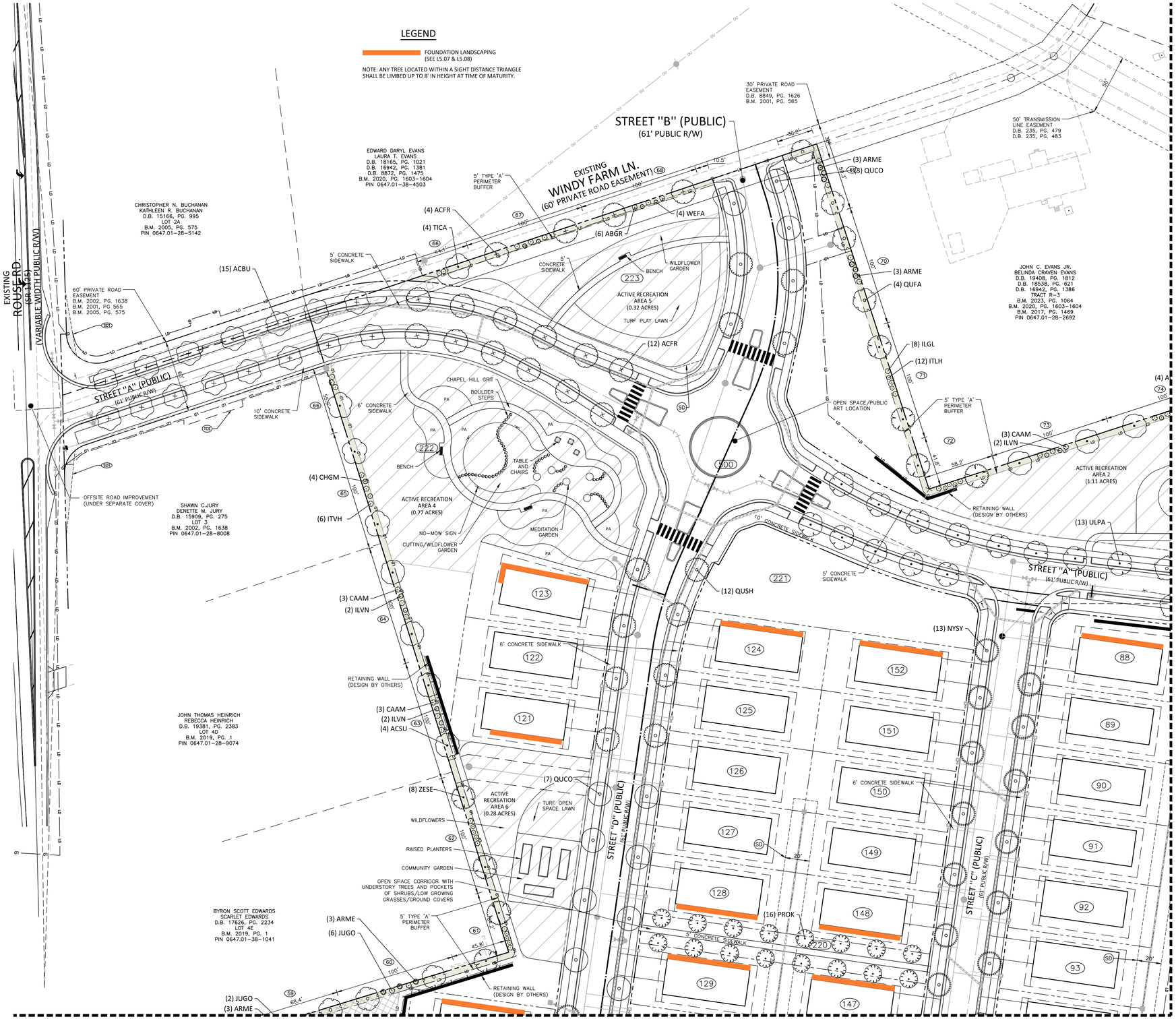
**SHEET**

LANDSCAPE PLAN - AREA "C"

# L5.03



X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:11:45 PM, Savana Bennett

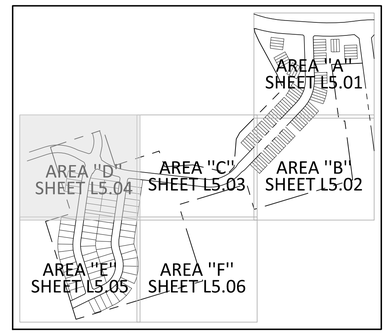



## SITE LEGEND

| | | | |
|---|---|---|---|
| | SIGNAGE | | HEAVY DUTY ASPHALT PAVEMENT |
| ACC | POWER POLE | | WETLANDS |
| VAN | ACCESSIBLE PARKING STALL | | TREE CONSERVATION AREA |
| XX | VAN ACCESSIBLE PARKING STALL | | RECREATIONAL OPEN SPACE |
| | PARKING SPACE COUNT | | PASSIVE OPEN SPACE |
| | TRAIL | | PERIMETER BUFFER |
| | PHASE LINE | | |
| | PROPERTY LINE | | |
| | RIGHT-OF-WAY LINE | | |
| | LOT LINE | | |
| | CENTERLINE | | |
| OS OS | OPEN SPACE | | |
| TC TC | TREE CONSERVATION | | |
| | GUARDRAIL | | |
| PA | PLANTING AREA | | |

## PLANT SCHEDULE AREA D

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| **TREES** | | |
| | ACBU | ACER BUERGERIANUM TRIDENT MAPLE |
| | ACFR | ACER X FREEMANII FREEMAN MAPLE |
| | ACSU | ACER SUCCHARINUM SUGAR MAPLE |
| | NYSY | NYSSA SYLVATICA BLACKGUM |
| | PROK | PRUNUS X 'OKAME' OKAME FLOWERING CHERRY |
| | QUAL | QUERCUS ALBA WHITE OAK |
| | QUCO | QUERCUS COCCINEA SCARLET OAK |
| | QUFA | QUERCUS FALCATA SOUTHERN RED OAK |
| | QUSH | QUERCUS SHUMARDII SHUMARD OAK |
| | TICA | TILIA CAROLINIANA CAROLINA BASSWOOD |
| | ULPA | ULMUS PARVIFOLIA CHINESE ELM |
| | ZESE | ZELKOVA SERRATA JAPANESE ZELKOVA |
| **SHRUBS** | | |
| | ABGR | ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA |
| | ARME | ARONIA MELANOCARPA BLACK CHOKEBERRY |
| | CAAM | CALLICARPA AMERICANA AMERICAN BEAUTYBERRY |
| | CHGM | CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP CYPRESS |
| | ILGL | ILEX GLABRA INKBERRY HOLLY |
| | ILVN | ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY |
| | ITLH | ITEA VIRGINICA 'LITTLE HENRY' DWARF VIRGINIA SWEETSPIRE |
| | ITVH | ITEA VIRGINICA 'HENRY'S GARNET' VIRGINIA SWEERSPIRE |
| | JUGO | JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR |
| | WEFA | WEIGELA FLORIDA 'ALEXANDRA' WINE & ROSES WEIGELA |




## SHEET INDEX

### EASEMENT LEGEND

| | |
|---|---|
| AE | PUBLIC ACCESS EASEMENT |
| GW | GREENWAY EASEMENT |
| RW | RETAINING WALL MAINTENANCE EASEMENT |
| SS | SANITARY SEWER EASEMENT |
| SCM | SCM ACCESS & MAINTENANCE EASEMENT |
| SDT | SIGHT DISTANCE TRIANGLE EASEMENT |
| SD | STORM DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| TCE | TEMPORARY CONSTRUCTION EASEMENT |

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA C. MICHAEL VANPRAAG 2088 01/23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

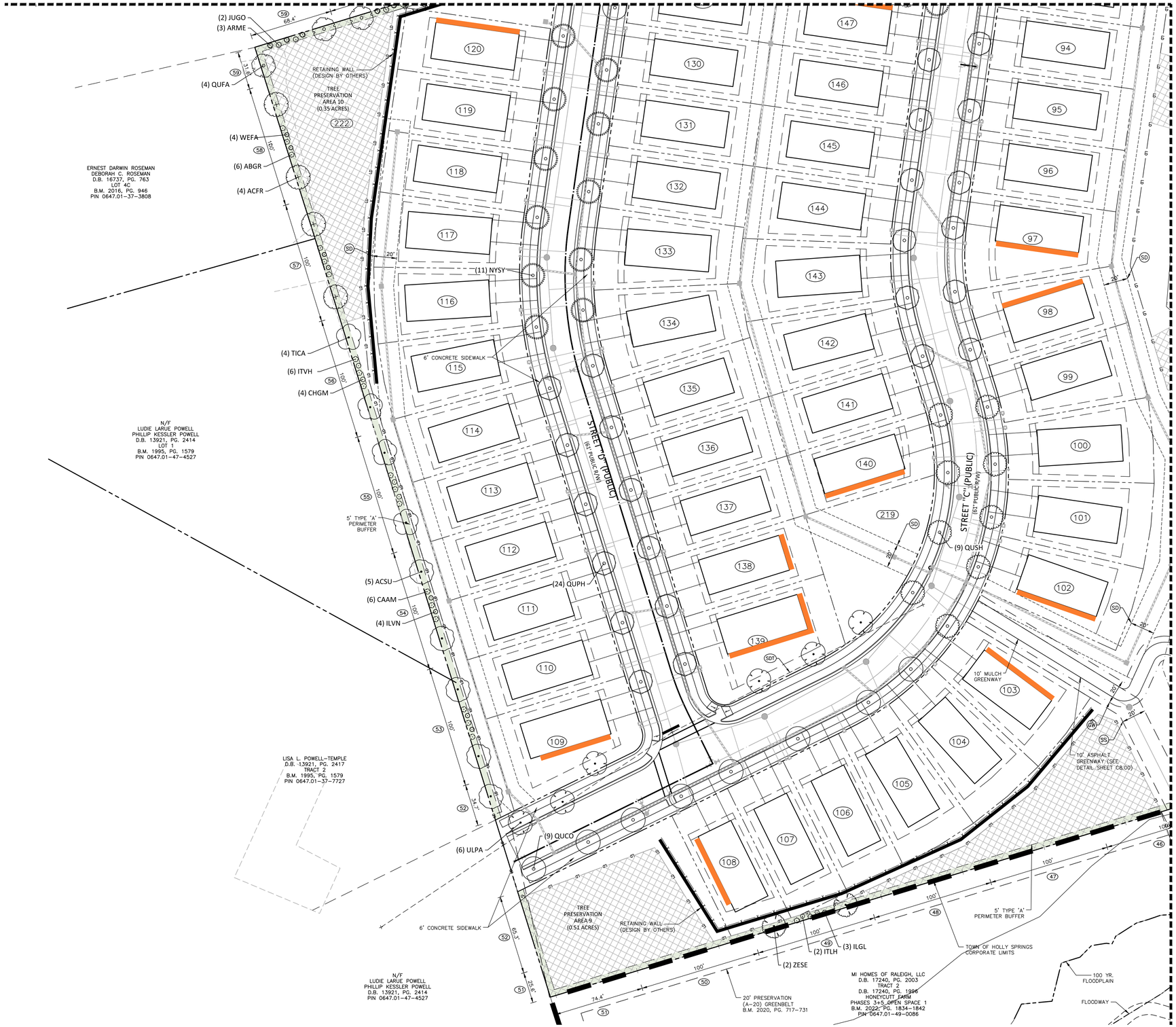
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

LANDSCAPE PLAN - AREA "D"

# L5.04

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:11:51 PM, Sivana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OS — OPEN SPACE
- TC — TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

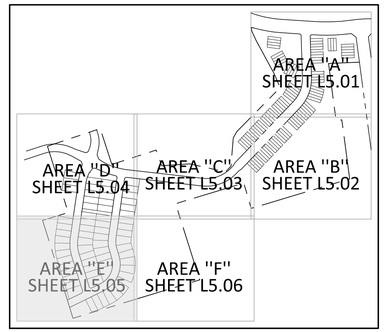
## PLANT SCHEDULE AREA E

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| **TREES** | | |
| | ACFR | ACER X FREEMANII<br>FREEMAN MAPLE |
| | ACSU | ACER SUCCHARINUM<br>SUGAR MAPLE |
| | NYSY | NYSSA SYLVATICA<br>BLACKGUM |
| | QUCO | QUERCUS COCCINEA<br>SCARLET OAK |
| | QUFA | QUERCUS FALCATA<br>SOUTHERN RED OAK |
| | QUPH | QUERCUS PHELLOS<br>WILLOW OAK |
| | QUSH | QUERCUS SHUMARDII<br>SHUMARD OAK |
| | TICA | TILIA CAROLINIANA<br>CAROLINA BASSWOOD |
| | ULPA | ULMUS PARVIFOLIA<br>CHINESE ELM |
| | ZESE | ZELKOVA SERRATA<br>JAPANESE ZELKOVA |
| **SHRUBS** | | |
| | ABGR | ABELIA X GRANDIFLORA 'EDWARD GOUCHER'<br>GLOSSY ABELIA |
| | ARME | ARONIA MELANOCARPA<br>BLACK CHOKEBERRY |
| | CAAM | CALLICARPA AMERICANA<br>AMERICAN BEAUTYBERRY |
| | CHGM | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'<br>GOLDEN MOP CYPRESS |
| | ILGL | ILEX GLABRA<br>INKBERRY HOLLY |
| | ILVN | ILEX VOMITORIA 'NANA'<br>DWARF YAUPON HOLLY |
| | ITLH | ITEA VIRGINICA 'LITTLE HENRY'<br>DWARF VIRGINIA SWEETSPIRE |
| | ITVH | ITEA VIRGINICA 'HENRY'S GARNET'<br>VIRGINIA SWEERSPIRE |
| | JUGO | JUNIPERUS VIRGINIANA 'GREY OWL'<br>GREY OWL EASTERN REDCEDAR |
| | WEFA | WEIGELA FLORIDA 'ALEXANDRA'<br>WINE & ROSES WEIGELA |

## LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.




## SHEET INDEX

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 2180 C. MICHAEL VAMPRAM JR.
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

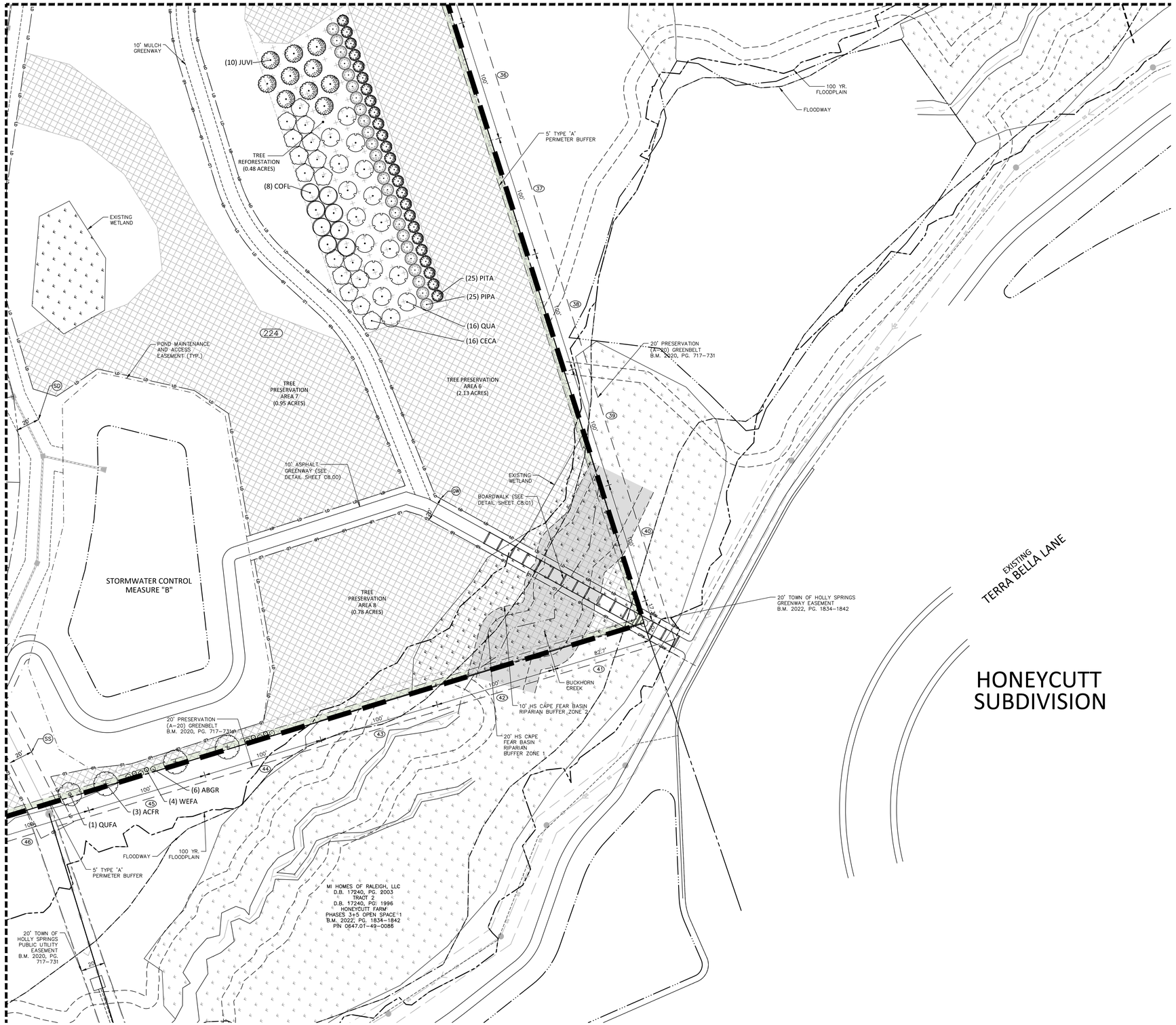
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

LANDSCAPE PLAN - AREA "E"

# L5.05

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:11:57 PM, Savana Bennett




## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TRAIL
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

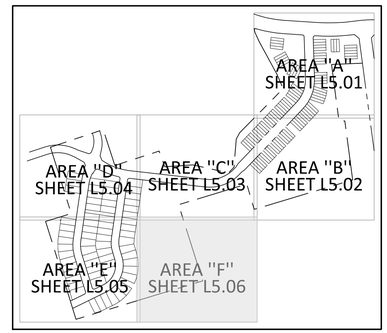
## PLANT SCHEDULE AREA F

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| **TREES** | | |
| | ACFR | ACER X FREEMANII<br>FREEMAN MAPLE |
| | CECA | CERCIS CANADENSIS<br>REDBUD |
| | COFL | CORNUS FLORIDA<br>FLOWERING DOGWOOD |
| | JUVI | JUNIPERUS VIRGINIANA<br>EASTERN RED CEDAR |
| | PIPA | PINUS PALUSTRIS<br>LONGLEAF PINE |
| | PITA | PINUS TAEDA<br>LOBLOLLY PINE |
| | QUA | QUERCUS ALBA<br>WHITE OAK |
| | QUFA | QUERCUS FALCATA<br>SOUTHERN RED OAK |
| **SHRUBS** | | |
| | ABGR | ABELIA X GRANDIFLORA 'EDWARD GOUCHER'<br>GLOSSY ABELIA |
| | WEFA | WEIGELA FLORIDA 'ALEXANDRA'<br>WINE & ROSES WEIGELA |

## LEGEND

FOUNDATION LANDSCAPING (SEE L5.07 & L5.08)

NOTE: ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' IN HEIGHT AT TIME OF MATURITY.




## SHEET INDEX

## EASEMENT LEGEND

- (AE) PUBLIC ACCESS EASEMENT
- (GW) GREENWAY EASEMENT
- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (UE) UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. MICHAEL VAMPRAN, III
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | 1" = 40' |
| DATE | 01. 23. 2026 |

**SHEET**

LANDSCAPE PLAN - AREA "F"

# L5.06

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:12:03 PM, Savana Bennett

# LANDSCAPE CALCULATIONS

## PERIMETER BUFFERS

EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

5' TYPE 'A' BUFFER 9,001 LF

STREET TREES DO NOT COUNT TOWARDS BUFFERING REQUIREMENTS

TREES
- REQUIRED: 180 (2/100 LF)
- PROVIDED 180

SHRUBS
- REQUIRED: 450 (5/100 LF)
- PROVIDED: 450

## VEHICLE PARKING AREA LANDSCAPING

TREES
- REQUIRED: 1 TREE PER LANDSCAPE ISLAND
- PROVIDED: 2 CANOPY TREES

SHRUBS
- REQUIRED: 4 SHRUBS PER LANDSCAPE ISLAND
- PROVIDED: 40 SHRUBS

## RESIDENTIAL FOUNDATION LANDSCAPING

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE. THE MINIMUM WIDTH OF AREA USED FOR FOUNDATION LANDSCAPING SHALL BE 5' IN WIDTH. CANOPY TREE OR UNDERSTORY TREE NOT REQUIRED FOR DETACHED AND ATTACHED DWELLINGS, INCLUDING TOWNHOUSE OR QUADRUPLEX.

BUILDING FAÇADES SHOWN ON L5.00 IN ORANGE SHALL PROVIDE THE BELOW FOUNDATION LANDSCAPING RATES PER FACADE. ALL OTHER FACADES SHALL PROVIDE 25% OF THE FACADE LENGTH AS FOUNDATION LANDSCAPING.

TOWNHOME REQUIRED: 1/ 5' LARGE SHRUB OR
1.5/ 5' MEDIUM SHRUB OR
OR 3/ 5' SMALL SHRUB

DETACHED DWELLING REQUIRED: 1 TREE / 5,000 SF
1.5/ 5' MEDIUM SHRUB

## STREET TREES

PROJECT UTILIZES LESS THAN A 20' SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 30' OC, A MAXIMUM 45' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

PROJECT UTILIZES A 20' OR GREATER SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 50' OC, A MAXIMUM 65' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

DECIDUOUS STREET TREES ON THOROUGHFARES SHALL BE SPACED A MINIMUM 40' OC, A MAXIMUM 50' OC AND BE INSTALLED AT A MINIMUM 2.5'' CALIPER.

CASS HOLT ROAD: 669 617 LF
- REQUIRED: 16 MAX.; 12 MIN
- PROVIDED: 15 (2 SPECIES PROPOSED)
- DIVERSITY: 8 OF ONE SPECIES PROPOSED OR 53%

HONEYCUTT ROAD: 199 LF
- REQUIRED: 5 MAX.; 4 MIN
- PROVIDED: 5 (2 SPECIES PROPOSED)
- DIVERSITY: 3 OF ONE SPECIES PROPOSED OR 55%

STREET 'A': 5,836 LF
- REQUIRED: 194 MAX.; 130 MIN
- PROVIDED: 136 (6 SPECIES PROPOSED)
- DIVERSITY: 40 OF ONE SPECIES PROPOSED OR 29%

STREET 'B': 368 LF
- REQUIRED: 7 MAX.; 6 MIN
- PROVIDED: 7 (2 SPECIES PROPOSED)
- DIVERSITY: 25 OF ONE SPECIES PROPOSED OR 52%

STREET 'C': 2,270 LF
- REQUIRED: 47 MAX.; 35 MIN
- PROVIDED: 47 (5 SPECIES PROPOSED)
- DIVERSITY: 13 OF ONE SPECIES PROPOSED OR 27%

STREET 'D': 2,008 LF
- REQUIRED: 40 MAX.; 31 MIN
- PROVIDED: 39 (4 SPECIES PROPOSED)
- DIVERSITY: 12 OF ONE SPECIES PROPOSED OR 31%

EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.*

*UNLESS SPECIFIED BY THE TOWN OF HOLLY SPRINGS' COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.

ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

## REFORESTATION CALCULATIONS

| | |
|---|---|
| TREES PROPOSED: | 100 TREES |
| MAXIMUM ALLOWABLE: | 25 OF ONE SPECIES (25%) |
| PROPOSED: | 25 OF ONE SPECIES |
| MINIMUM EVERGREEN TREES REQUIRED: | 25 TREES |
| EVERGREEN TREES PROPOSED: | 60 TREES |

## SPECIES DIVERSITY

| | |
|---|---|
| DECIDUOUS SHADE TREES PROPOSED: | 368 |
| MAXIMUM ALLOWABLE: | 92 OF ONE SPECIES (25%) |
| PROPOSED: | 47 OF ONE SPECIES |
| SHRUBS PROPOSED: | 349 |
| MAXIMUM ALLOWABLE: | 87 OF ONE SPECIES (25%) |
| PROPOSED: | 51 OF ONE SPECIES |

## DETACHED RESIDENTIAL LOT AREA TREES

ONE TREE PER 5000 OF LOT AREA IS REQUIRED FOR EACH DETACHED RESIDENTIAL LOT.

DETACHED RESIDENTIAL LOT AREA 417,516 SF

TREES
- REQUIRED: 84 (1/5000 SF)
- PROVIDED: 84

## HOLLY SPRINGS LANDSCAPE NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR:

1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

**TABLE 5.6.1-A - REQUIRED PLANT SIZE**

| Landscape Material | Minimum Size |
|---|---|
| Overstory Deciduous Trees | 2 1/2 inch diameter |
| Ornamental Deciduous Trees | 1 1/2 in diameter |
| Overstory Evergreen Trees | 6 feet |
| Small Evergreen Trees | 4 feet |
| Large Shrubs | 36 inches or #5 container |
| Medium Shrubs | 24 inches or #3 container |
| Small Shrubs, Native Grasses, or Perennial Flowers | 18 inches or #3 container |

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CAL | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | ACBU | 21 | ACER BUERGERIANUM / TRIDENT MAPLE | 2.5'' MIN | 8` MIN | |
| | ACFR | 47 | ACER X FREEMANII / FREEMAN MAPLE | 2.5'' MIN | 8` MIN | |
| | ACSU | 28 | ACER SUCCHARINUM / SUGAR MAPLE | 2.5'' MIN | 8` MIN | |
| | CECA | 16 | CERCIS CANADENSIS / REDBUD | - | 5` MIN | MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE |
| | COFL | 8 | CORNUS FLORIDA / FLOWERING DOGWOOD | - | 5` MIN | MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE |
| | JUVI | 10 | JUNIPERUS VIRGINIANA / EASTERN RED CEDAR | - | 5` MIN | MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE |
| | NYSY | 24 | NYSSA SYLVATICA / BLACKGUM | 2.5'' MIN | 8` MIN | |
| | OXAR | 9 | OXYDENDRUM ARBOREUM / SOURWOOD TREE | 2.5'' MIN | 8` MIN | |
| | PIPA | 25 | PINUS PALUSTRIS / LONGLEAF PINE | - | 2` MIN | REFORESTATION TREE |
| | PITA | 25 | PINUS TAEDA / LOBLOLLY PINE | - | 2` MIN | REFORESTATION TREE |
| | PROK | 16 | PRUNUS X 'OKAME' / OKAME FLOWERING CHERRY | 1.5'' MIN | 8` MIN | |
| | QUA | 16 | QUERCUS ALBA / WHITE OAK | - | 5` MIN | MIN. 0.5'' CALIPER AT TIME OF INSTALL. REFORESTATION TREE |
| | QUAL | 17 | QUERCUS ALBA / WHITE OAK | 2.5'' MIN | 8` MIN | |
| | QUCO | 19 | QUERCUS COCCINEA / SCARLET OAK | 2.5'' MIN | 8` MIN | |
| | QUFA | 38 | QUERCUS FALCATA / SOUTHERN RED OAK | 2.5'' MIN | 8` MIN | |
| | QUPH | 36 | QUERCUS PHELLOS / WILLOW OAK | 2.5'' MIN | 8` MIN | |
| | QURU | 18 | QUERCUS RUBRA / NORTHERN RED OAK | 2.5'' MIN | 8` MIN | |
| | QUSH | 21 | QUERCUS SHUMARDII / SHUMARD OAK | 2.5'' MIN | 8` MIN | |
| | TICA | 22 | TILIA CAROLINIANA / CAROLINA BASSWOOD | 2.5'' MIN | 8` MIN | |
| | ULPA | 44 | ULMUS PARVIFOLIA / CHINESE ELM | 2.5'' MIN | 8` MIN | |
| | ZESE | 25 | ZELKOVA SERRATA / JAPANESE ZELKOVA | 2.5'' MIN | 8` MIN | |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | HEIGHT |
|---|---|---|---|---|---|
| SHRUBS | | | | | |
| | ABGR | 32 | ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA | 3 GAL | 24'' MIN |
| | ARME | 27 | ARONIA MELANOCARPA / BLACK CHOKEBERRY | 3 GAL | 36'' MIN |
| | CAAM | 42 | CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY | 3 GAL | 36'' MIN |
| | CHGM | 22 | CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP CYPRESS | 3 GAL | 24'' MIN |
| | ILGL | 30 | ILEX GLABRA / INKBERRY HOLLY | 3 GAL | 24'' MIN |
| | ILVN | 51 | ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY | 3 GAL | 24'' MIN |
| | ITLH | 43 | ITEA VIRGINICA 'LITTLE HENRY' / DWARF VIRGINIA SWEETSPIRE | 3 GAL | 24'' MIN |
| | ITVH | 33 | ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEERSPIRE | 3 GAL | 24'' MIN |
| | JUGO | 16 | JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR | 3 GAL | 10'' MIN |
| | VIOB | 20 | VIBURNUM OBOVATUM / WALTER'S VIBURNUM | 3 GAL | 10'' MIN |
| | WEFA | 33 | WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES WEIGELA | 3 GAL | 12'' MIN |

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 C. MICHAEL VAMPRAN, JR.

2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | |
| DATE | 01. 23. 2026 |

**SHEET**

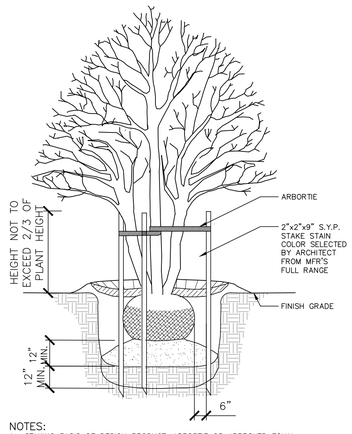
LANDSCAPE CALCULATIONS

**L5.07**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:12:04 PM, Savana Bennett

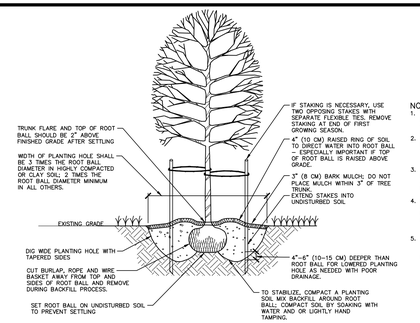
## GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. STREET TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED; WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
8. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
10. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
15. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
17. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
18. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
20. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
21. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
25. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
26. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



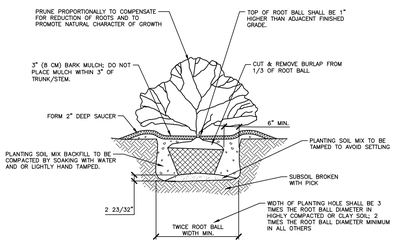

NOTES:
1. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
2. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
3. REMOVE TREE STAKING AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.

## 01 MULTI-TRUNK TREE INSTALLATION
SCALE: 3/8"=1'-0"




NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX BASED ON SOIL CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

## 02 TREE INSTALLATION
SCALE: 3/8"=1'-0"




## 03 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"

## SCREENING, FOUNDATION, AND BUFFER PLANTING DETAIL:

DECIDUOUS CANOPY TREE SPECIES
(INSTALLED AT 2.5" CAL, 10' HT. MIN.)
QUERCUS SHUMARDII - SHUMARD OAK
QUERCUS FALCATA - SOUTHERN RED OAK
ACER RUBRUM - RED MAPLE
QUERCUS ALBA - WHITE OAK
QUERCUS RUBRA - RED OAK
TILIA AMERICANA - BASSWOOD
QUERCUS STELLATA - POST OAK
QUERCUS KELLOGGII - BLACK OAK
BETULA NIGRA - RIVER BIRCH
LIRIODENDRON TULIPIFERA - TULIP POPLAR
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE

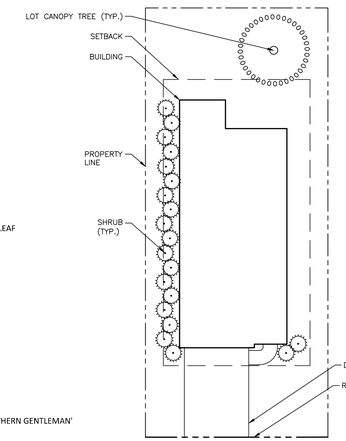
DECIDUOUS UNDERSTORY TREE SPECIES
(INSTALLED AT 1.5" CAL, 8' HT. MIN.)
PRUNUS SERRULATA KWANZAN - KWANZAN CHERRY
CORNUS FLORIDA - FLOWERING DOGWOOD
CHIONANTHUS VIRGINICUS - FRINGETREE
CERCIS CANADENSIS - EASTERN REDBUD
PRUNUS VIRGINIANA - CHOKECHERRY
HALESIA CAROLINA - CAROLINA SILVERBELL
MALUS PRUNIFOLIA - PLUM-LEAVED CRABAPPLE
AMELANCHIER ARBOREA - SERVICEBERRY
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
OSTRYA VIRGINIANA - HOP HORNBEAM
OXYDENDRUM ARBOREUM - SOURWOOD

SMALL SHRUB SPECIES
(INSTALLED AT 18" HT. MIN.)
ILEX VOMITORIA 'NANA' - DWARF YAUPON HOLLY
CHAMAECYPARIS PISIFERA 'GOLDEN MOP' - GOLDEN MOP THREADLEAF
ZANTHORHIZA SIMPLICISSIMA - YELLOWROOT
ABELIA GRANDIFLORA - GLOSSY ABELIA
PHYSOCARPUS OPULIFOLIUS - NINEBARK
VIBURNUM OBOVATUM - WALTER'S VIBURNUM
CEANOTHUS AMERICANUS - NEW JERSEY TEA
HYPERICUM PROLIFICUM - SHRUBBY ST. JOHN'S-WORT
RHUS GLABRA - GRO-LOW AROMATIC SUMAC
Distylium SPECIES

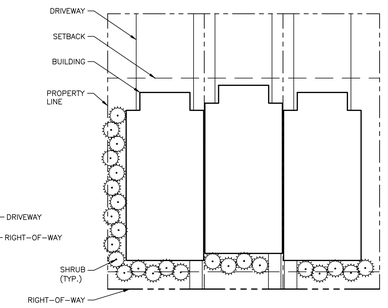
MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)
CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER
ITEA VIRGINICA - VIRGINICA SWEETSPIRE
ARONIA MELANOCARPA - BLACK CHOKEBERRY
VACCINIUM CYANOCOCCUS - BLUEBERRY
MYRICA CERIFERA - WAXMYRTLE
ILEX VERTICILLATA 'WINTER RED' - WINTERBERRY 'WINTER RED'
ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' - WINTERBERRY 'SOUTHERN GENTLEMAN'
FOTHERGILLA GARDENII - FOTHERGILLA

LARGE SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM
OSMANTHUS X FORTUNEI - FORTUNE OSMANTHUS
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' - ARNOLD PROMISE WITCH HAZEL
CALYCANTHUS FLORIDA - SWEETSHRUB
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
CHAMAECYPARIS PISIFERA 'FILIFERA' - THREADLEAF FALSE CYPRESS
LINDERA BENZOIN - SPICEBUSH
HYDRANGEA QUERCIFOLIA - OAKLEAF HYDRANGEA
ILEX OPACA - AMERICAN HOLLY

## FOUNDATION LANDSCAPING DETAILS



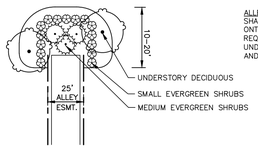

SINGLE-FAMILY DETACHED LOT
SCALE : 1"=20'-0"




TOWNHOME LOT
SCALE : 1"=20'-0"

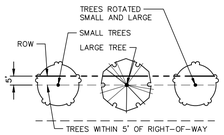
NOTES:
1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. ALL PLANT MATERIAL TO BE INSTALLED SHALL BE ON THE HOLLY SPRINGS PREFERRED LANDSCAPE MANUAL.
3. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE FRONT OF THE SINGLE FAMILY HOUSE AND MAY BE AGGREGATED ON BOTH SIDES OR ONE SIDE.
4. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
5. TREES SHALL BE LOCATED MINIMUM 5' FROM CONCRETE WALKS OR DRIVEWAYS AND A MINIMUM OF 10' FROM BUILDING MEASURED FROM CENTER OF TREE TO BUILDING.
6. NO MORE THAN (5) SINGLE FAMILY ADJACENT HOMES SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET. ONE SPECIES MAY NOT ACCOUNT FOR MORE THAN 25% OF IT'S TYPE TO ENSURE DIVERSITY.

## ALLEY SCREENING DETAIL




ALLEY SCREENING
SHALL BE PROVIDED AT THE END OF ALLEYS THAT FRONT ONTO THE PUBLIC RIGHT OF WAY. DEVELOPER WILL BE REQUIRED TO PROVIDE A MINIMUM OF (2) DECIDUOUS UNDERSTORY TREES, 3–4 MEDIUM EVERGREEN SHRUBS AND A MINIMUM OF (10) SMALL EVERGREEN SHURBS.

## THOROUGHFARE STREET TREE DETAIL



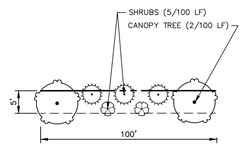

THOROUGHFARES
NOT TO SCALE

THOROUGHFARES
SHALL BE REQUIRED TO INSTALL DECIDUOUS TREES AS SPECIFIED BY THE APPROVED STREET TREE LIST OF UDO SECTION 5.3.4.E, OR AS FURTHER SPECIFIED IN THE COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN. WHERE EXISTING OVERHEAD UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE DECIDUOUS TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.

MIN. SIZE AT PLANTING: 2.5" CALIPER
MIN. SPACING: 40' FROM CENTER OF TRUNK
MAX. SPACING: 60' FROM CENTER OF TRUNK

LOCATION: TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT–OF–WAY LINE ON THE PRIVATE PROPERTY SIDE.

## TYPE 'A' BUFFER DETAILS



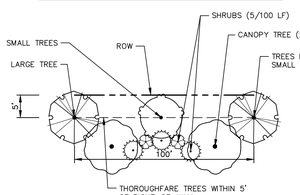

5' TYPE 'A' BUFFER
NOT TO SCALE

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0%
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0%
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5' (SEE PLANS)

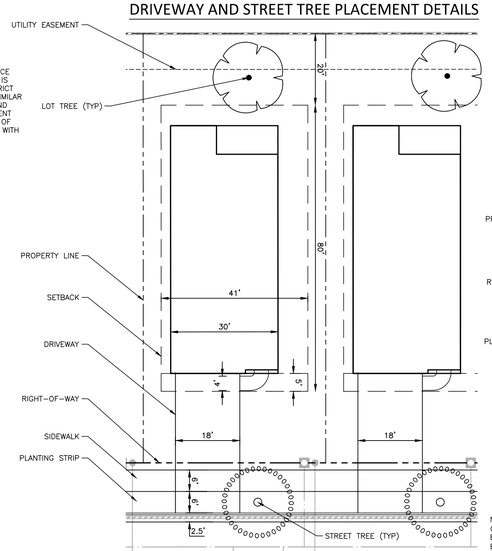
NOTE:
EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVEW.

## THOROUGHFARE PLANTING DETAIL



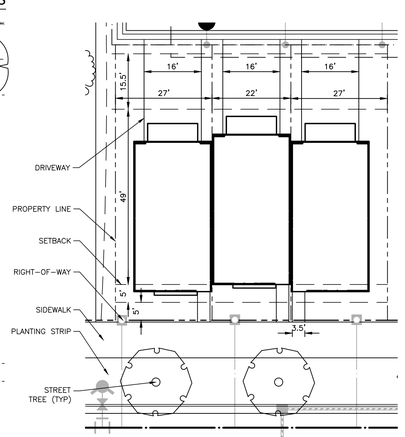

THOROUGHFARES & 5' TYPE 'A' BUFFER
NOT TO SCALE

## DRIVEWAY AND STREET TREE PLACEMENT DETAILS




STREET 'A'
SCALE : 1"=20'-0"

NOTE:
CANOPY/UNDERSTORY LOT TREE MAY BE LOCATED EITHER IN THE FRONT OR YARD OR REAR YARD. ENSURE A MINIMUM OF 15' HORIZONTAL DISTANCE FROM REQUIRED LOT TREES TO THE STREET TREES AS MEASURED FROM TRUNK TO TRUNK




STREET 'D'
SCALE : 1"=20'-0"

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON
## MAJOR SUBDIVISION PLAN
## 6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL 2067 MICHAEL VAMVRAM
2026.01.23

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

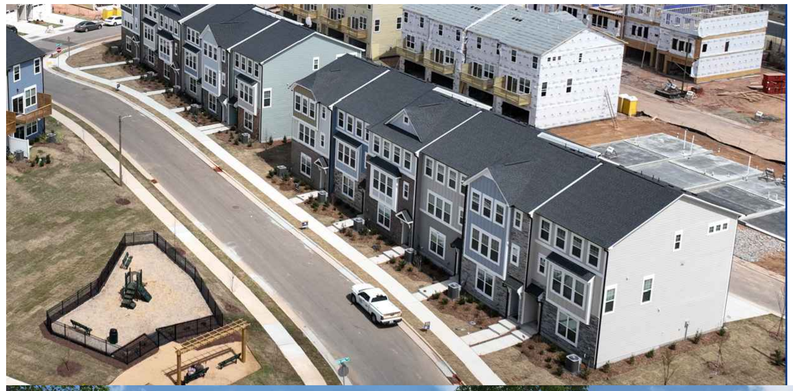
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-LS1 |
| CHECKED BY | CMV |
| DRAWN BY | SMO |
| SCALE | |
| DATE | 01. 23. 2026 |

**SHEET**

LANDSCAPE NOTES & DETAILS
**L5.08**

X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawing\Current Drawing\Development Plan\MIH23006-LS1.dwg, 1/23/2026 4:12:17 PM, Savana Bennett

# TOWNHOMES





# ENTRY MONUMENT




# PUBLIC ART EXAMPLES





PUBLIC ART INSTALLATION PIECE

DEVELOPER TO INSTALL INSTALLATION PIECE (OR SIMILAR EQUIVALENT) AS PRECEDENT IMAGERY SHOWN ABOVE IN LOCATION DENOTED ON SITE PLAN

# MAIL KIOSK

FOUR SEASONS BUILDING PRODUCTS.

**PRODUCT CATALOG**

**PROFAB ROOF PANELS - 3", 4" & 6"**
**LRP COMPONENTS - 3", 4" & 6"**
**INSULATED ROOF PANELS & COMPONENTS**

3" PROFAB ROOF PANELS - PAGE 1

4" PROFAB ROOF PANELS - PAGE 2

6" PROFAB ROOF PANELS - PAGE 3

3" LRP COMPONENTS - PAGES 4-6

4" LRP COMPONENTS - PAGES 7-9

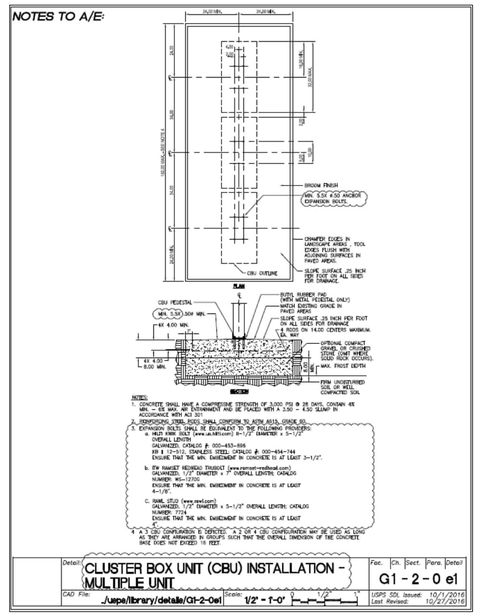
6" LRP COMPONENTS - PAGES 10-11

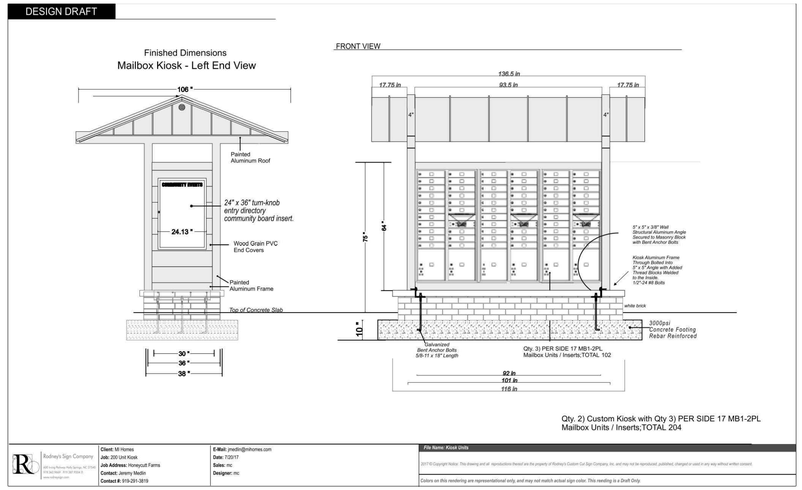
INSULATED ROOF PANELS & COMPONENTS - PAGES 12-15

PRODUCT PRICING

**FSBP & SMP SERVICE CENTER LOCATIONS:**

| SUPERIOR MASON PRODUCTS SERVICE CENTER LOCATIONS: | | FOUR SEASONS BUILDING PRODUCTS SERVICE CENTER LOCATIONS: | |
|---|---|---|---|
| BIRMINGHAM, AL | 800-868-4100 | HOUSTON, TX | 844-473-7465 |
| DALLAS, TX | 800-756-2766 | IRMO, SC | 844-473-7465 |
| RALEIGH, NC | 800-476-2593 | NASHVILLE, TN | 844-473-7465 |
| | | OKLAHOMA CITY, OK | 844-473-7465 |
| | | WESLACO, TX | 844-473-7465 |




SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NORTH CAROLINA 27607
BRITT SPIVEY
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
**MAJOR SUBDIVISION PLAN**
**6200 WINDY FARM LANE**
**HOLLY SPRINGS, NORTH CAROLINA 27540**

NORTH CAROLINA PROFESSIONAL SEAL 043217 ENGINEER JOHN C. MARTIN

2026.01.23 16:36:45-05'00'

**REVISIONS**

| NO. | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006-D2 |
| CHECKED BY | JCM |
| DRAWN BY | LRS |
| SCALE | N/A |
| DATE | 01. 23. 2026 |

**SHEET**

**BUILDING ELEVATIONS**

**C10.00**

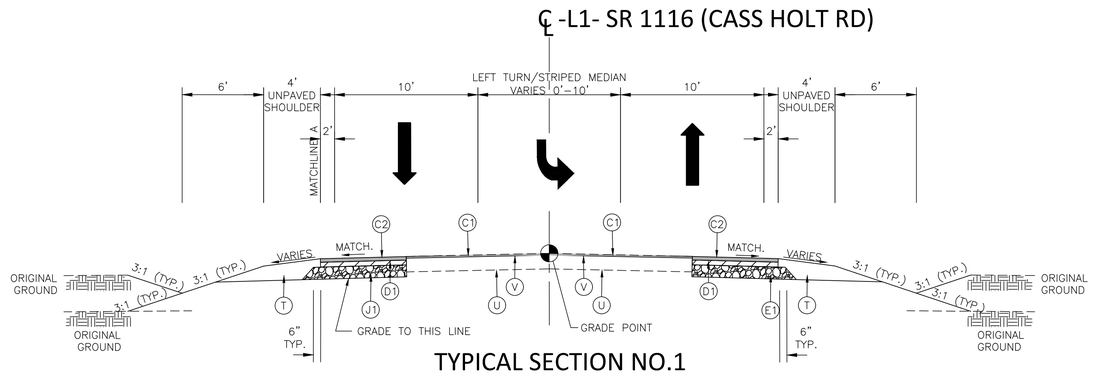
X:\Projects\MIH\MIH23006\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MIH23006-D2.dwg, 1/23/2026 4:12:26 PM, Savana Bonnett

## PAVEMENT SCHEDULE

| | |
|---|---|
| C1 | PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD. |
| C2 | PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD IN EACH OF TWO LAYERS |
| D1 | PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YARD IN ONE LAYER. |
| E1 | PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YARD IN ONE LAYER. |
| J1 | 10" AGGREGATE BASE COURSE |
| R1 | 2-6" CONCRETE CURB AND GUTTER (NCDOT 846.01) |
| R2 | 1-6" CONCRETE CURB AND GUTTER (NCDOT 846.01) |
| S1 | 4" CONCRETE SIDEWALK (NCDOT 848.01) |
| S2 | 4" CONCRETE SIDEPATH |
| T | EARTH MATERIAL |
| U | EXISTING PAVEMENT |
| V | 1.5" MILLING |

NOTES:

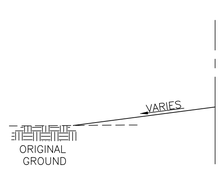
1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.
2. THE ADDITION/REPLACEMENT OF CURB & GUTTER NEXT TO EXISTING ASPHALT ROADWAY WILL REQUIRE A MINIMUM PAVEMENT CUT OF 1 FOOT.
3. J1 MAY BE USED IN LIEU OF E1 WHERE WIDENING IS AT LEAST 6'. USE E1 WHERE WIDENING IS LESS THAN 6'.




## TYPICAL SECTION NO.1

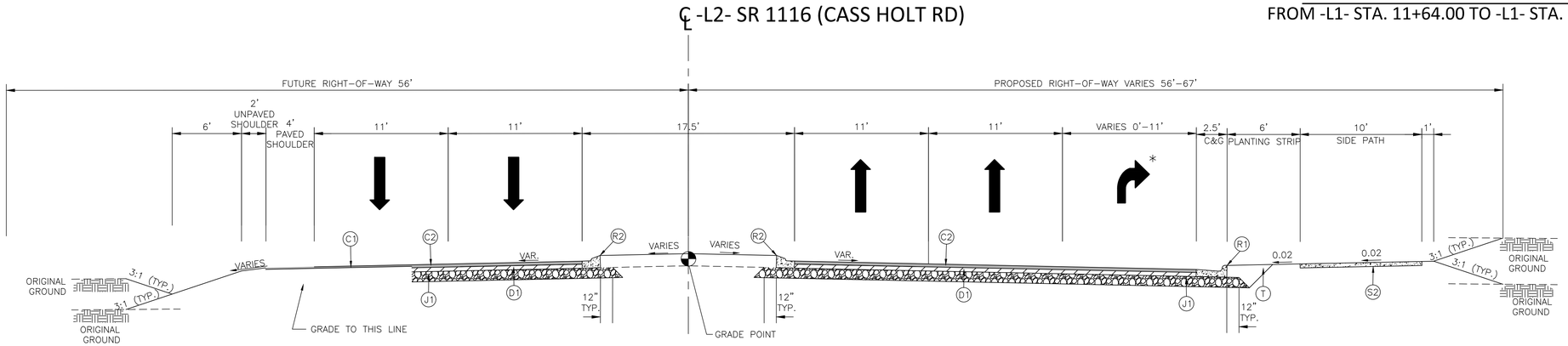
FROM -L1- STA. 11+64.00 TO -L1- STA. 19+52.00

*SEE PARTIAL TYPICAL SECTION NO. 1




## PARTIAL TYPICAL SECTION NO. 1

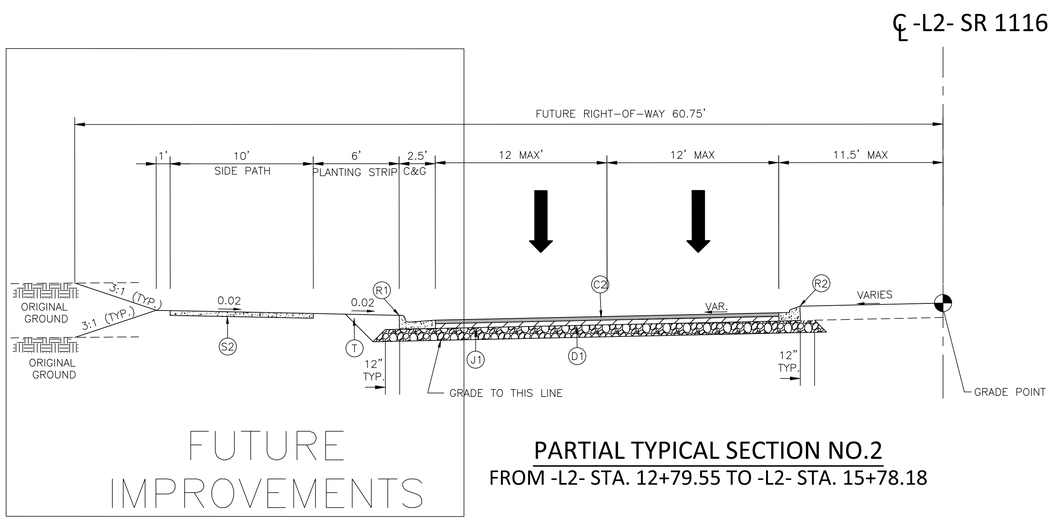
FROM -L1- STA. 11+64.00 TO -L1- STA. 15+85.00




## TYPICAL SECTION NO.2

FROM -L2- STA. 12+79.55 TO -L2- STA. 20+84.35

* RIGHT TURN LANE FROM -L2- STA. 14+19.00 TO -L2- STA. 16+69.00




## PARTIAL TYPICAL SECTION NO.2

FROM -L2- STA. 12+79.55 TO -L2- STA. 15+78.18


McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# EVANSTON

DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_TS1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | N.T.S |
| DATE | 01. 07. 2025 |

**SHEET**

TYPICAL SECTION

**C7.02**

811 Know what's below. Call before you dig.

**CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_TS1.dwg, 1/23/2026 4:42:54 PM, Savana Bennett

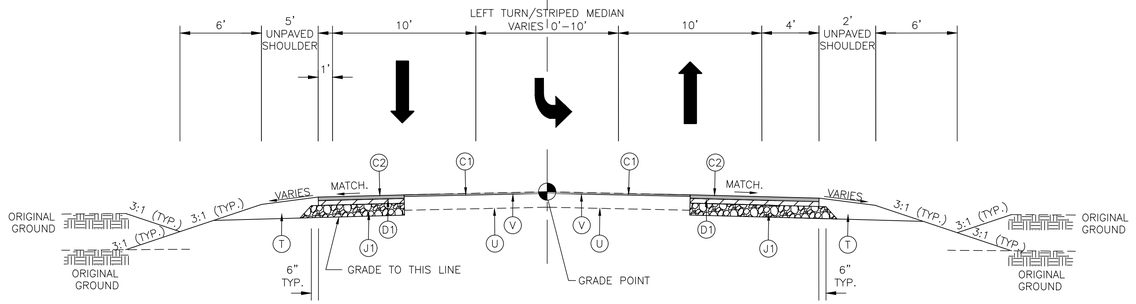
## PAVEMENT SCHEDULE

| | |
|---|---|
| C1 | PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD. |
| C2 | PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD IN EACH OF TWO LAYERS |
| D1 | PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YARD IN ONE LAYER. |
| E1 | PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YARD IN ONE LAYER. |
| J1 | 10" AGGREGATE BASE COURSE |
| R1 | 2-6" CONCRETE CURB AND GUTTER (NCDOT 846.01) |
| R2 | 1-6" CONCRETE CURB AND GUTTER (NCDOT 846.01) |
| S1 | 4" CONCRETE SIDEWALK (NCDOT 848.01) |
| S2 | 4" CONCRETE SIDEPATH |
| T | EARTH MATERIAL |
| U | EXISTING PAVEMENT |
| V | 1.5" MILLING |

NOTES:

1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.
2. THE ADDITION/REPLACEMENT OF CURB & GUTTER NEXT TO EXISTING ASPHALT ROADWAY WILL REQUIRE A MINIMUM PAVEMENT CUT OF 1 FOOT.
3. J1 MAY BE USED IN LIEU OF E1 WHERE WIDENING IS AT LEAST 6'. USE E1 WHERE WIDENING IS LESS THAN 6'.

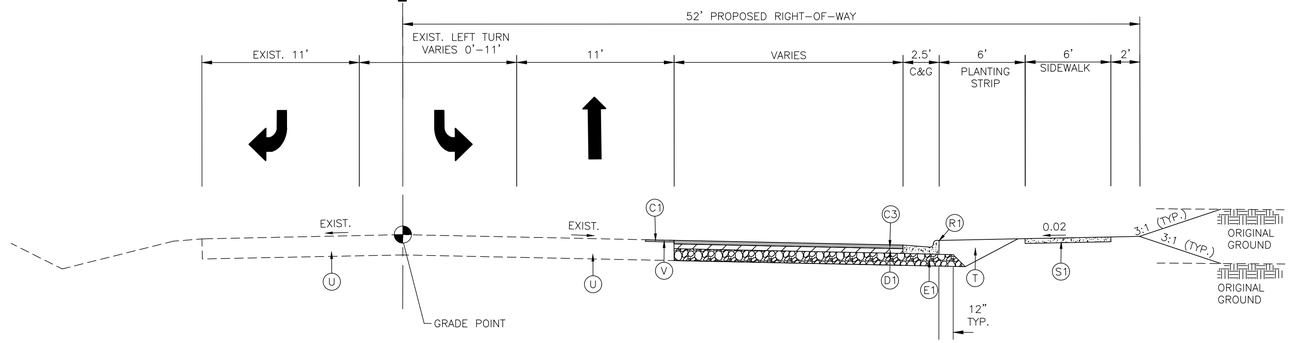
℄ -Y1- SR 1125 (ROUSE RD)




## TYPICAL SECTION NO.3

FROM -Y1- STA. 27+13.00 TO -Y1- STA. 35+75.00

℄ -Y2- SR 1126 (HONEYCUTT RD)




## TYPICAL SECTION NO.4

FROM -Y2- STA. 10+34.37 TO -Y2- STA. 13+58.09

Know what's **below.**
**Call** before you dig.

**CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

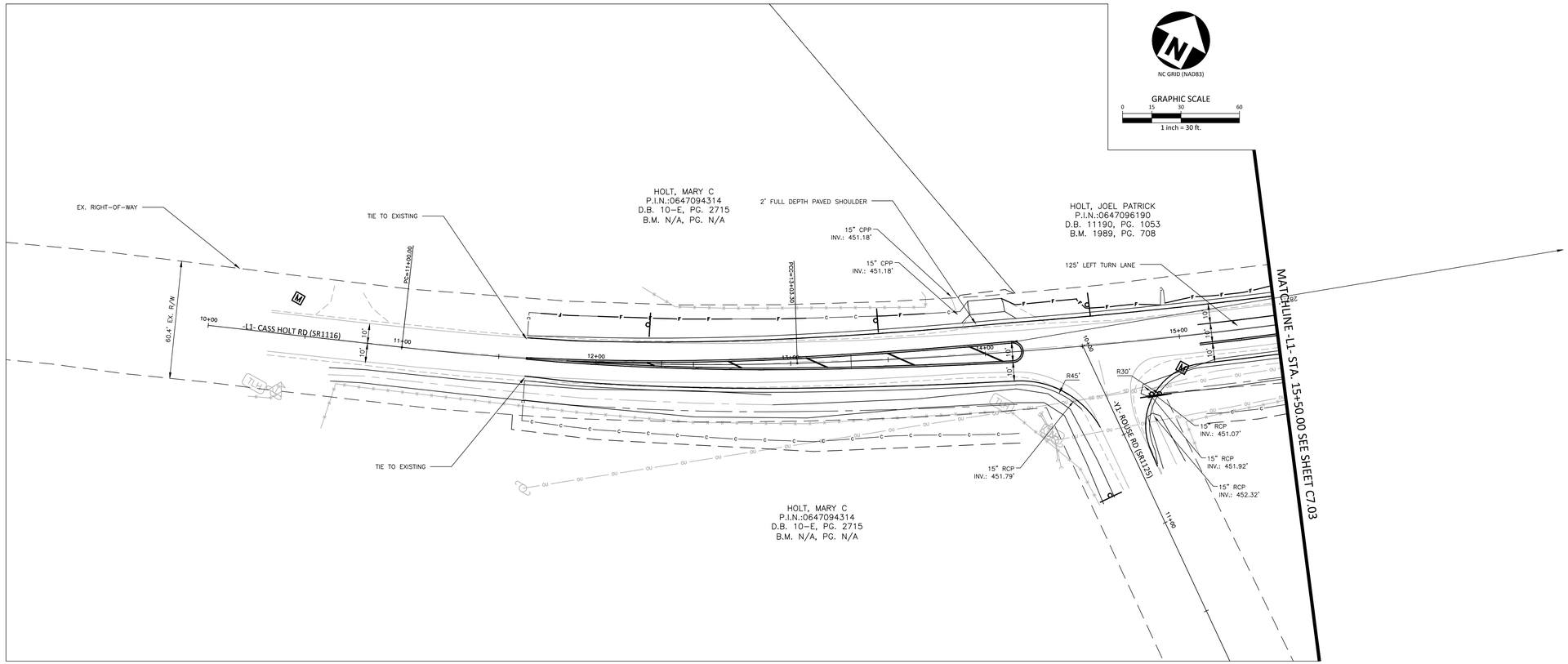
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_TS1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | N.T.S |
| DATE | 01. 07. 2025 |

**SHEET**

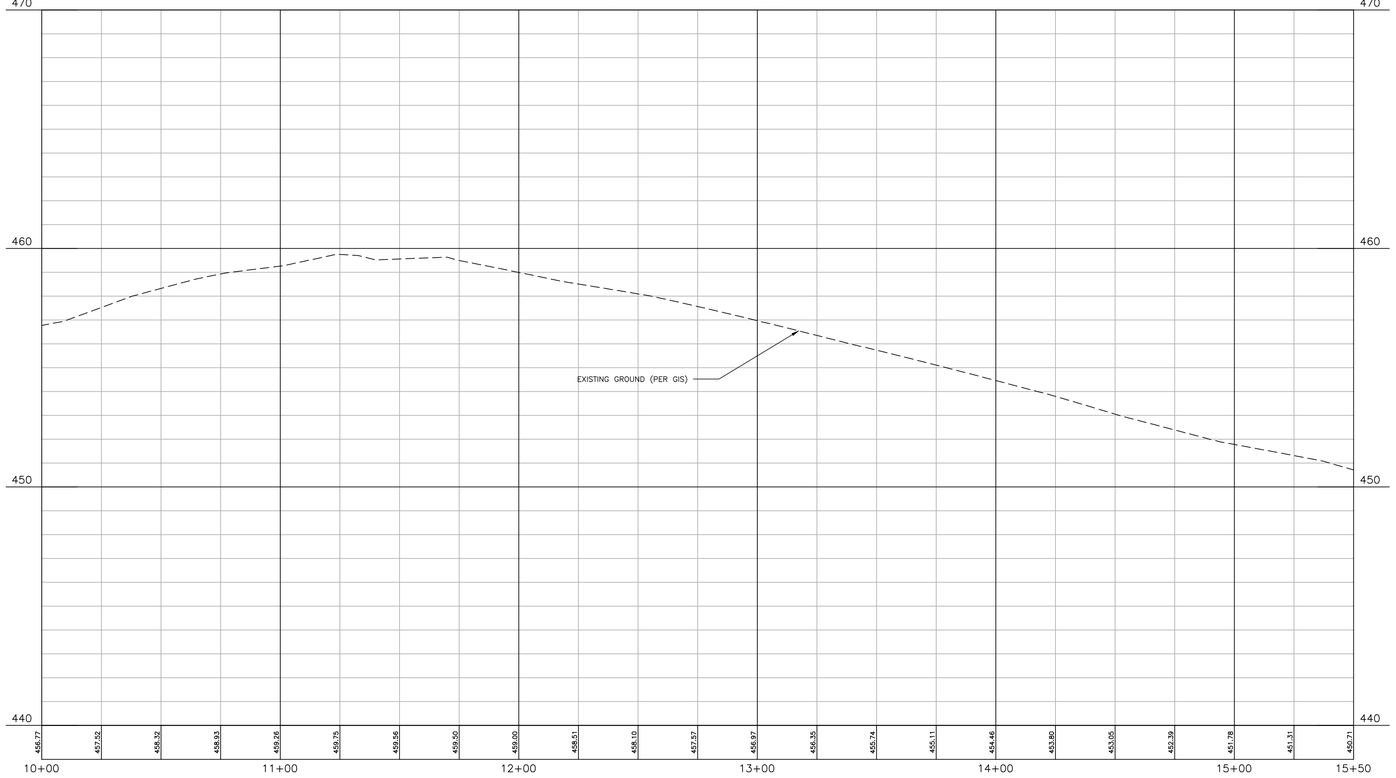
TYPICAL SECTION

**C7.03**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_TS1.dwg, 1/23/2026 4:43:04 PM, Savana Bennett




## (CASS HOLT RD (1))




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

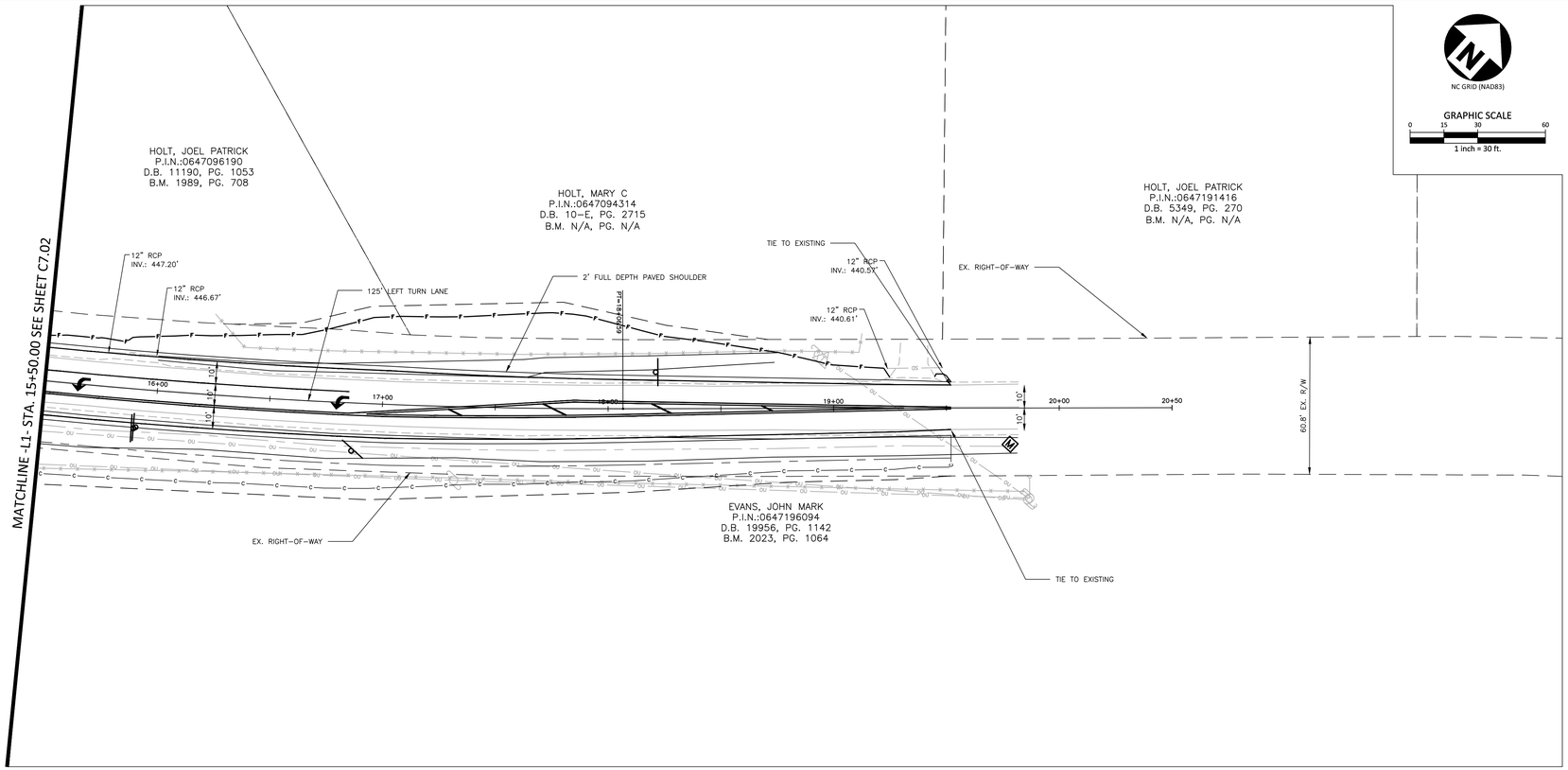
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

**SHEET**

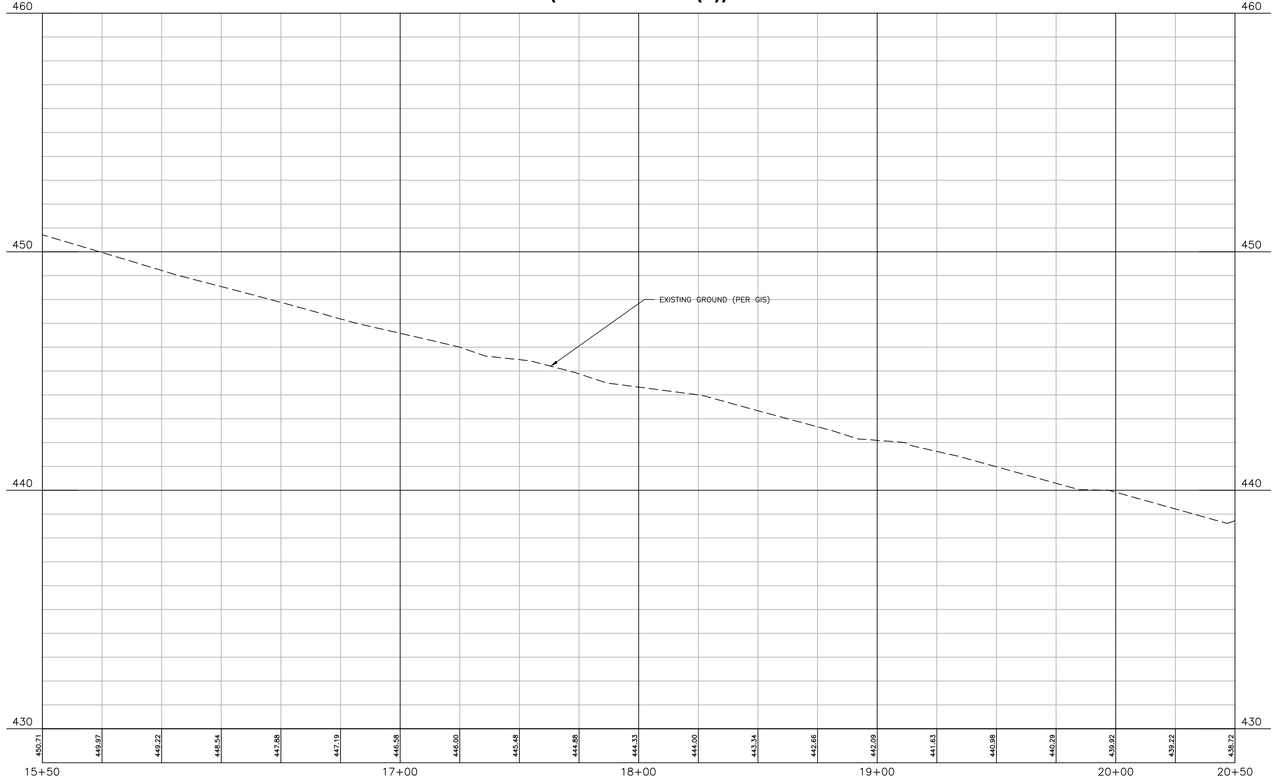
**PLAN & PROFILE - CASS HOLT**

**C7.02**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:43:31 PM, Sawira Bennett




## (CASS HOLT RD (1))




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

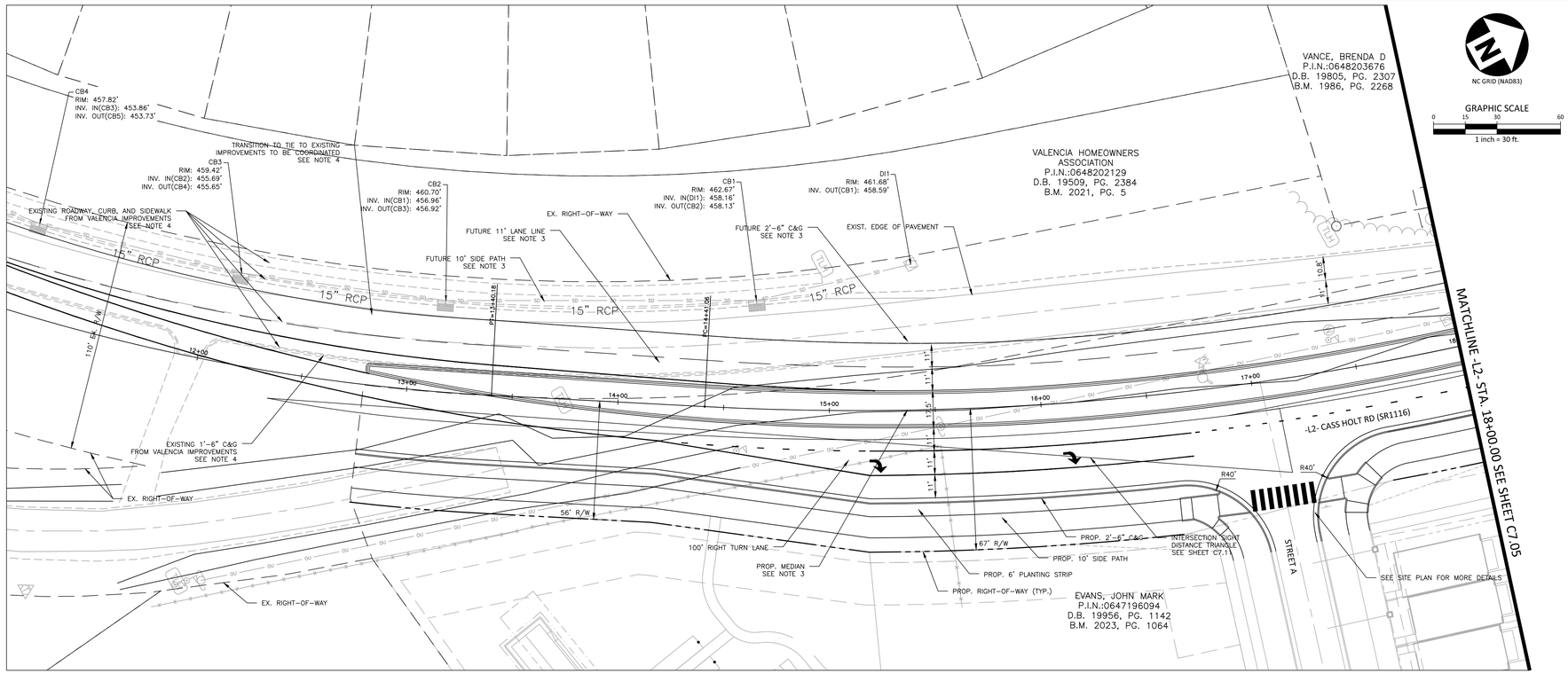
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

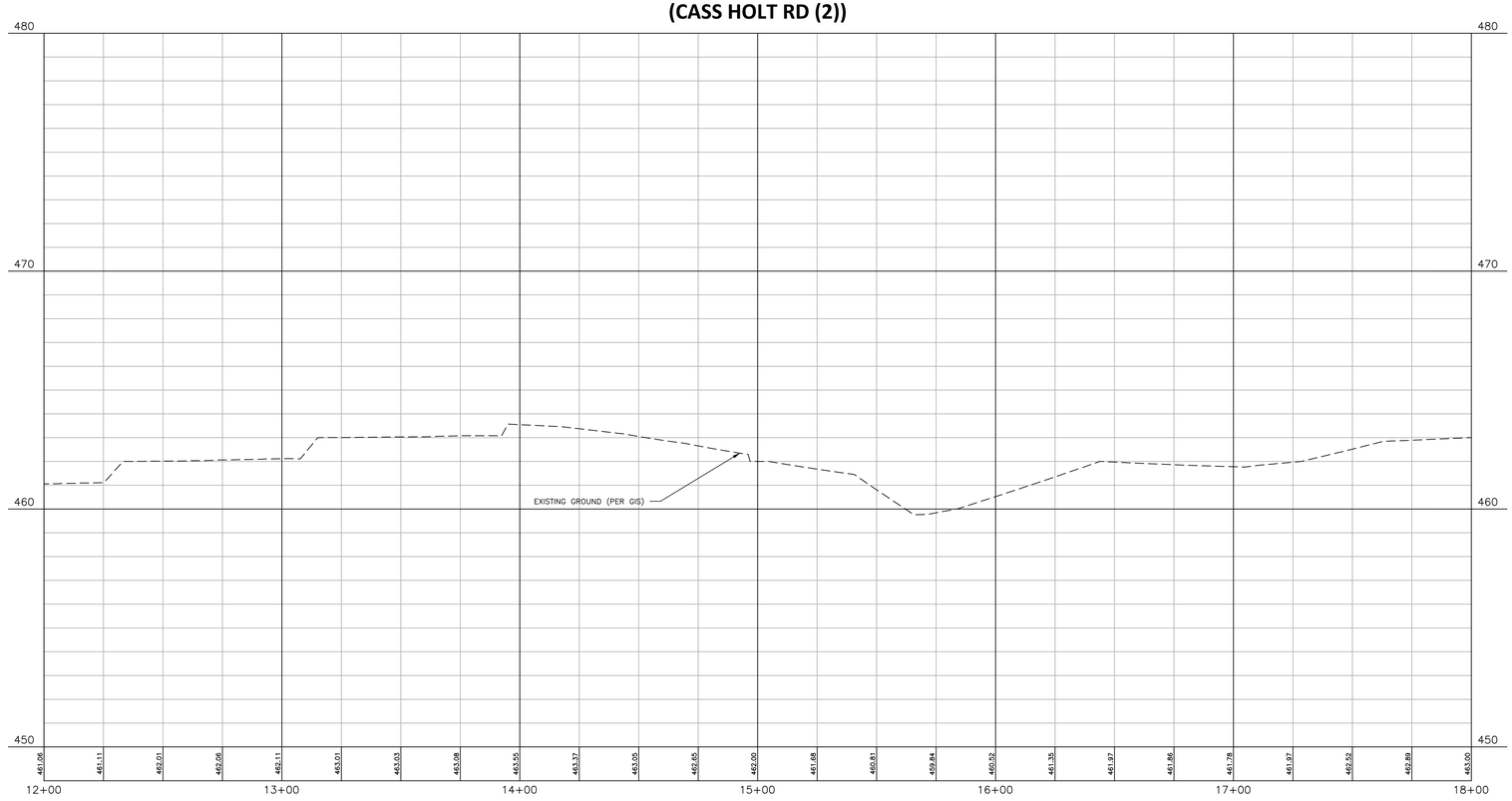
**SHEET**

**PLAN & PROFILE - CASS HOLT**

**C7.03**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:43:41 PM, Savana Bennett




NOTES:

1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.
2. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
3. IMPROVEMENTS TO THE WEST SIDE OF CASS HOLT ROAD ARE SHOWN FOR REFERENCE ONLY AND ARE NOT REQUIRED TO BE INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT. COORDINATION ON THE LIMITS OF THE MEDIAN INSTALLED BY THIS PROJECT WILL ALSO REQUIRE COORDINATION WITH CASS HOLT CROSSING IMPROVEMENTS.
4. TRANSITION TO TIE TO PREVIOUS IMPROVEMENTS BY VALENCIA ARE TO BE COORDINATED WITH NCDOT. VALENCIA IMPROVEMENTS USED RURAL DIMENSIONS WHILE EVANSTON IS REQUIRED TO USE SUBURBAN DIMENSIONS. THIS TRANSITION IN DIMENSIONS WILL BE COORDINATED FURTHER DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

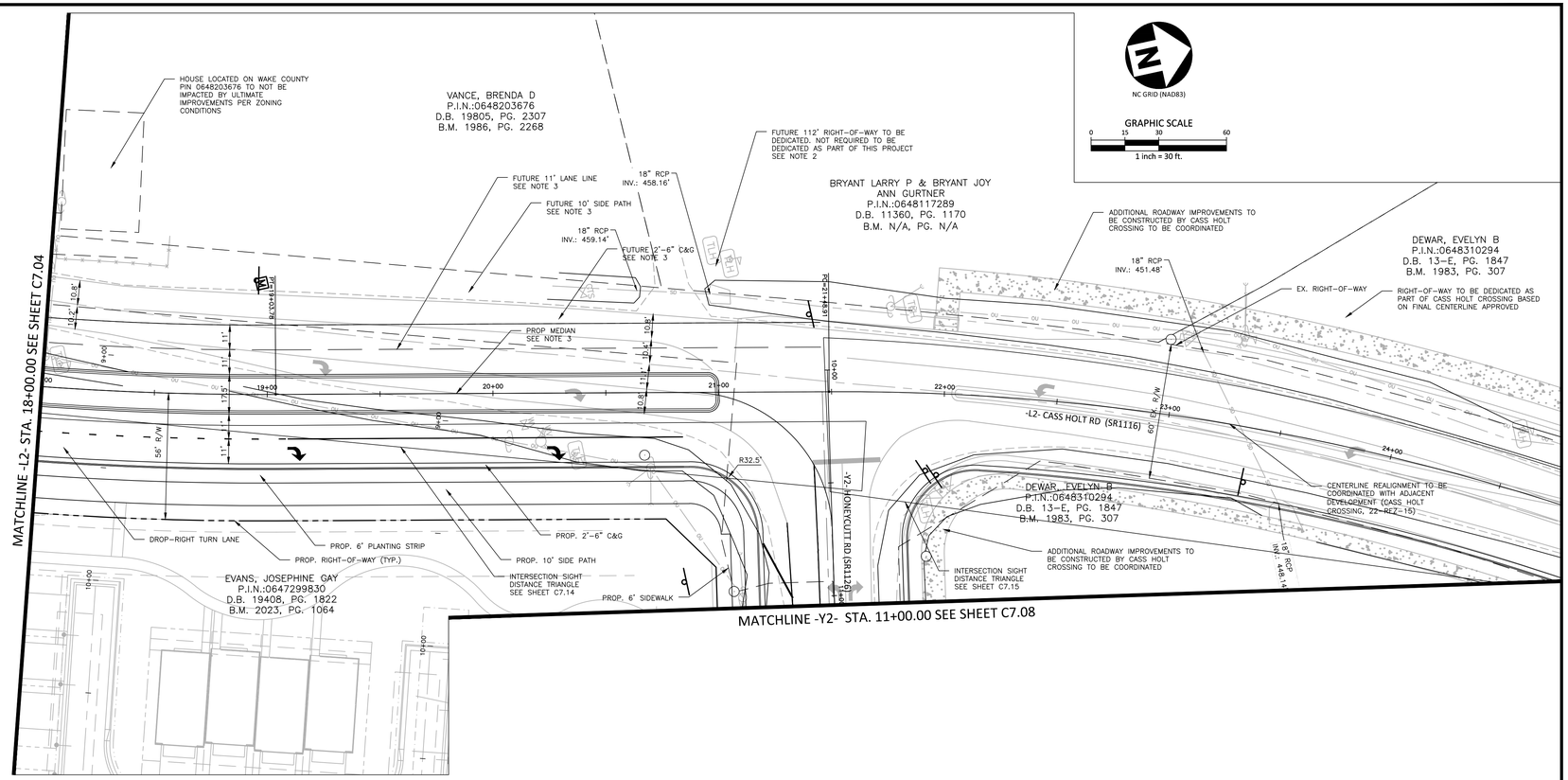
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

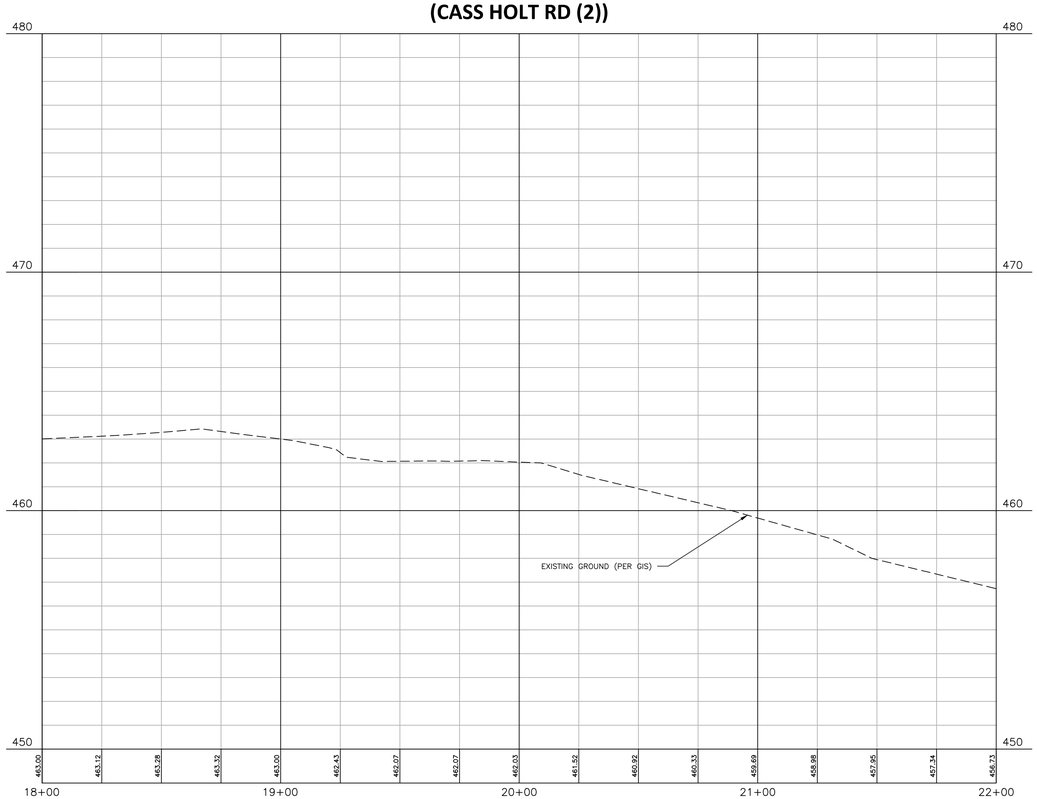
**SHEET**

**PLAN & PROFILE - CASS HOLT**

**C7.04**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawing\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:43:51 PM, Savana Bennett




NOTES:

1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.
2. FRONTAGE IMPROVEMENTS TO INCLUDE HALF THE ULTIMATE TYPICAL SECTION PER THE TOWN OF HOLLY SPRINGS T-4A CROSS SECTION WITH SUBURBAN DIMENSIONS. RIGHT-OF-WAY DEDICATION ALONG FRONTAGE TO ACCOMMODATE 112' OF TOTAL FUTURE RIGHT-OF-WAY.
3. IMPROVEMENTS TO THE WEST SIDE OF CASS HOLT ROAD ARE SHOWN FOR REFERENCE ONLY AND ARE NOT REQUIRED TO BE INCLUDED IN THIS PROJECT. INTERIM CONDITIONS AND CONNECTIONS TO EXISTING INFRASTRUCTURE ARE TO BE COORDINATED WITH NCDOT AND THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT. COORDINATION ON THE LIMITS OF THE MEDIAN INSTALLED BY THIS PROJECT WILL ALSO REQUIRE COORDINATION WITH CASS HOLT CROSSING IMPROVEMENTS.
4. TRANSITION TO TIE TO PREVIOUS IMPROVEMENTS BY VALENCIA ARE TO BE COORDINATED WITH NCDOT. VALENCIA IMPROVEMENTS USED RURAL DIMENSIONS WHILE EVANSTON IS REQUIRED TO USE SUBURBAN DIMENSIONS. THIS TRANSITION IN DIMENSIONS WILL BE COORDINATED FURTHER DURING CONSTRUCTION DRAWINGS WHEN THE NEW CENTERLINE HAS BEEN APPROVED BY NCDOT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

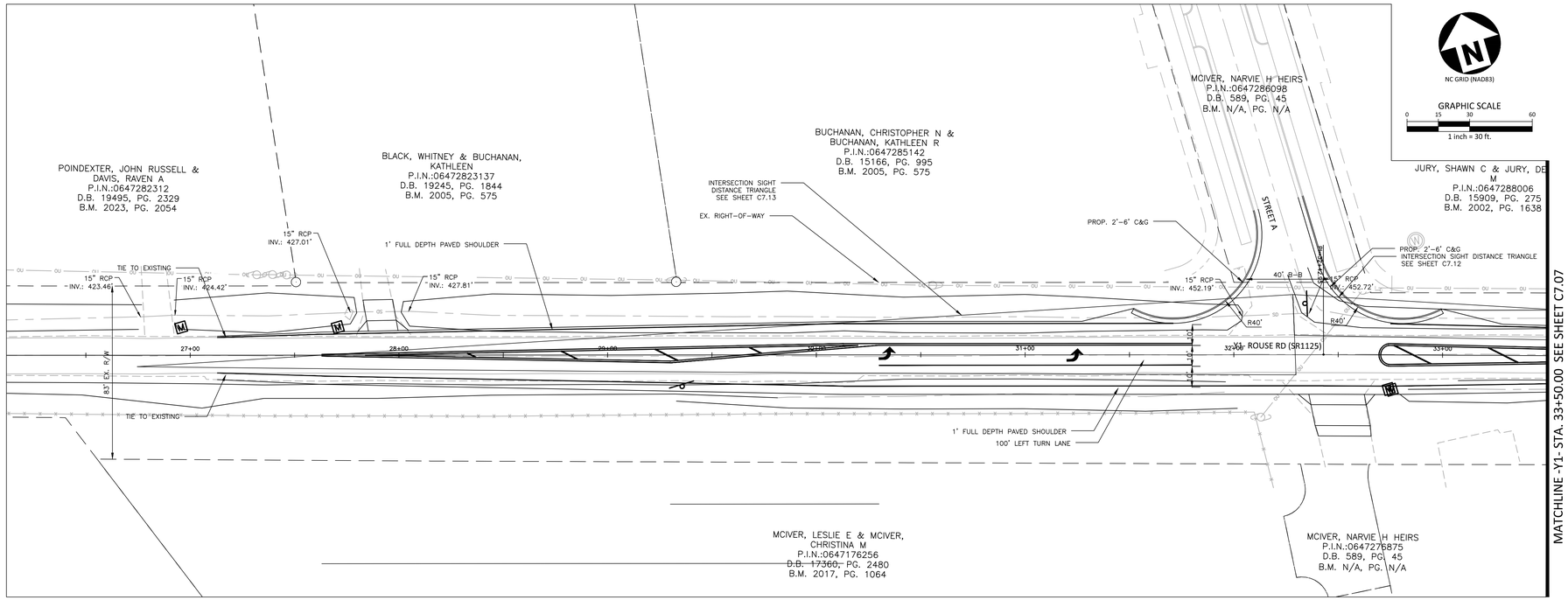
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

**SHEET**

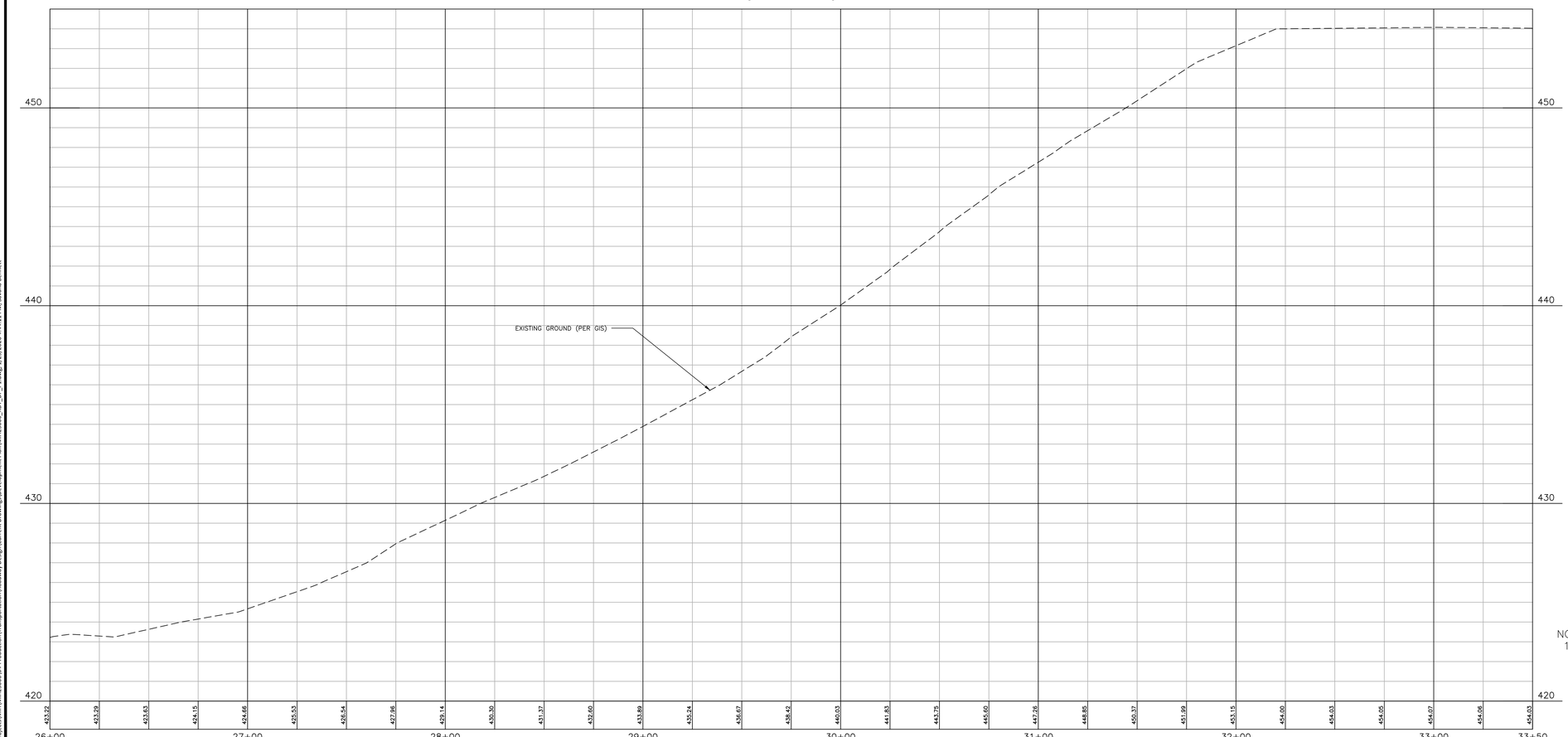
PLAN & PROFILE - CASS HOLT

**C7.05**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:44:01 PM, Savana Bennett




## (ROUSE RD)




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:44:11 PM, Savana Bennett

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

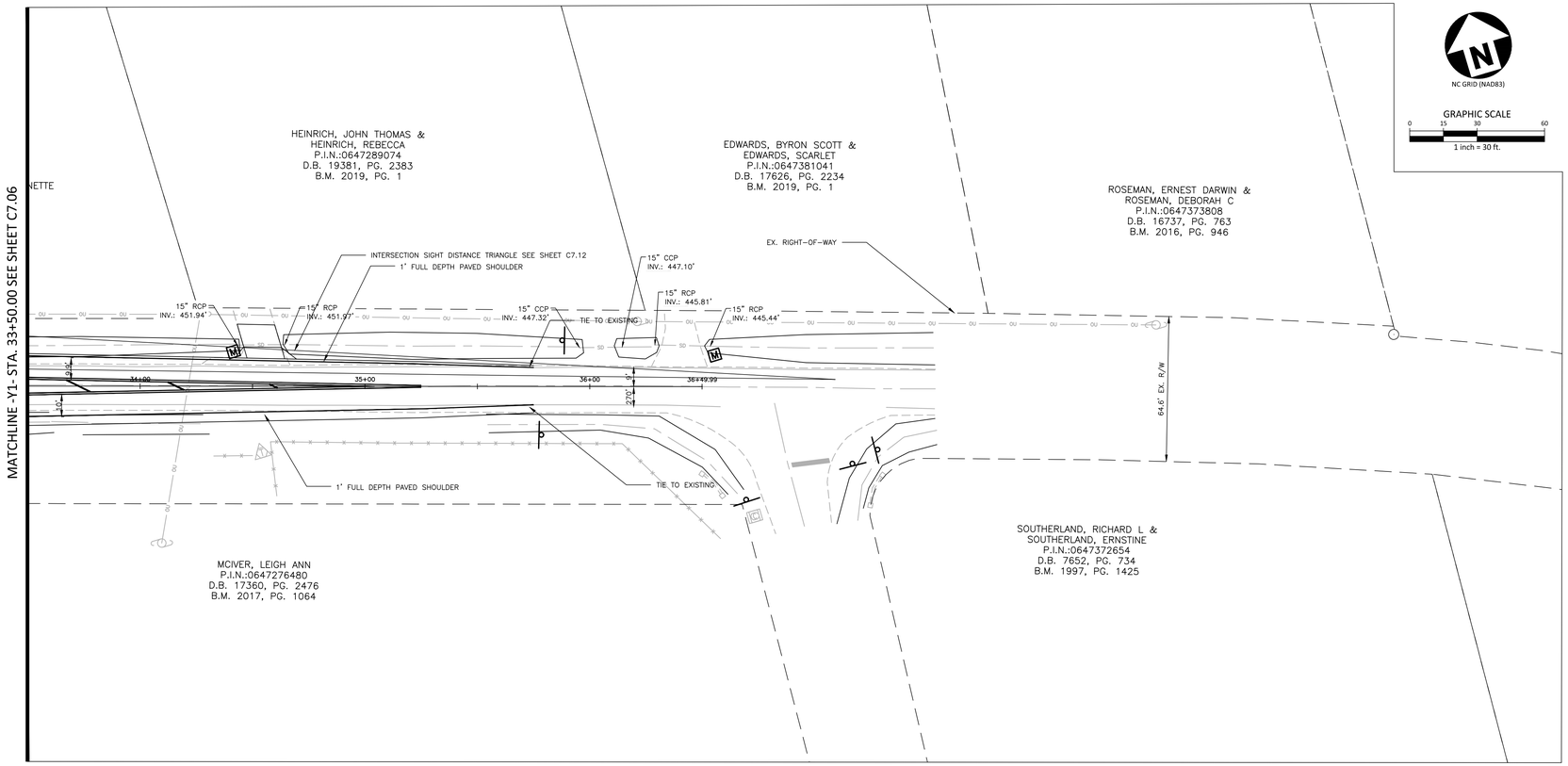
**PLAN INFORMATION**

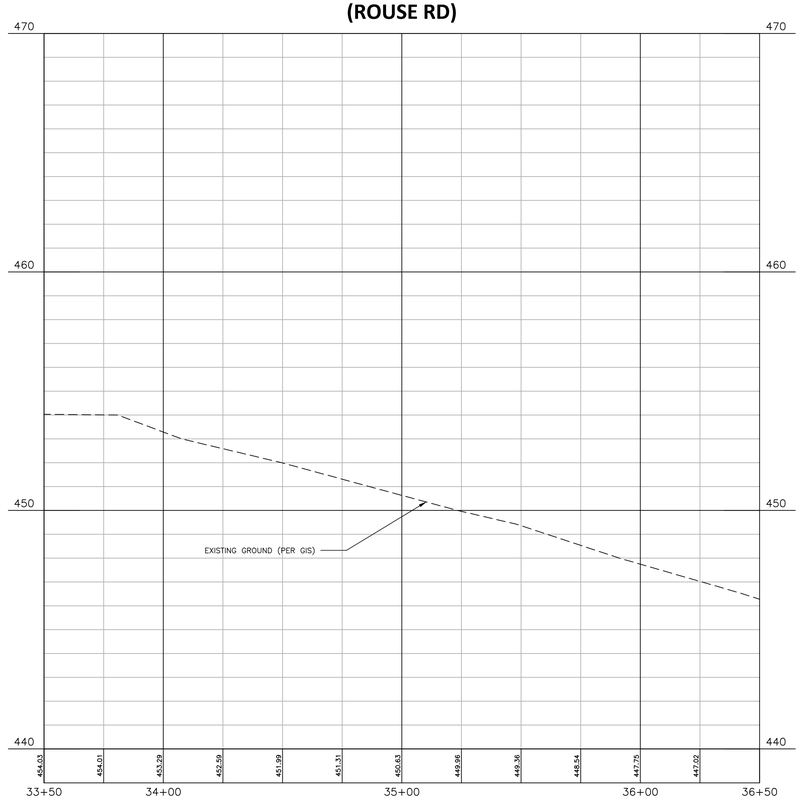
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

**SHEET**

**PLAN & PROFILE - ROUSE**

# C7.06




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

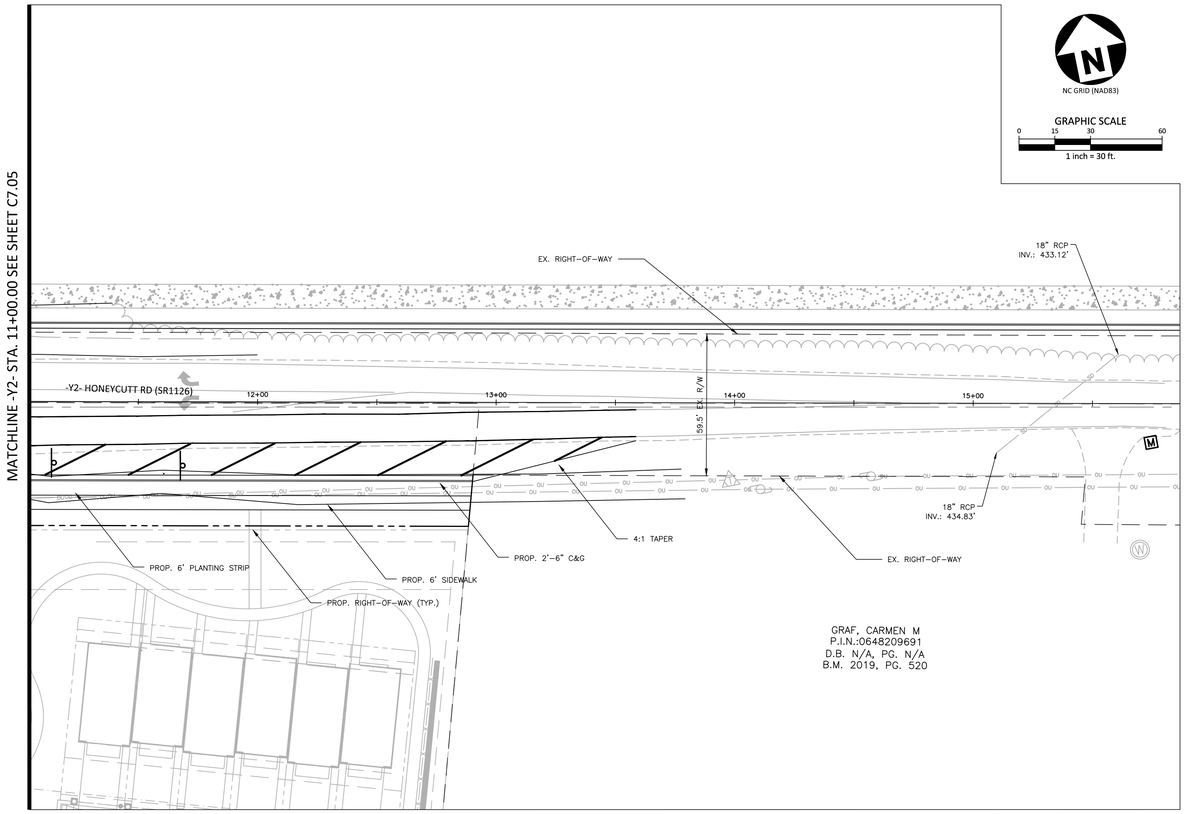
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

**SHEET**

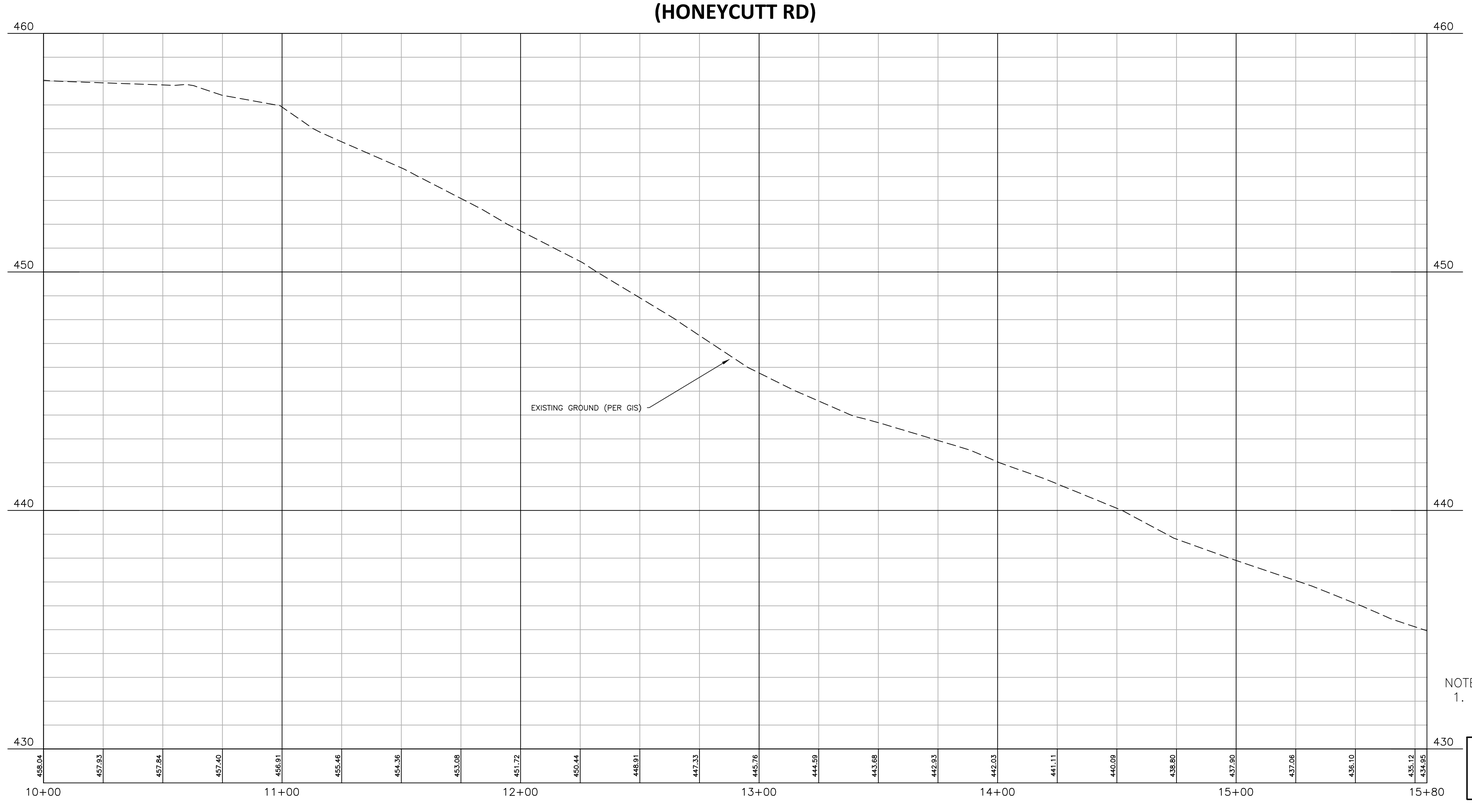
**PLAN & PROFILE - ROUSE**

# C7.07

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2024 4:44:21 PM, Savana Bennett




## (HONEYCUTT RD)




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

# SUMMIT ACRES
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

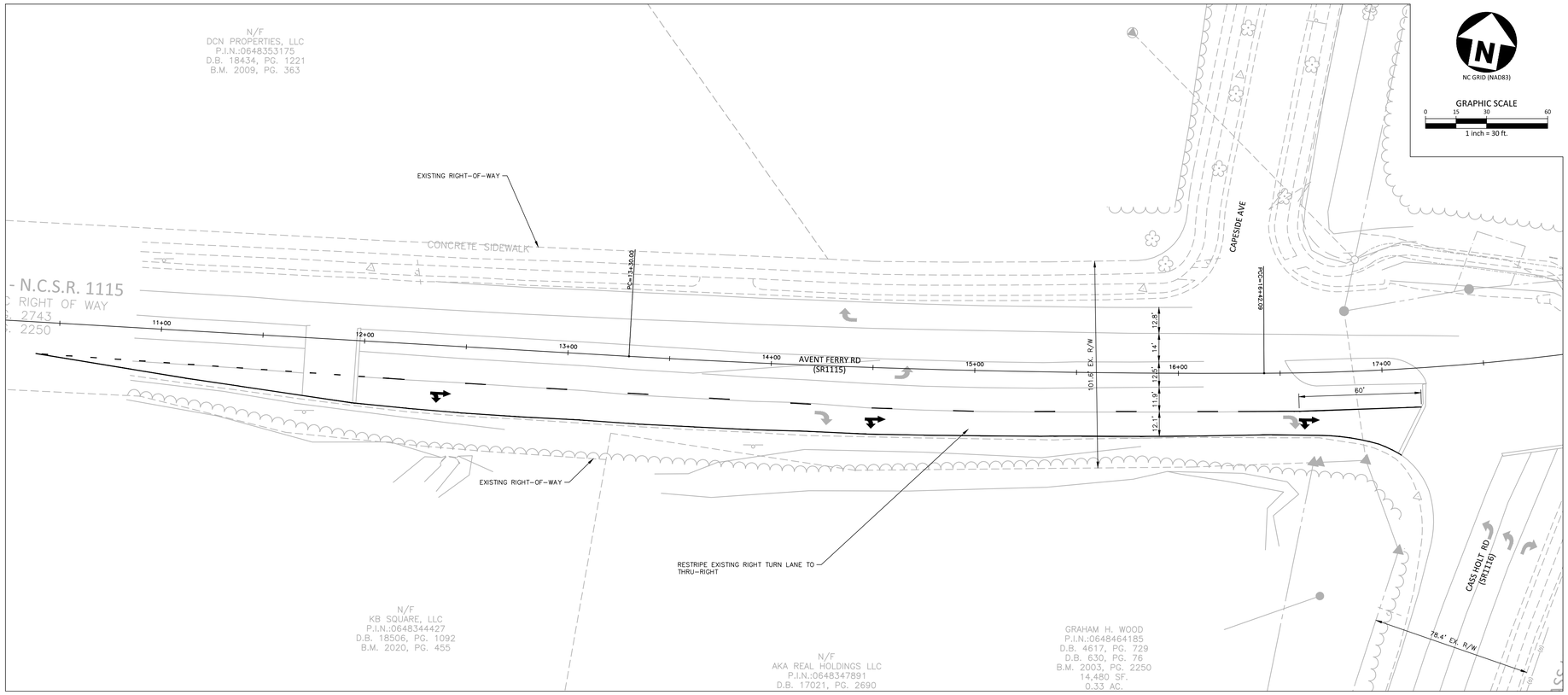
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | GSS |
| DRAWN BY | ZDE |
| SCALE | 1" = 30' |
| DATE | 08.08.2025 |

**SHEET**

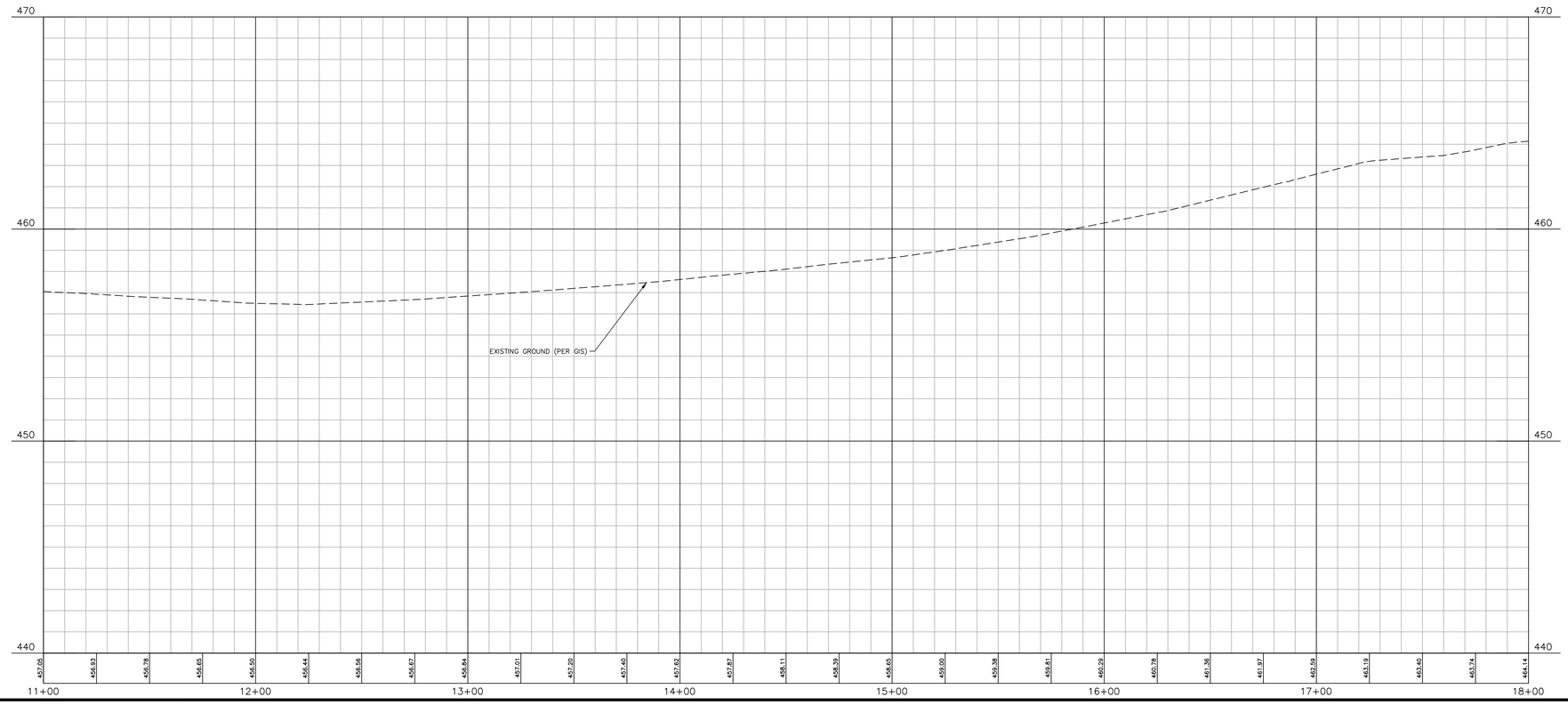
**PLAN & PROFILE - HONEYCUTT**

# C7.08

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:44:31 PM, Savana Bennett




# AVENT FERRY RD




NOTES:
1. EXISTING GROUND SURFACE PER GIS CONTOURS IS FOR REFERENCE ONLY. MAY NOT REPRESENT CURRENT CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**SUMMIT ACRES**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

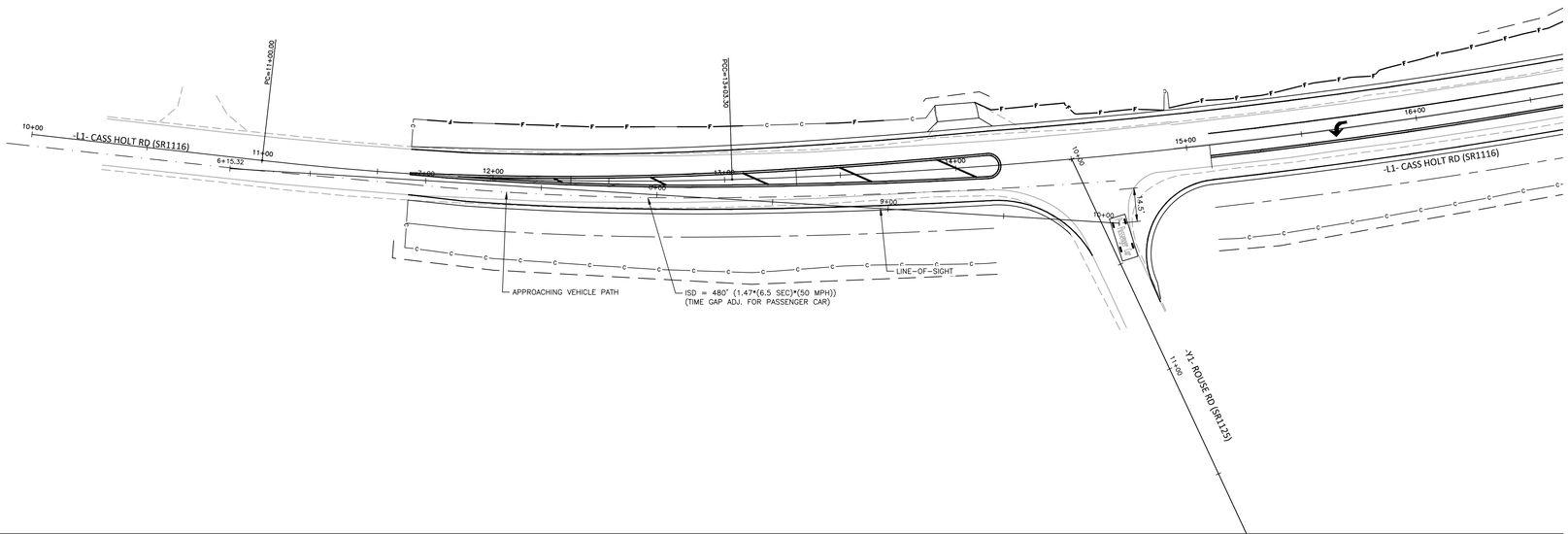
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_DP_P1 |
| CHECKED BY | ### |
| DRAWN BY | ### |
| SCALE | ####### |
| DATE | ########## |

**SHEET**

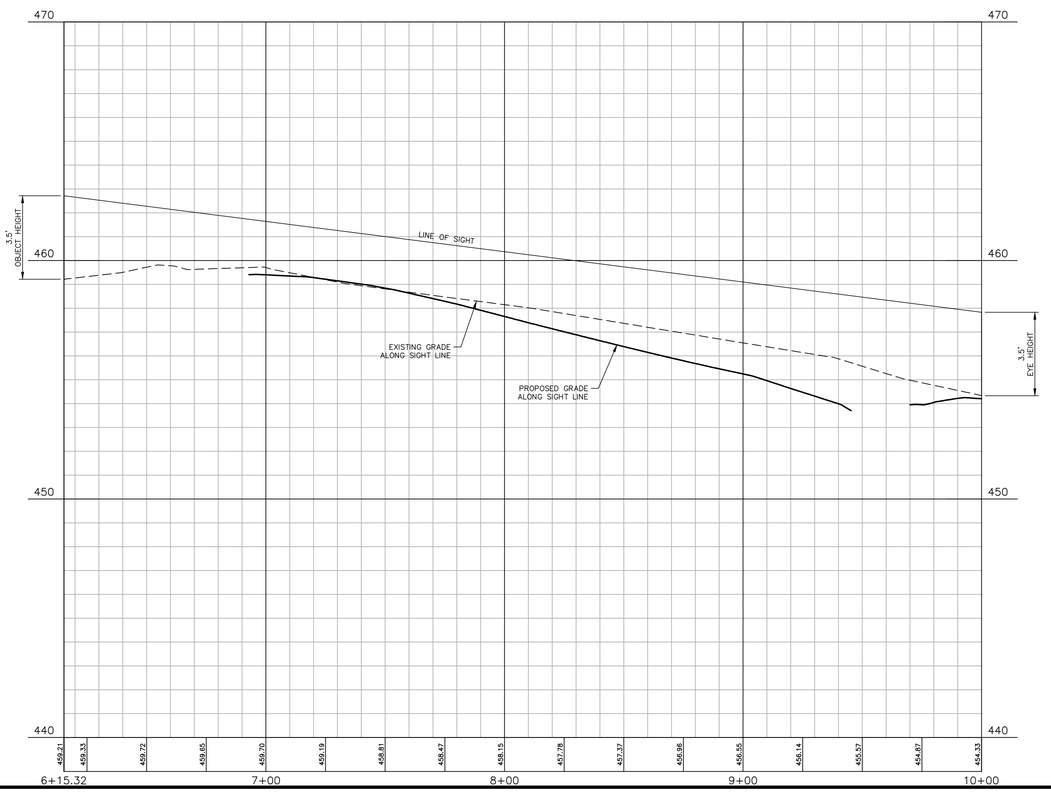
**PLAN & PROFILE - AVENT FERRY**

**C7.09**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\Development Plan\MIH23006_RDY_DP_P1.dwg, 1/23/2026 4:44:40 PM, Savana Bennett




# RT TURN FROM MINOR (ROUSE) TO MAIN (CASS HOLT)




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

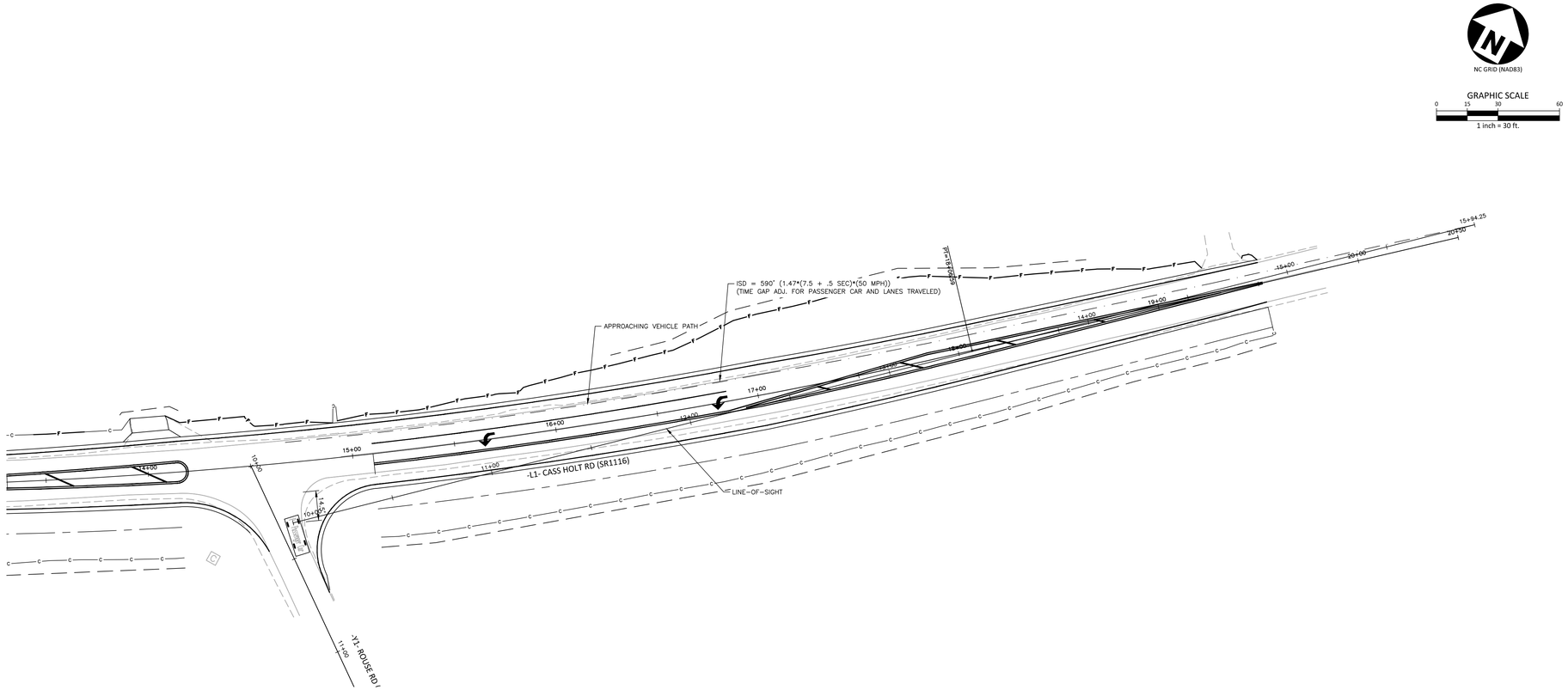
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"=30' |
| DATE | 01. 07. 2025 |

**SHEET**

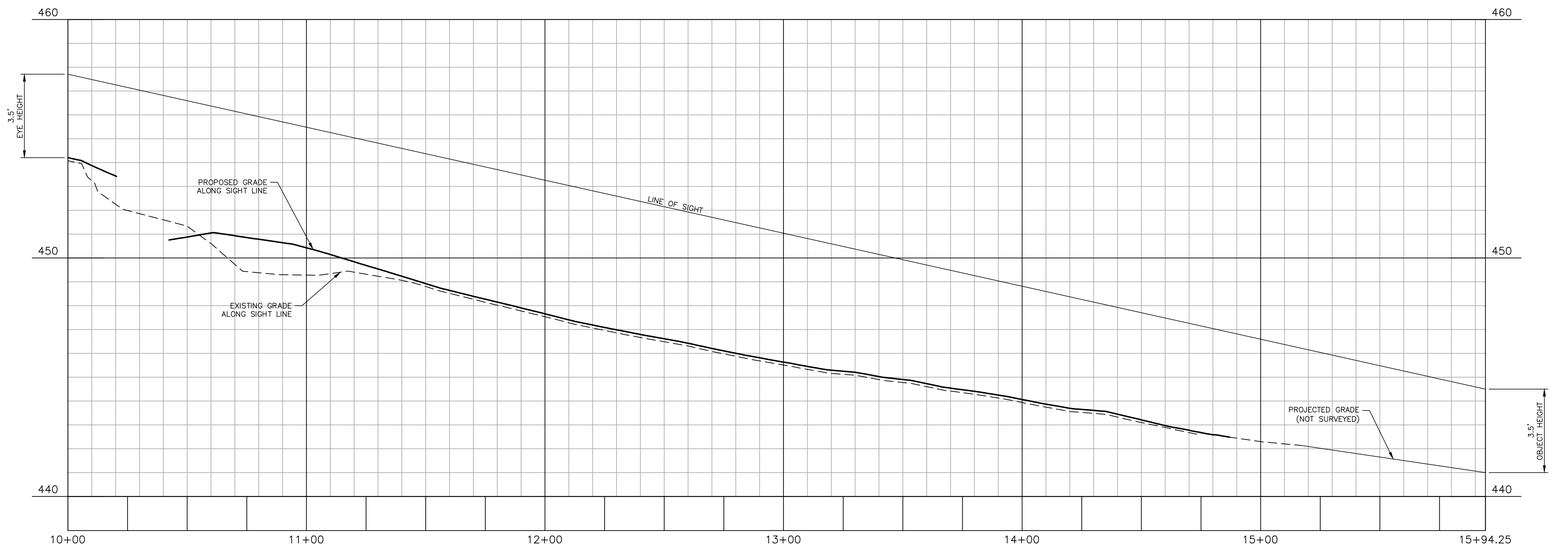
**INTERSECTION SIGHT DISTANCE**

**C7.19**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:05 PM, Savana Bennett




# LT TURN FROM MINOR (ROUSE) TO MAIN (CASS HOLT)




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:14 PM, Savana Bennett

McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

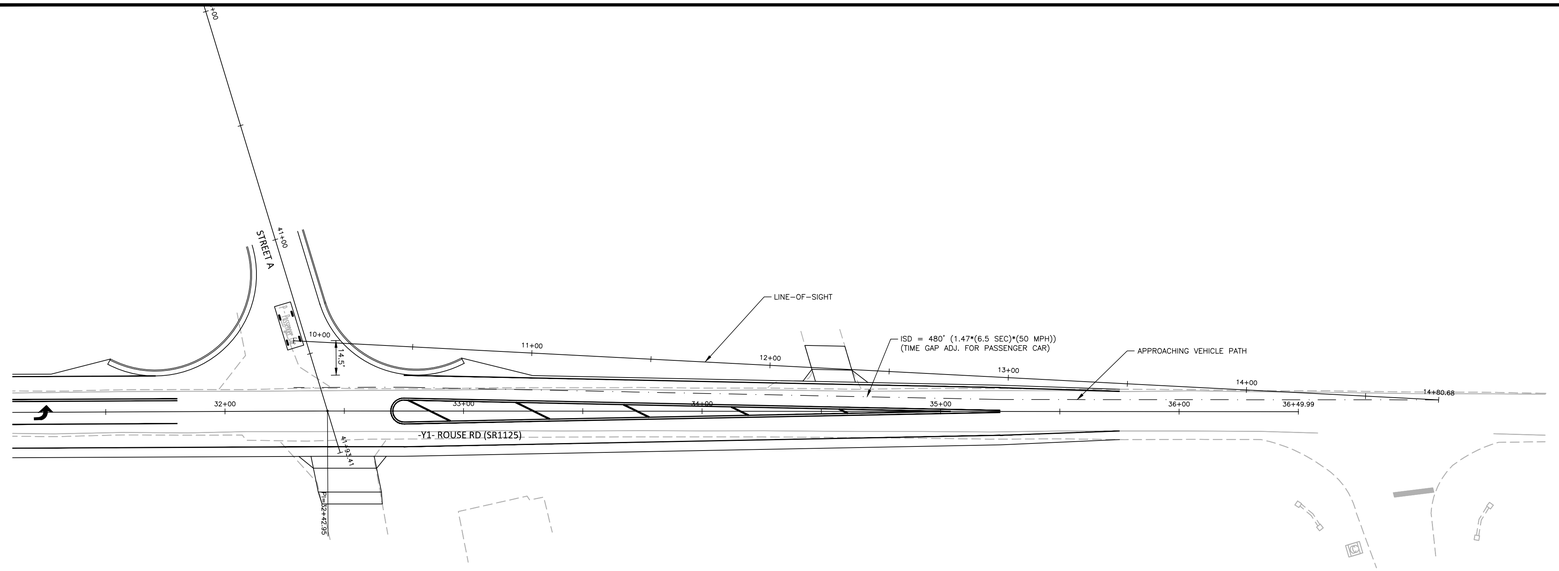
**PLAN INFORMATION**

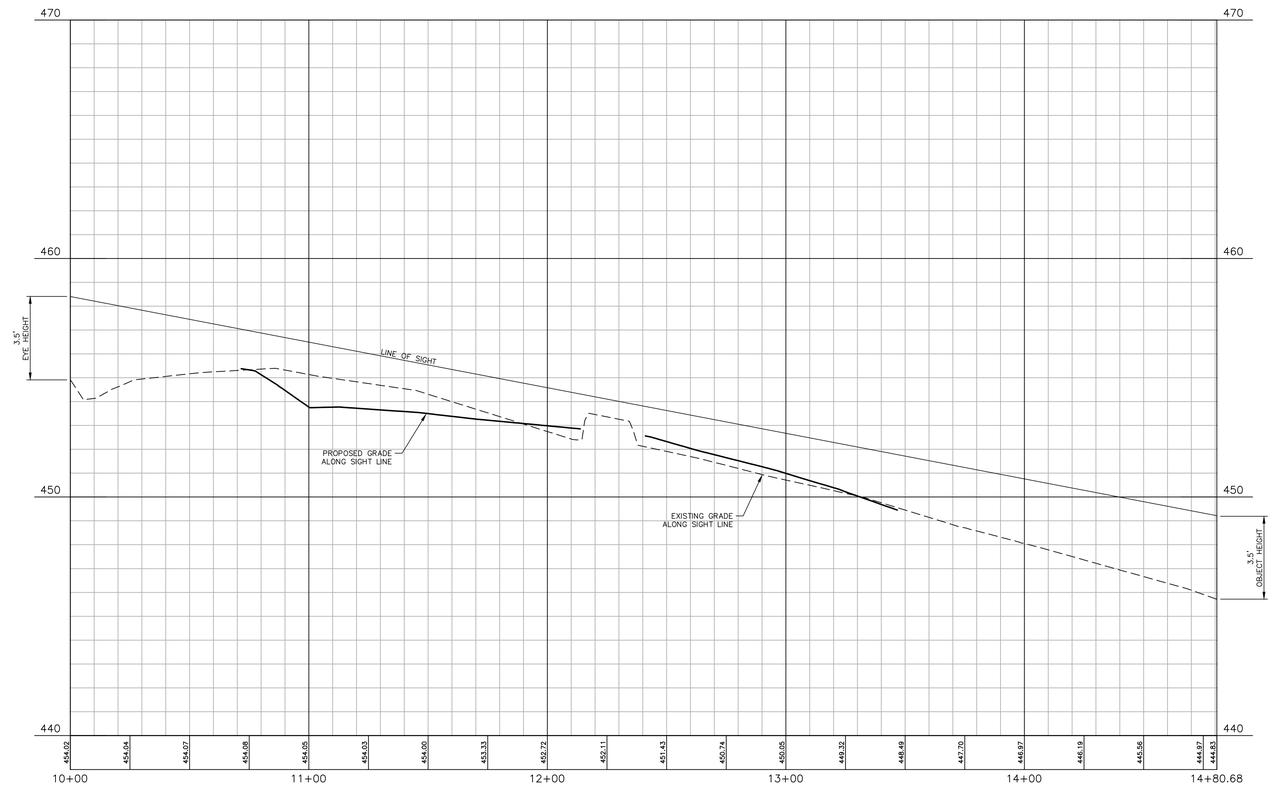
| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"=30' |
| DATE | 01. 07. 2025 |

**SHEET**

INTERSECTION SIGHT DISTANCE

**C7.21**




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NC GRID (NAD83)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

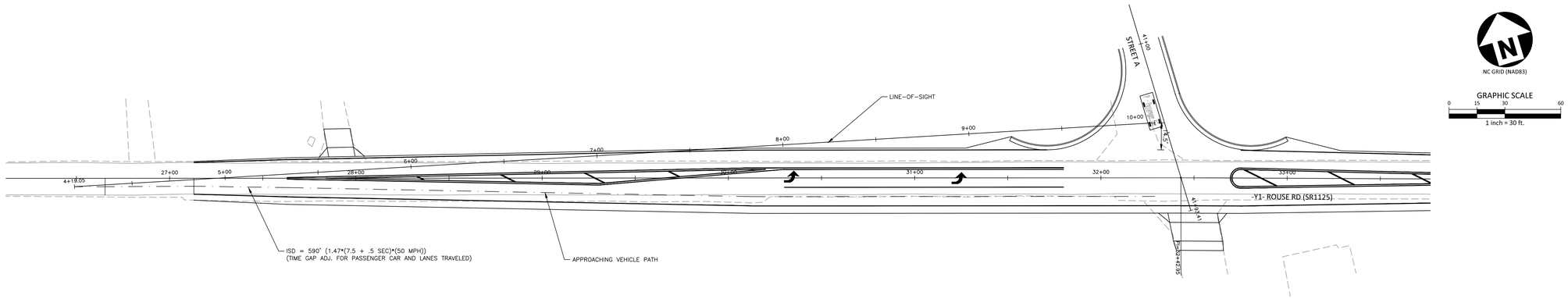
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"=30' |
| DATE | 01. 07. 2025 |

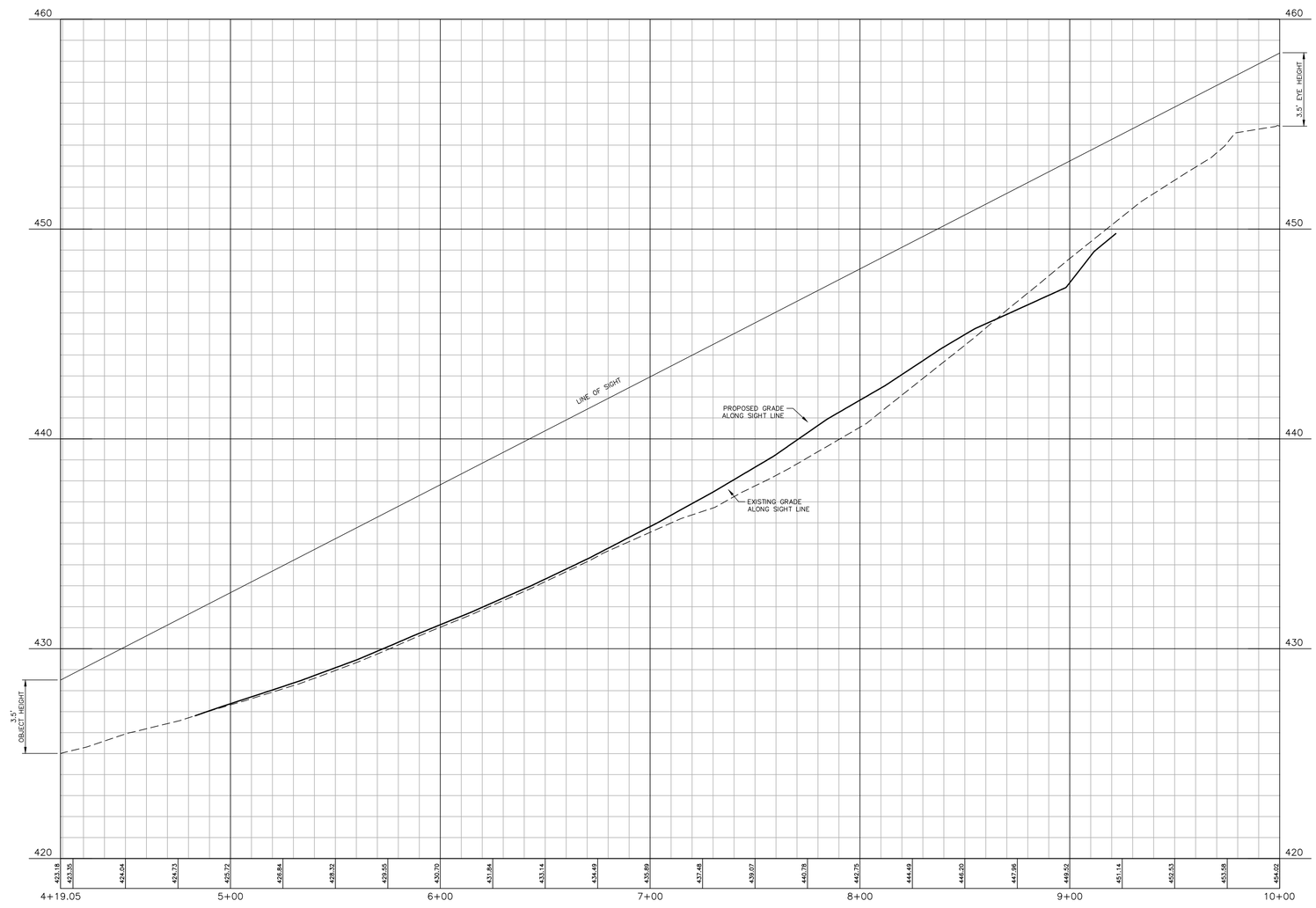
**SHEET**

**INTERSECTION SIGHT DISTANCE**
**C7.20**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:25 PM, Savana Bennett




# LT TURN FROM MINOR (STREET ''A'') TO MAIN (ROUSE)




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

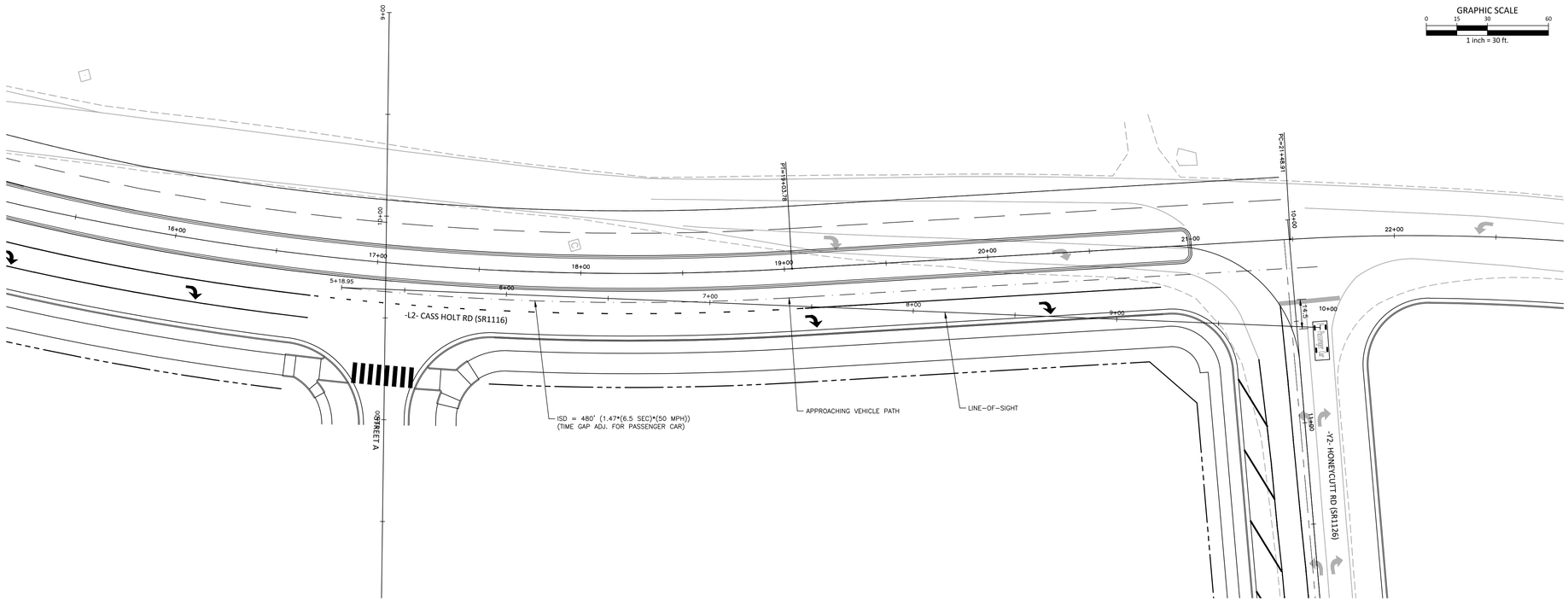
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"=30' |
| DATE | 01. 07. 2025 |

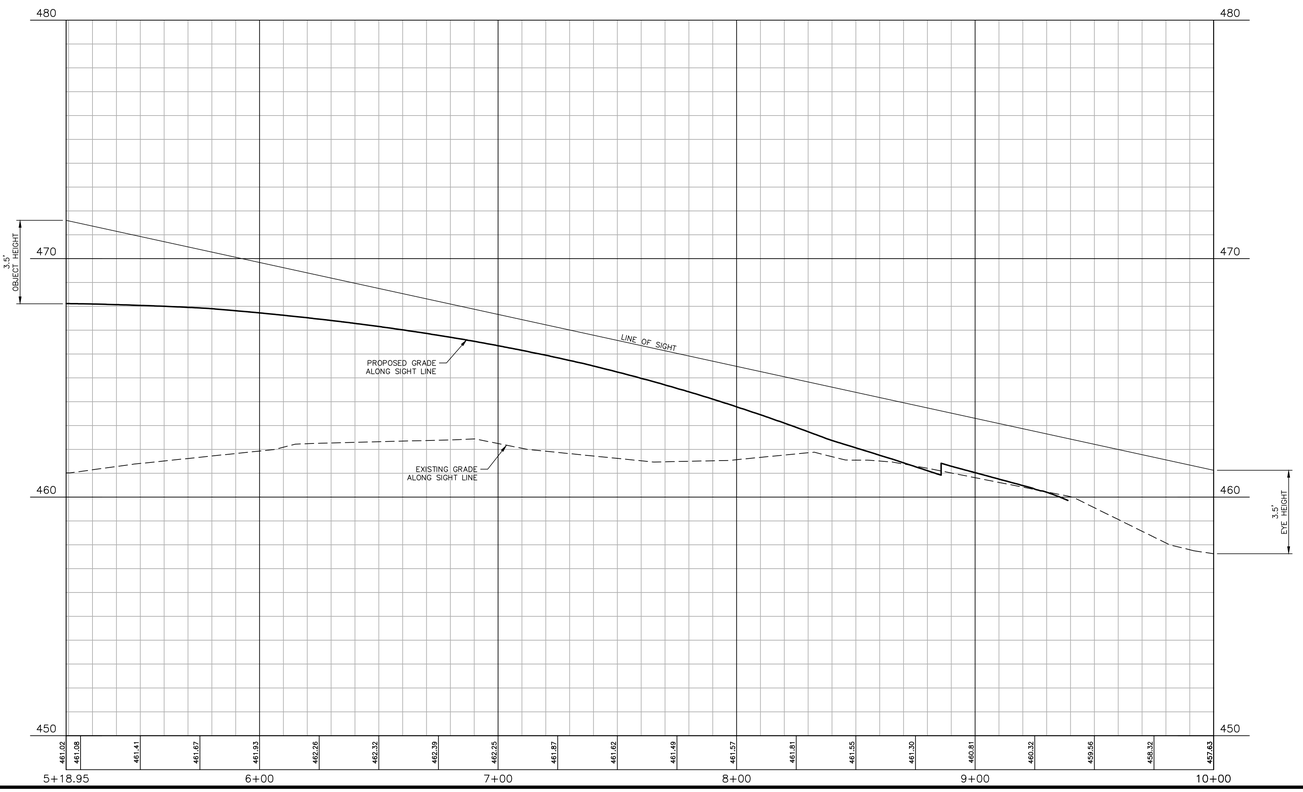
**SHEET**

**INTERSECTION SIGHT DISTANCE**
**C7.21**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawing\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:35 PM, Savana Bennett




# RT TURN FROM MINOR (HONEYCUTT) TO MAIN (CASS HOLT)




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"-30' |
| DATE | 01. 07. 2025 |

**SHEET**

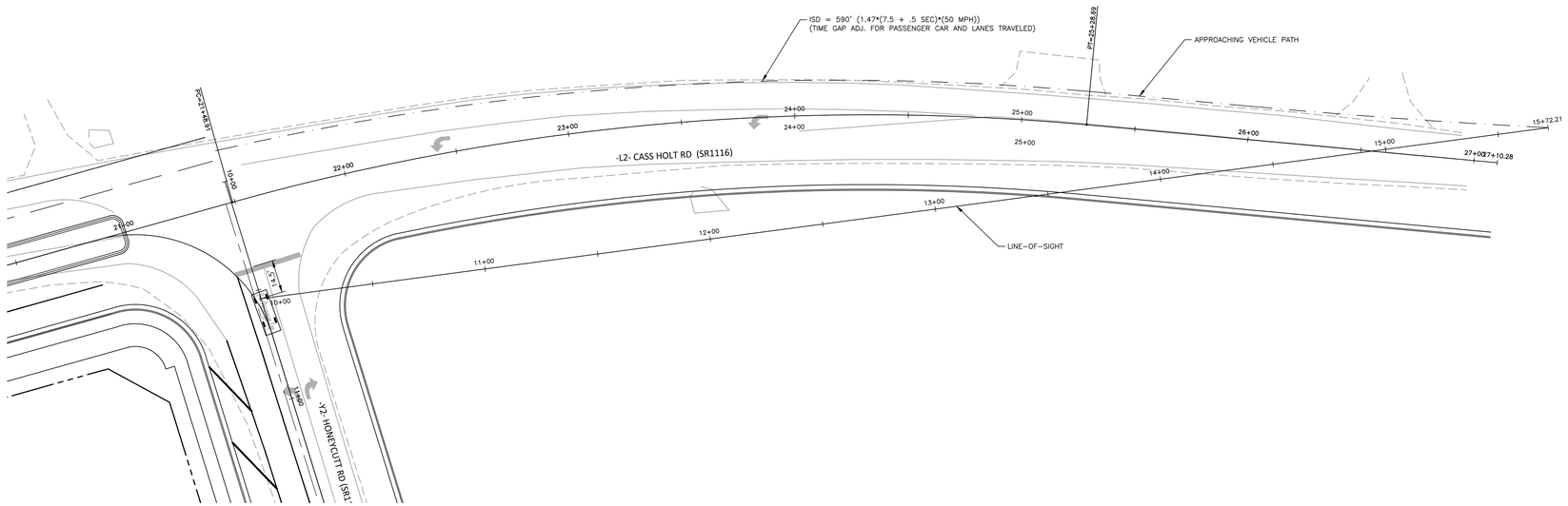
**INTERSECTION SIGHT DISTANCE**

**C7.22**

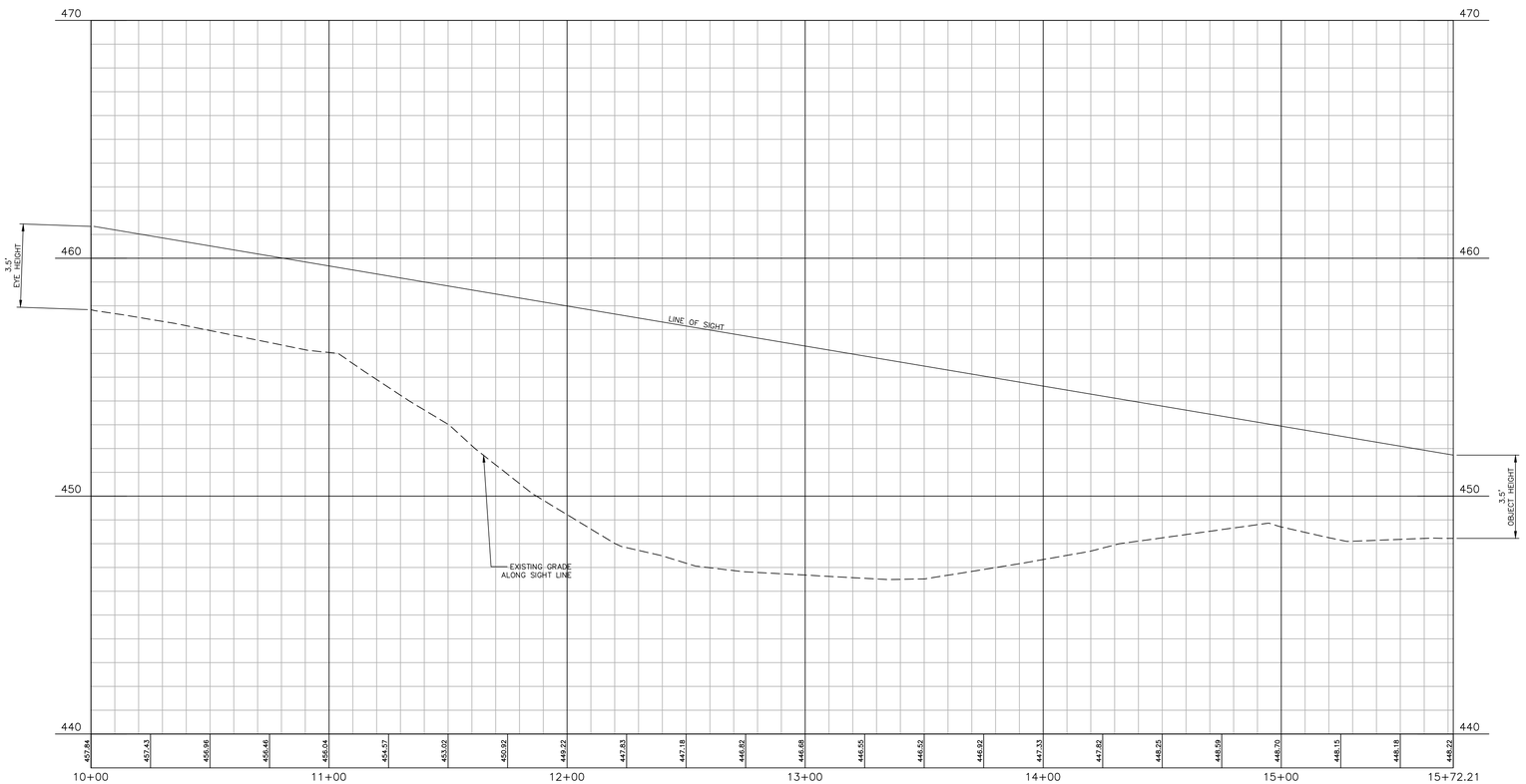
X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:45 PM, Savana Bennett

NC GRID (NADB3)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.




# LT TURN FROM MINOR (HONEYCUTT TO MAIN (CASS HOLT)




ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

M/I HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27607
PHONE: 919. 233. 5725

M/I HOMES

**EVANSTON**
DEVELOPMENT PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 08. 08. 2025 | REVISED PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | MIH-23006 |
| FILENAME | MIH23006_RDY_ISD1 |
| CHECKED BY | ZDE |
| DRAWN BY | DOF |
| SCALE | 1"-30' |
| DATE | 01. 07. 2025 |

**SHEET**

**INTERSECTION SIGHT DISTANCE**
**C7.23**

X:\Projects\MIH\MIH23006\04-Production\Transportation\Roadway Design\Current Drawings\MIH23006_RDY_ISD1.dwg, 1/23/2026 4:45:55 PM, Savana Bennett

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 5.**

**New Business**
**Title: Town Council Official Action Overview**
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Sean Ryan, Development Services

**Action(s):**

- Receive project updates.
  - Mira Ridge

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**
None

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 6.**

**New Business**
**Title: Committee Reports**
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Sean Ryan, Development Services

**Action(s):**

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

**Explanation:**

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

**Background:**

**Funding Source(s):**

**Attachment(s):**
None

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 7.**

**New Business**
**Title: Development Services Report**
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Sean Ryan, Development Services

**Action(s):**

- Receive Development Services Department updates.

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**
None

# Holly Springs Planning Board

*Planning Board Meeting Agenda Cover Sheet*

**Agenda Item#: 8.**

**New Business**
**Title: Other Business**
**Strategic Priority Area:** Growth Management & Economic Vitality
**Staff Resource:** Sean Ryan, Development Services

**Action(s):**

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**
None