Holly Springs Town Council
7:00 PM **Tuesday, November 30, 2021**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of November 30, 2021 meeting agenda

PUBLIC COMMENT PERIOD

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

RECOGNITIONS

5. 10th Anniversary of NC Quick Pass Proclamation

PUBLIC HEARINGS

6. 1317 N. Main Street, My Computer Career, and Sportsmanship Crossing Master Plan 21-MAS-03 and Development Plans 21-DP-06 and 21-DP-07 - Quasi-Judicial Hearing
7. Unified Development Ordinance Rewrite - Legislative Hearing
8. Voluntary Annexation A21-01, Optimist Commons - Legislative Hearing

CONSENT AGENDA

9. Approve the minutes of the November 2, 2021 Business meeting and the November 9, 2021 Workshop Meeting.
10. Legal Settlement Budget Amendment
11. Avent Ferry Road/Holly Meadow Drive (Holly Glen) Signal Design Contract
12. Land Acquisition Agent New Position Recommendation
13. Public Works Position Reclassification

UNFINISHED BUSINESS

14. Green Oaks Tech Center Planned Unit Development 21-PUD-01

NEW BUSINESS

15. Naming of "Dick Sears Field at Ting Stadium"
16. Non-discrimination Ordinance
17. Friendship Utilities Design-Build Services and Infrastructure Reimbursment Agreement
18. Amgen Development Plan 21-DP-08
19. Condemnation Resolution for Arbor Creek/Middle Creek Greenway Easements

20. Housing Affordability Study Advisory Committee Selection

21. Economic Development Investment Policy P-008.03

22. Grant Committee Recommended Contribution to South Wake Conservationists

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: 10th Anniversary of NC Quick Pass Proclamation
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Proclaim December 8, 2021 to be NC Quick Pass Day

Explanation:

- J.J. Eden, Executive Director of the NC Turnpike Authority along with Warren Cooksey, Director of Outreach and Community Affairs, NC Turnpike Authority, discuss the 10th Anniversary of NC Quick Pass.

Background:

- The North Carolina General Assembly created the NC Turnpike Authority in October, 2002 in order to speed the implementation of needed transportation improvements and to help meet more transportation needs than NCDOT could otherwise afford.
- In 2005, the mayors of Holly Springs, Apex, Cary, Fuquay-Varina and Garner joined the Regional Transportation Alliance in recognizing that the western and southern portions of the Wake County highway loop could be finished faster as a toll project.
- The NCTA launched the NC Quick Pass program for all-electronic toll collection on October 11, 2011, setting a national standard for transponder protocols.
- This Proclamation celebrates the 10th Anniversary of the Quick Pass Program.

Funding Source(s):
N/A

Attachment(s):
1. 10th Anniversary of NC Quick Pass

Town of Holly Springs

A Proclamation By The Mayor

Recognizing the 10th Anniversary of NC Quick Pass

WHEREAS, in 2005, the mayors of Apex, Cary, Fuquay-Varina, Garner, and Holly Springs joined the Regional Transportation Alliance in recognizing that the long-awaited western and southern portions of the Wake County highway loop could be finished faster as a toll project; and

WHEREAS, the continued growth of both employment in the Research Triangle Park and population in southwestern Wake County required additional infrastructure to allow reliable travel in the region; and

WHEREAS, in 2008, the North Carolina General Assembly established statutory guidelines for the North Carolina Turnpike Authority (NCTA) to collect tolls electronically without the use of toll booths, and

WHEREAS, the Triangle Expressway was among the first toll roads in the United States to be planned to operate only with open road tolling; and

WHEREAS, construction of the first phase of the Triangle Expressway began in September of 2009; and

WHEREAS, NCTA launched the NC Quick Pass® program for all-electronic toll collection on October 11, 2011, with the opening of its Customer Service Center in Morrisville and the sale of its first transponder; and

WHEREAS, the first phase of Triangle Expressway opened to traffic on December 8, 2011; and

WHEREAS, by the end of 2011, NCTA had sold more than 10,000 transponders, and by the end of April, 2021, NCTA had distributed more than one million transponders; and

WHEREAS, NC Quick Pass set a national standard for transponder protocols, winning the 2018 Toll Excellence Award from the International Bridge, Tunnel and Turnpike Association; and

WHEREAS, In 2020, more than 400,000 NC Quick Pass customers saved up to 35% on more than 70 million transactions on North Carolina's toll facilities in the Triangle and Charlotte regions.

NOW, THEREFORE, I, Mayor Dick Sears, do hereby proclaim December 8, 2021 to be "NC Quick Pass Day" in recognition of the benefits of electronic tolling on the Triangle Expressway's ability to provide faster, more reliable travel to drivers in the Triangle.

Presented this 30th Day of November, 2021

IN WITNESS WHEREOF, I have
Hereunto set my hand and cause the Seal of
the Town of Holly Springs, North Carolina
To be affixed on this 30th Day of November, 2021

_____

Dick Sears, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Public Hearings

Title: 1317 N. Main Street, My Computer Career, and Sportsmanship Crossing Master Plan 21-MAS-03 and Development Plans 21-DP-06 and 21-DP-07 - Quasi-Judicial Hearing

Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services, Cheryl Caines, Development Services, Rachel Jones, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution #21-25 to make and accept the Findings of Fact for consideration of and to approve Waivers for Master Plan 21-MAS-03.
- Adopt Resolution #21-26 to make and accept the Findings of Fact for consideration of and to approve Waivers for Development Plan 21-DP-06.
- Approve / deny / defer 1317 N. Main Street Master Plan, My Computer Career Development Plan, and Sportsmanship Crossing Development Plan with the conditions stated in the attachment.

Explanation:

- This agenda item contains three separate but related plans: the 1317 N. Main Street Master Plan, the My Computer Career Development Plan, and the Sportsmanship Crossing Development Plan.
- The 1317 N. Main Street Master Plan and the My Computer Career Development Plan are considered administrative type decisions while the Sportsmanship Crossing Development Plan requires a Quasi-Judicial hearing because it is for a multifamily development. The agenda items have been combined under public hearings since they are related.
- The Town has received a request for a Detailed Master Plan for a mixed-use project located at 1317 N Main Street, north of Ting Park. This Detailed Master Plan is not requesting development using the Mixed-Use Option since the mix of uses is occurring on separate parcels. The western parcels nearest to NC 55 are proposed for commercial and office uses while the eastern most parcel adjacent to N. Main Street is proposed for Multifamily Residential Uses. This Detailed Master Plan is the next step in the development process of the Wake County owned parcel that was subject to the previously approved Memorandum of Agreement (MOA) with Wake County.
- A Detailed Master plan provides for transportation improvements, utility layout, lot lines, common landscaping and tree preservation areas, and master architectural guidelines (common building materials and colors) for development of the property. The applicant has submitted two site specific Development Plans for concurrent review with the Master Plan. The detailed Development Plans provide more detailed information on the specific

use of each property and specific design standards such as pedestrian circulation, building location, parking lot layout, loading locations, internal landscaping, site lighting, and building elevations.
- There are two Development Plans associated with the Master Plan.
- The My Computer Career Development Plan is for the commercial tract of the 1317 N Main Street Master Plan. This Development Plan is for an approximately 82,000 square foot office building with one classroom. An additional approximately 12,000 square foot commercial building is planned for an integrated center with retail, restaurant, or additional office uses.
- The Sportsmanship Crossing Development Plan is for the residential tract of the 1317 N Main Street Master Plan. The request is to construct a 124-unit apartment building on Tract 2 of the Master Plan site. Six apartment buildings are proposed, along with a clubhouse and outdoor recreation.
- Parking waiver information was erroneously included in the Sportsmanship Crossing Planning Board packet. The applicant confirmed at the Planning Board meeting that minimum parking requirements were satisfied. The minimum required parking for multifamily (apartments) is 1.75 per dwelling unit, which is proposed. The additional 10% required for visitor parking will be provided on the adjacent commercial site through a shared parking agreement. This is allowed by code as the site is within an integrated center.

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on 10/26/21:

- The bus stop on Sportsmanship Way and if any improvements would be required with the project. Concerns were raised about increased traffic and conflicts with stopping buses.
- Greenway connections.
- Access on Main Street and impacts to Trellis Point.
- Shared parking between the My Computer Career and Sportsmanship Way projects.
- Plans for the future Performing Arts Center.

Planning Board Recommendation:
The Planning Board recommended approval for all three projects, as noted separately below:

1317 N. Main Street Detailed Master Plan 21-MAS-03
Waivers (8-0)
Master Plan (8-1)

Those voting against the motion were:

- Mr. Crandall: the plan needs additional attention to detail by staff and the town council in particular relation to the bus stop.

My Computer Career Development Plan 21-DP-06
Waivers (8-0)
Development Plan (8-0)

Sportsmanship Crossing Development Plan 21-DP-07

Development Plan (8-0)

The Planning Board made an additional recommendation:
Request the Town Council review the bus stop at Sportsmanship Way for safety as it pertains to the crosswalks, flashing lights, and new development. (Approve 8-0)

Staff Note:
Planning Board members asked about the potential for a bus bay or pull out for the existing bus stop along Sportsmanship Way. Town Staff met with GoTriangle to discuss specific options for improvements to the existing stop, such as the addition of bus bays and additional pedestrian facilities. GoTriangle indicated that there is insufficient ridership demand to warrant a bus bay installation at this time. Another challenge in this location is the existing topography on the north side of Sportsmanship Way and the existing Ting Stadium Parking facilities on the southern side of Sportsmanship Way that would be impacted. As ridership increases, the stop will continue to be monitored for alternative improvements in the future. Pedestrian cross walk and Rectangular Rapid Flashing Beacon (RRFB) are being installed with this development project to better integrate the bus stop with the pedestrian network along this roadway.

As part of the Transit Analysis that is being completed with the CTP Update, the Town's consultant is providing a high-level evaluation of where bus bays could be installed elsewhere in Town. It should be noted that we have a regional transit plan/study, the Wake Bus Plan, which started recently to evaluate the need for transit improvements across the regions' municipalities.

In certain instances, CAMPO awards funding for local transit improvements if they have been identified in a locally adopted plan, such as the CTP or stand alone transit plan.

Minor Modification to Conditions of Approval:
Please note that previous Condition #12 was moved to #5.g and previous Condition #13 was fully addressed and removed.

Background:

- The property was rezoned CB Community Business Conditional Use and R-MF-15 High Density Multifamily Residential Conditional Use on April 6, 2021.
- The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property on July 21, 2020 (Amended November 17, 2020). The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.
- The Property was identified by Wake County as part of its Evaluation and Disposition of County-owned Land for Affordable Housing Policy which evaluates publicly-owned land for disposition to include affordable housing development. In January 2020, Wake County issued its first ever, public land disposition RFP under the newly adopted Policy for development proposals for 1317 N. Main Street.
- In May 2020, Wake County selected the proposal by the development team of My Computer Career (MyCC) and DHIC as the Lead Applicants for the potential development of 1317 N. Main Street.
- The Town has sought opportunities for economic development projects for this parcel,

and Wake County has had this parcel on "hold" while determining the appropriate use and disposition of the property.

- This parcel was part of the land that was originally designated as the "borrow pit" for the South Wake Landfill. Since the property was removed from the landfill plans, Wake County sold the south half to the Town for the North Main Athletic Park (Ting Park) and the north half has remained under the ownership of the County.
- The property was last zoned Office & Institutional on August 15, 2000, and modified to LB Local Business Limited, with the adoption of the current Unified Development Ordinance, on October 15, 2002.

Funding Source(s):

Attachment(s):

1. 21MAS03_MasterPlan_Attachments
2. 21DP06_MyComputerCareer_DP_Attachments
3. 21DP07_Sportsmanship Crossing_Attachments
4. 1317NMain_21MAS03_21DP06_21DP07_Proposed Motions and Conditions
5. Resolution 21-25 21MAS03_1317NMain_ResolutionFingsofFact_WAV
6. Resolution 21-26 21DP06_MyComputerCareer_ResolutionFingsofFact_WAV

Town *of* Holly Springs

Staff Report to the Planning Board

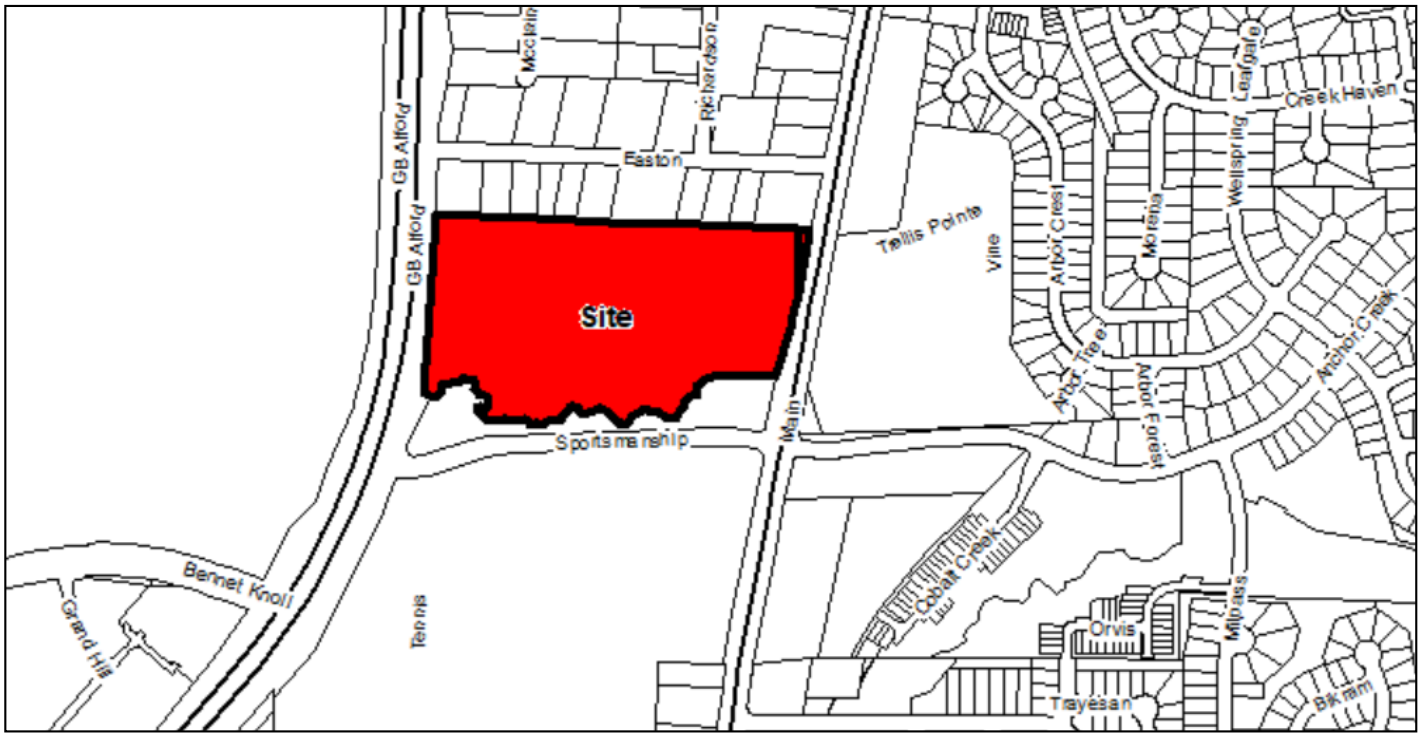
REQUEST FOR DETAILED MASTER PLAN
21-MAS-03
1317 N Main Street

PETITIONER(S):
Adam Pike
McAdams Company
2905 Meridian Parkway
Durham NC 27713

DEVELOPER(S):
Frank Baird
Capital & Associates
1501 Sunrise Ave, Ste. 100
Raleigh, NC 27608

OWNER(S):
Wake County
Attorney's Office
PO Box 550
Raleigh NC 27602

LOCATION:



[X] Within Corporate Limits of Holly Springs [ ] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 26, 2021
Town Council Action: November 16, 2021

STAFF CONTACTS: Sean Ryan, Planning Manager
Rachel Jones, Development Review Engineer
Matthew Beard, Parks Planner

ATTACHMENTS:
Petition, Waiver Petitions, Master Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Wake County	649894163	CB CU: Community Business Conditional Use R-MF-15 CU High-Density Multifamily Residential Conditional Use	19.89 ac.
Wake County	649991395	R-MF-15 CU High-Density Multifamily Residential Conditional Use	0.12 ac.
		TOTAL	**20.01 ac. ±**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	CB CU: Community Business Conditional Use R-MF-15 CU High-Density Multifamily Residential Conditional Use	Undeveloped / Vacant
North	R-10 Residential	Single Family Residential
South	CB: Community Business	Park (Ting Park)
East	PUD: Arbor Creek	Multifamily Residential
West	BT: Business & Technology	NC 55 right-of-way / South Wake Landfill

PROPERTY HISTORY

Rezoning History
Rezoning Number: 20-REZ-03
Original Zoning: LB Limited
Proposed Zoning: CB CU and R-MF-15 CU
Approved by Town Council on: April 6, 2021
**see zoning conditions below*

Rezoning Number: 00-REZ-13
Original Zoning: LI and C-1
Proposed Zoning: O&I
Approved by Town Council on: August 15, 2000

Rezoning Number: 02-UDO-01
Original Zoning: O&I
Proposed Zoning: LB Limited
Approved by Town Council on: October 15, 2002

Subdivision History
Description: Minor Subdivision of County Land
Approved on: March 8, 2013

**20-REZ-03 Conditions:*

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or

pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
    a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
    b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
    c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
    This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***

13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project's impact. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***

14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
    a. Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
    b. Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

WAIVER REQUESTS

1. **Request to allow for a Waiver of Regulations of UDO Section 7.01 J. Required Tree Preservation Requirements to allow alternate compliance for Tree Preservation Area Priority, by allowing perimeter yards and bufferyards to count towards the minimum tree preservation area requirement, in association with Detailed Master Plan Petition #21-MAS-03.**

   UDO Requirements:
   Section 7.01 J. 5. c. Tree Preservation Area Priority

   c. Tree Preservation Area Priority

      (1) The highest priority *tree preservation areas* must be those that preserve *specimen trees* and existing significant tree stands, particularly those located on the perimeter of proposed *projects* and along greenway trails. The order of ranking, from highest to lowest, shall be from sub-Section (a)., to sub-Section (b)., to sub-Section (c)., to sub-Section (d)., outlined below:

         (a) Specimen Tree Preservation
         (b) Significant Tree Stands
         (c) Supplemental Undisturbed Perimeter Landscape Yards
         (d) Significant Natural Resource Areas

   Waiver Findings of Fact:

   a. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,

      The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;

   b. The granting of a waiver will not cause negative impacts on the environment;
   c. The proposed development is consistent with the intent of the Comprehensive Plan; and,
   d. The proposed development is consistent with the intent and purpose of this UDO.

2. **Request to allow for a Waiver of Regulations of UDO Section 7.07 C. Sidewalks to allow alternate compliance for sidewalk location, by allowing Local Street to have sidewalk on only one side of the street, in association with Detailed Master Plan Petition #21-MAS-03.**

   UDO Requirements:
   Section 7.07 C. Street Design, Sidewalks

   C. Sidewalks.

      1. Sidewalk Location.

      Sidewalks shall be located within the dedicated, non-paved portion of the street right-of-way as follows:

Table 7.07 – A: Sidewalks	
***Street* Classification**	***Sidewalk* Requirements**
Thoroughfare	Both sides of *street*
Collector, *Local* or *Cul-de-Sac Streets* in any Commercial – Mixed Use *District*	Both sides of *street*
Collector Street in any Residential *District* or Industrial *District*	One side of *street*
Local Street or *Cul-de-Sac Street* in any Residential *District*	One side of *street*

TOWN COUNCIL WAIVER REQUESTS–
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION

1. **Request to allow for a Waiver of Regulations of UDO Section 7.06 D., 4., Buffer Areas, to allow for a portion of the required undisturbed buffer area along NC 55 to be disturbed in association with Detailed Master Plan Petition #21-MAS-03.**

   UDO Requirements:
   Section 7.06 D., 4., Buffer Areas

   b. Whenever a landscape yard area or greenbelt is required to be set aside as a buffer area, the final plat or other legally binding restriction shall include a statement that plant materials within such buffer areas shall not be removed unless dead, diseased or threatens to become a danger to human life or property.

   Waiver Findings of Fact:
   1. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property
   2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property
   3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out
   4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan
   5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval

2. **Request to allow for a Waiver of Regulations of UDO Section 7.08 B., 1., b., (2) Utilities, Underground Installation Required, to allow for a waiver of the requirement that overhead utility services along N. Main Street be relocated underground and the fee-in-lieu payment in association with Detailed Master Plan Petition #21-MAS-03.**

   UDO Requirements:
   Section 7.08 B., 1., b., (2) Utilities, Underground Installation Required

   b. Underground Installation Required.

(2) Relocation – Where any *major subdivision*, *non-residential incremental subdivision*, *multifamily dwelling project*, commercial / mixed *use project* or industrial *project* is proposed, existing overhead utility services along or through the proposed development shall be relocated underground, provided, however, where the existing utility service is of a nature where relocation underground is not feasible, the *Town Council* may waive this requirement upon recommendation of the *Director of Engineering*.

Waiver Findings of Fact:

1. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property
2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Detailed Master Plan for a mixed-use project located at 1317 N Main Street, north of Ting Park. This Detailed Master Plan is not requesting development using the Mixed-Use Option since the mix of uses is occurring on separate parcels. The western parcels nearest to NC 55 are proposed for commercial and office uses while the eastern most parcel adjacent to N Main Street is proposed for Multifamily Residential Uses. This Detailed Master Plan is the next step in the development process of the Wake County owned parcel that was subject to the previously approved Memorandum of Agreement (MOA) with Wake County.

A Detailed Master plan provides for transportation improvements, utility layout, lot lines, common landscaping and tree preservation areas, and master architectural guidelines (common building materials and colors) for development of the property. The applicant has submitted two site specific Development Plans for concurrent review with the Master Plan. The detailed Development Plans provide more detailed information on the specific use of each property and specific design standards such as pedestrian circulation, building location, parking lot layout, loading locations, internal landscaping, site lighting, and building elevations.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Land Use & Character Plan designation is 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. 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.

Character Area Features for Mixed-Use Centers include:

- Open Spaces & Natural Resources
    - 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.
    - Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
    - Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
    - Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
    - Green roof elements and/or rooftop gardens are encouraged.
- Street & Block Patterns
    - Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods.
    - 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.
    - Paved surface lots have shared parking agreements.
    - Formal and informal on-street parking is provided.
- Lot Size & Building Placement
    - In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.
    - Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Building Types & Massing
    - Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
    - Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
    - Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.
- Transportation Network
    - Suburban corridor character with curbs and formal street tree planting.
    - Primarily auto-oriented, but should also be located along corridors served by transit.
    - Sidewalks and bike facilities provide links to adjacent neighborhoods.

Other Planning & Zoning Topics

Affordable Housing

The Land Use & Character Plan supports the increase in housing diversity and affordability of housing in Holly Springs. As stated in the plan, “in addition to the need for more varied home and neighborhood choices in Holly Springs, there is also a need for more affordable housing. An

adequate supply of affordable housing ensures that the people who make Holly Springs a great place to live (teachers, police officers, public works staff, retail and restaurant workers, and more) can live in the same community where they work."

Town Council's Strategic Plan

The Town Council's Strategic Plan includes initiatives related to this project.

Responsible and Balanced Growth

5. Leverage Town and regional partners to mitigate resident housing displacement from NCDOT and Town infrastructure projects.

   Initiative 5.1: Support the Wake County Department of Housing Affordability and Community Revitalization's efforts to increase housing options on County-owned property north of Ting Park.

Development Standards

Mixture of Uses:

The proposed Master Plan designates the following land area devoted to various uses as outlined in the previously approved rezoning of the property:

Commercial: 10.81 acres, or 55% of the project area
Residential: 8.78 acres, or 45% of the project area

Gross Density:

R-MF-15 Parcel
Maximum Permitted: 15 unit per acre
Proposed: Maximum of 15 units per acre

Lot Area/Lot Size:

The proposed Master Plan has established the following lot criteria:
Minimum Number of Lots: 2
Maximum Number of Lots: 20

Minimum Yards and Setbacks:

Perimeter yards around the project area are provided as follows

Minimum Required CB Parcel
Adjacent to Residential: 25 feet, Type-C 150
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

Minimum Required R-MF-15 Parcel
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75

Provided:
CB Parcel
Adjacent to Residential: 30 feet, Undisturbed/Type-C 150
**30' required by Development Agreement*
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

R-MF-15 Parcel
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75

Interior Yards
Interior yards adjacent to other outlots will be 10 feet

Building Height:
Maximum Permitted: 75 feet (for Commercial Building) **per approved Development Agreement*
60 feet (For Multifamily Buildings)

Parking & Loading:
Parking and Loading will be reviewed for compliance with the Unified Development Ordinance for each outlot as part of a detailed development plan.

Outdoor Operations:
Outdoor operations will be reviewed for compliance with the Unified Development Ordinance for each outlot as part of a detailed development plan.

Landscape Requirements:
Perimeter Yard/Bufferyard:
Minimum Required CB Parcel:
Adjacent to Residential: 25 feet, Type-C 150
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

Minimum Required R-MF-15 Parcel
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75

Provided:
CB Parcel
Adjacent to Residential: 30 feet, Undisturbed/Type-C 150
**30' required to be undisturbed and supplements by Development Agreement*
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75
**Waiver Requested to disturb portion of Buffer Area*

R-MF-15 Parcel
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75 with Street Trees
Species follow the thoroughfare street tree plan – Trident Maple and Crape Myrtle

Foundation, Interior Parking Lot, and Parking Area Screening will be addressed for each outlot as part of a detailed development plan and will use a similar variety of plant materials.

Tree Preservation
Required Area: 10% or 1.99 acres
Provided Area: 10% or 2.92 acres

**A Waiver for Alternate Compliance with Tree Preservation Requirements has been requested. Alternate Compliance is requested because the applicant has not met the preservation priority area requirements in UDO Section 7.01 J.*

General Regulations

Fences:

Decorative black fencing will be provided along commons areas.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

Individual building elevation and site design requirements will be addressed for each outlot as part of a detailed development plan. All projects would be required to meet UDO Section 3.08 and 2.07, Architectural and Site Design Requirements.

Architecture

No specific architectural style has been selected. In accordance with UDO Section 3.08, architectural style must be harmonious with other developments within the general area.

Colors

Colors may be different between the primary buildings however the central retail building will contain building colors and materials from both the commercial and residential development to create a transition between the two uses.

Master Sign Plan:

A master sign plan has not been submitted for this project. A Master Sign Plan can be submitted in the future if desired by the applicant.

Lighting:

Lighting will be reviewed for compliance with the Unified Development Ordinance for each outlot. The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties. The proposed lighting style is LED with black pole and fixture.

Fencing:

All fencing between buildings and front lot lines will be decorative. All other fencing may be black vinyl coated chain-link.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

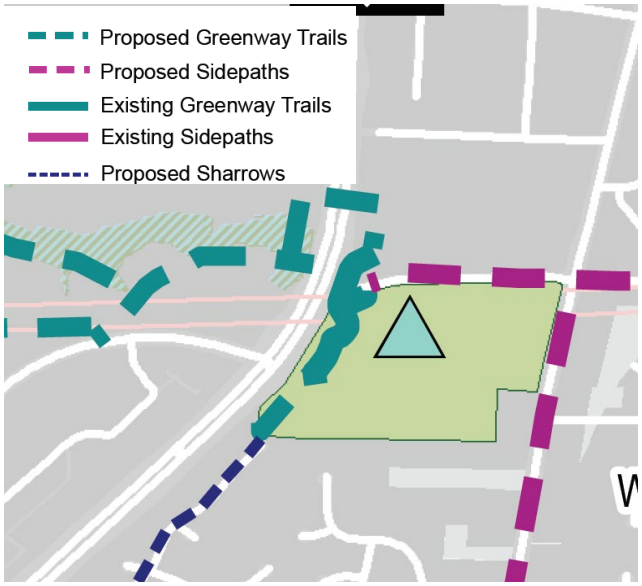
Walkways or Pedestrian/Bikeway System Design:

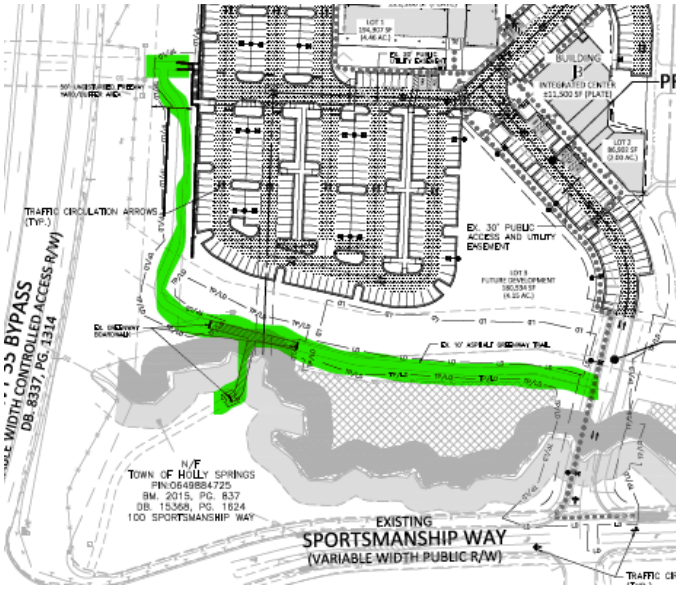
A connection to the public sidewalk system will be required for each building.

PARKS & RECREATION

Greenways (UDO Section 7.06, C.):

A Greenway is proposed which connects to the existing public Greenway stub just north of Sportsmanship Way, in the southwest corner of this property. The Greenway also leads to the existing underpass/culvert crossing of NC 55 on the west boundary of the property. The remainder of the greenway leads east to the central driveway location where an at-grade crossing currently exists. All greenways are shown in accordance with Chapter 3 of the Town's Comprehensive Plan as shown below.





CIVIL IMPROVEMENTS

Water Service:
Water service will be provided by this master plan development through a connection to the existing waterline along N. Main St. and Sportsmanship Way.

A Hydraulic Water Model and Fire Flow Analysis (FFA) report was completed for the development under the Master Plan submittal.

Sanitary Sewer Service:
Sanitary Sewer service will be provided by this master plan development through a connection to the existing gravity sewer line that runs through the site. This line ultimately discharges to the Town's Twelve Oaks Pump Station which is scheduled for upgrades to accommodate this project. The terms of the Developer Agreement that was approved with the Rezoning associated with this development outlines the details.

A Sanitary Sewer Evaluation Report was completed at the time of Rezoning.

Transportation:
A Traffic Impact Analysis (TIA) was completed at the time of the rezoning for the property associated with this Development Plan.

The Town's Unified Development Ordinance (UDO) requires N. Main St. to be widened to half of the ultimate street cross section in accordance with the Comprehensive Transportation Plan (CTP). N. Main St. will ultimately be a 4-lane median divided thoroughfare. The details of the road improvements design are included as part of the major infrastructure requirements under the Master Plan. A fee-in-lieu of median construction will be contributed by the developer.

Additional pavement and turn lanes will be constructed along the property frontage along Sportsmanship Way to meet the Town's requirements. A sidewalk will be extended from the proposed site drive off of the North side of Sportsmanship Way to connect to the existing bus stop. Additionally, a Rectangular Rapid Flashing Beacon (RRFB) signal and facilities will be provided with this development on Sportsmanship Way as committed to during the Rezoning approval process

The development has met the Towns standards and ordinances for interconnectivity between parcels within the Master Plan and surrounding area.

Environmental:
This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance, is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

MEMORANDUM OF AGREEMENT

The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property
Date of Adoption: July 21, 2020
Date of Amendment: November 17, 2020
Summary: The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.

DEVELOPMENT AGREEMENT

The Town Council approved a Development Agreement on April 6, 2021

The items below were considered as part of a Development Agreement that was approved by Town Council.

- The timing of sewer and pump station infrastructure improvements needed to accommodate the demand from the development.
- Transportation improvements and fee-in-lieu payments proportionate to project impact.
- Stormwater alternative design
- Timing of subdivision
- Building Height

TECHNICAL REVIEW COMMITTEE DISCUSSION

The Technical Review Committee discussed the initial concept for this project on July 7, 2020
Planning Board Representatives: Chris Deshazor
Town Council Representatives: Christine Kelly & Dan Berry
Summary of Discussion:

- The TRC preferred the applicant pursue two different zoning districts (CB and R-MF-15) rather than rezoning the entire parcel CB and suggested continued conversations with staff on the mixed-use option requirements.
- The TRC suggested it would be important to have interconnection through a project master plan to allow the two districts to operate as a single site.
- The TRC discussed that the TIA needed to be completed as soon as possible to understand the traffic impacts and that the project should consider transit stops.
- It was further discussed that the residential district needed to include affordable housing assurances.

Other topics of conversation included concerns about additional buffers and maintaining existing vegetation; meeting with adjacent neighborhoods as part of the zoning application, and completion of a sewer study.

PLANNING BOARD RECOMMENDATION

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny the following waivers:

1. **Waiver of Tree Preservation Area Regulations**
2. **Waiver of Sidewalk Regulations**

ACTION #2: DETAILED MASTER PLAN

Motion that the Planning Board recommend the Town Council approve / deny Detailed Master Plan 21-MAS-03 for 1317 N Main Street, as submitted by McAdams, dated revised 10/08/2021 with the following conditions:

1. 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. All articles and parameters outlined in the approved development agreement apply to this plan.
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. Prior to or with the first Construction drawing Submittal, the following must be addressed:
    a. ALL recommendations from the TIA, and as a result of Town and NCDOT review associated with this project, must be incorporated into the master plans and submitted with the first Construction Drawing Submittal.
    b. 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
    c. 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.
    d. If any off-site right-of-way dedication is needed with this project, it will be required in the form of a recorded plat prior to receiving construction drawing approval.
    e. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
    f. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
    b. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
    c. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
    d. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
    e. A fee-in-lieu of the relocation of existing overhead power lines underground along the project property frontage is required per UDO Section 7.08.
    f. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
    g. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
    h. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
    i. 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. (site)

j. 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. (residential)

k. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project

6. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval if desired.
7. For the R-MF-15 Tract: No more than 85% of building permits shall be issued prior to the completion of all developed recreational open space.
8. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA 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.
10. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
11. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 or stated in a Developer Agreement.
12. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being scheduled for Town Council.
13. Minor clean up revisions to the plan sheets shall be finalized prior to Town Council.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Sean Ryan	X			
Rachel Jones	X		RDJ	
Elizabeth Goodson				

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

Petition Type:

☒ **Master Plan**
- ☒ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☐ **Development Plan** (check all that apply)
- ☐ New ☐ Major Amendment ☐ Minor Amendment*
- ☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**
- ☐ New ☐ Family Child Care Home

** Specify purpose of amendment on Certificate of Plan Revisions*

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: 1317 N. Main Street Master Plan

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Sportsmanship Shopping Center/Lot# N/A

Project Location: 1317 N. Main Street

Use street address. If none, use the closest intersection

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

PIN: 0649894163;0649991395 Real Estate ID: 0414978;0414980

Project Acreage (rounded to nearest tenth): 20.01 Partial Parcel: ☒ No Yes (additional fee)

Current Zoning: CB-CU Proposed Use (see UDO Primary Use List): Professional Office, Retail; Multifamily

Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination

☐ N/A Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Scoping Meeting Date: _____ Concept Meeting Date: 5/27/21

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

Name Adam Pike Company The McAdams Company

Mailing Address One Glenwood Avenue, Suite 201

City Raleigh State NC Zip 27603

Telephone # (919) 395-2272 E-Mail pike@mcadamsco.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name See above Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Frank Baird Company Capital & Associates
Mailing Address 1501 Sunrise Avenue , Suite 100
City Raleigh State NC Zip 27608
Telephone # (919) 233-9901 E-Mail fbaird@capitalassociates.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Kevin Hunt Company LS3P
Mailing Address 434 Fayetteville Street, Suite 1700
City Raleigh State NC Zip 27601
Telephone # (919) 829-2793 E-Mail kevinhunt@ls3p.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Dave Toms Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 287-0817 E-Mail toms@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____(any other contact that should receive comments and correspondence for this project)

Name Tucker Shade Company Savills
Mailing Address 301 Fayetteville Street, 15th Floor
City Raleigh State NC Zip 27601
Telephone # (919) 746 -7758 Alternate Telephone # ( )
Fax # ( ) E-Mail TShade@savills.us
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - *Required*

Name Mark Edmondson Company WAKE COUNTY ATTORNEY'S OFFICE
Mailing Address PO BOX 550
City Raleigh State NC Zip 27602
Telephone # (919) 856-6176 E-Mail Mark.Edmondson@wakegov.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Adam Pike, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Adam Pike Date: 6/4/21

TOWN OF HOLLY SPRINGS

DEVELOPMENT WAIVER/ ALTERNATE COMPLIANCE PACKET

General Information

A Concept Plan Review Meeting must be held in accordance with the Petition Submittal Deadline as specified on the appropriate submittal calendar based upon the type of Petition being submitted. Please email hsplanning@hollyspringsnc.us to schedule a Concept Meeting. For more information, contact the Department of Planning & Zoning at (919) 557-3908.

The full review procedures for all development processes can be found in the *Town of Holly Springs Development Procedures Manual*.

FOR MORE INFORMATION:

Current Fee Schedule:
http://www.hollyspringsnc.us/planning

Review Process: Town of Holly Springs Development Procedures Manual (DPM) Section 6.06

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1

The DPM is available for purchase in the Department of Planning & Zoning or on-line at:
http://www.hollyspringsnc.us/planning

Submittal Requirements

All information required as part of your petition must be provided in both hardcopy original and in PDF format to the FTP website. (i.e. transmittal, applications, maps, special studies, etc.) with each review. Please submit PDF as 1 file containing the complete submittal and name the file with the project name and date. Link to FTP website: http://www.hollyspringsnc.us/PlanningFTP

The following items must be submitted with the Petition to be deemed a complete submittal:

- ☒ Petition Form
- ☒ Processing Fees (make check payable to: Town of Holly Springs)
- ☒ Completed Findings of Fact for the specific Waiver/Alternate Compliance Requested
- ☒ Initial submittal is to include; (6) 24" x 36"; (2) 11" x 17"; and (1) PDF version. Please fold all plans to 9" X 12" max.

Note: A separate Petition, Fees, and Findings Sheet is required for each Waiver/Alternate Compliance Requested. Additional plans are not required if submitted in conjunction with a Development Plan Petition.

Types of Waivers/Alternate Compliance:

- ☐ **UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15**
  Waivers of UDO Section 2.06 or 2.07 may only be submitted and considered in connection with the approval of a Development Plan for Architectural and Site Design Review.
- ☐ **UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts**
  Waivers of UDO Section 2.09 may only be submitted and considered in connection with the approval of a Development Plan which incorporates Development Options.
- ☐ **UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District**
  Waivers of UDO Section 2.10 may only be submitted and considered in connection with the approval of a Development Plan which incorporates Infill Development Options.

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☒ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	1317 N. Main Street	Associated Project Number:	21-MAS-03

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)
UDO Section 7.01 J. Waiver request to modify the tree preservation requirements associated with Master Plan 21-MAS-03.

Contact Information

Waiver/Alternate Compliance Contact

Name Laura Holloman Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,**

The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;

Please see pages immediately following for complete responses.

(2) **The granting of a waiver will not cause negative impacts on the environment;**

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

Certificate of Completion

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

Signature: _____ Date: 7/16/21

1317 N Main Street Master Plan: Tree Preservation Waiver Request

1) **The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development:**
Response: The granting of the waiver allows for the agreed upon vision, specially required within the approved Developer Agreement to happen. The proposed tree preservation plan requests the removal of 4 of the 5 specimen trees present on-site. Two of the trees are directly in the path of the entrance drive, which cannot be shifted because it must line up with existing access drive along Sportsmanship Drive. The other two trees are directly within the sewer easement that exists to serve the vital affordable housing units, that must rely on sanitary sewer to exist. The other modification of the tree preservation plan is to allow for the 30' undisturbed buffer to count towards meeting tree preservation requirements. As one will recall, this buffer was a major point of discussion during the rezoning, and an additional 5' was added to address both adjacent neighbor and Town Council concerns. Without such zoning condition, the buffer could completely be wiped out and get a replanting plan that will take 20 years to get back what was lost. To not grade and add additional 5 feet within this buffer, retaining walls, utility alignments, and parking and building placement were all adjusted. This resulted in impacted tree preservation areas elsewhere, so not being able to count this pivotal buffer towards tree preservation seems rather short-sighted.

2) **The granting of a waiver will not cause negative impacts on the environment:**
Response: The on-site tree survey identified 5 specimen trees. The waiver request allows for the removal of 4 specimen trees; solely to allow for construction of a fixed entrance road location and the presence of a sewer easement as necessary to serve the affordable housing development. At that scale, this will not cause negative impacts on the environment. Other modifications to the tree preservation requirements include the ability to utilize the required 30' undisturbed buffer along the northern property line. By allowing this, it certainly does not cause negative impacts to the environment. By allowing this 30' perimeter buffer to be undisturbed, it ensures natural vegetative screening, lighting and noise abatement all of which contribute to a sustainable environment for all.

3) **The proposed development is consistent with the intent of the Comprehensive Plan; and:**
Response: The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as these waivers will allow for the safe location of an entrance drive that lines up with existing adjacent driveway locations along Sportsmanship Way. By allowing for the 30' undisturbed perimeter buffer to contribute to tree preservation requirements, the full mixed center vision can be achieved, without it, crucial mix of uses are in jeopardy, and the community is the one that will suffer as a result.

4) **The proposed development is consistent with the intent and purpose of this UDO:** Response: The UDO was designed to guarantee quality, and the presence of tree cover and no mass clear cutting occurs. The proposed development does not create any unsightly clear-cut views from adjacent development or public rights-of-way. The proposed developed area has been designed interior to the site, to the greatest extent possible. Large preservation areas

within sensitive environmental areas are protected also meeting the intent of the ordinance. In addition, the specimen trees to be removed are located within utility easements and required entrance drives and cannot be avoided.

5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has review and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities.

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☒ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	1317 N Main Street	Associated Project Number:	21-DP-06

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)
UDO Section 7.06 D. Waiver request to allow the disturbance of the undisturbed buffer adjacent to Highway 55 Bypass.

Contact Information

Waiver/Alternate Compliance Contact

Name Adam Pike Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 395.2272 E-Mail pike@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:**
Please see pages immediately following for complete answers.

(2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

(3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

(4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

(5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

Certificate of Completion

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

Signature: Adam Pike Date: 7/16/21

1317 N Main Street Master Plan: Greenway Waiver Request

1) **The granted of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:**
   Response: The granting of the waiver allows for the agreed upon vision, specially related to the location of the greenway on-site which has been pre-determined due to the existing pedestrian tunnel under GB Alford Highway as well as the existing greenway currently located the Ting Park property; does not to be detrimental to public safety, health, welfare or injurious to other property. Instead, it will allow for the safe passage of pedestrian and cyclists alike from both sides of GB Alford Highway, which has not been possible currently. The greenway does disturb existing plant material; however, additional plantings are being proposed which will create a lovely, shaded greenway segment for the Town residents as well as contribute to the buffer between GB Alford Highway and the MYCC western parking area.

2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**
   Response: As previously mentioned, the waiver is sought because the connection points that this greenway segment most adhere to are already constructed, and therefore is unique to the subject property. For this reason, the site conditions are not applicable to other properties because no other existing greenway segments force this unique design element condition.

3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**
   Response: The location alignment of the proposed greenway is established for a few major reasons. The first being grade consideration from an ADA standpoint to the proposed development along with the ability to provide the connectivity to the stubbed existing greenway on the south side of the stream. For these elements to occur, the proposed route was only feasible by using the low side of the site just north of the existing stream that runs east to west and parallel with the development. This alignment creates a condition once the proposed greenway turns north to tie into the culvert under GB Alford Highway. Due to steep grade and consideration for ADA compliance for the greenway, additional area is needed to be cleared for site retaining wall installation to meet grade.

4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**
   Response: The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as this waiver will allow for the safe location of a greenway that allows for the travel of residents from one side of GB Alford Highway to the other, so that residents, of all abilities, may enjoy viable access to Ting Park.

5) **Where the waiver impacts on the design, construction, or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
   Response:

Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities. The waiver request has been requested in accordance with the submitted Master Plan, which ensure the alignment and design of the proposed greenway will be reviewed through all applicable Town departments prior to the start of any land disturbance/construction.

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☒ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request			
Associated Project Name:	1317 North Main Street	Associated Project Number	21-MAS-03

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

UDO Sec 7.08, B.1.b, (2): Relocation of existing overhead utility services along or through proposed development including relief of fee-in-lieu payment. Specifically, the existing overhead power lines along N. Main Street.

Contact Information

Waiver/Alternate Compliance Contact

Name David Boyette Company McAdams Company
Mailing Address One Glenwood Ave. Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 244-9528 E-Mail boyette@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:**

Please see pages immediately following for complete responses to all Findings of Fact.

(2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

(3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

(4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

(5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

Certificate of Completion

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

Signature: _____ Date: 2021.07.21

1317 Sportsmanship Way Detailed Master Plan – UNDERGROUND UTILITY INSTALLATION AND FEE-IN-LIEU WAIVER

1) The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:

Response: The granting of the waiver will not be detrimental to public safety, health, or injurious to other property. The power lines along N. Main Street exist overhead along the property frontage as well as long the properties to the north and south. Allowing the overhead lines to remain above-ground is not detrimental to public safety, health, or welfare.

2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:

Response: The waiver to move the existing overhead power lines to underground is sought based on the length of property frontage and length of overhead power lines along N. Main Street. The length of property frontage is approximately 550-feet which is less than the length of power line typically allowed to be placed underground by Duke Energy (1,000-feet). The waiver of the requirement for Fee-in-lieu is based on the project including Affordable Housing. Payment for reinstalling the existing overhead power lines underground will place undo financial burden on the overall project.

3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:

Response: The waiver is sought based on the length of property frontage and length of overhead power lines along N. Main Street. The length of property frontage is approximately 550-feet which is less than the length of power line typically allowed to be placed underground by Duke Energy (1,000-feet).

4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:

Response: The waiver will not contravene the provisions of the UDO. The power lines exist overhead today. The utility provider, Duke Energy, has indicated they will not allow undergrounding of the lines due to length.

5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approve the proposed development in writing and the subdivider has submitted a copy of such approval:

Response: The proposed waiver does not impact and design, construction, or maintenance obligations of public facilities.

August 18, 2021

Rachel Jones
Town of Holly Springs
128 South Main Street
Holly Springs, NC 27540

RE: 1317 N. Main Street Master Plan - 21-MAS-03 / 21-DP-06 / 21-DP-07 / 21-WAV-11
Duke Energy Overhead Utility Lines

Dear Ms. Jones,

McAdams has reached out to Duke Energy on behalf of our client to inquire about the possibility of converting the existing overhead utility lines along N. Main Street to underground. The request to place the existing overhead utility lines underground is in accordance with UDO Section 7.08 B. 1. b. (2).

The length of project frontage along N. Main Street is +/- 550 linear feet. Email correspondence from Duke Energy (attached) indicates that the minimum length of line to convert from overhead to underground is 1,000 linear feet. As such, we have submitted a waiver for alternate compliance with UDO Section 7.08 B. 1. b. (2). Below is a cost estimate for placing 550 lf of overhead utility line underground. The total unit cost for converting from overhead to underground was provided by Duke Energy.

Fee-in-lieu cost estimate:
550 lf @ $245 / lf = $134,750

Sincerely,
MCADAMS

David M Boyette, Jr, PE
Project Manager, Commercial

attachments

Boyette, David

From: Ennis, Randy <Randy.Ennis@duke-energy.com>
Sent: Tuesday, August 17, 2021 6:23 AM
To: Boyette, David
Subject: RE: [EXTERNAL] FW: Undergrounding of Duke Energy distribution line

CAUTION: This email is NOT from McAdams. **DO NOT** click links or open attachments unless you verify the sender and content.

David,

The minimum footage to convert from overhead to underground is 1000 feet which would be total cost to the customer if it is engineeringly feasible to do so. Assuming an average span length of 250 feet, you would be looking at a minimum of 4 spans with an average cost of $50K per span. Grossed up and taxed, you would be looking between $240K-$250K to convert that 1000 feet underground. Do you have an address for the property?

Randy Ennis
Sr. Engineering Technologist
Duke Energy Progress
Fuquay Operations
9920 Fayetteville Rd.
Raleigh, N.C. 27603
Office: (919) 431-4717 Cell: (919) 417-1424
Fax: (919) 557-2658
Randy.Ennis@duke-energy.com



Requirements for Electrical and Metering Services Handbook
https://www.duke-energy.com/_/media/pdfs/partner-with-us/service-requirements-manual.pdf?la=en

Lighting Website
Click Here To Visit The Duke Energy Outdoor Lighting Page

From: Boyette, David <boyette@mcadamsco.com>
Sent: Monday, August 16, 2021 3:03 PM
To: Sanders, Keith A <Keith.Sanders@duke-energy.com>; Norris, Kevin E <Kevin.Norris@duke-energy.com>
Cc: Ennis, Randy <Randy.Ennis@duke-energy.com>
Subject: RE: [EXTERNAL] FW: Undergrounding of Duke Energy distribution line

Thank you, Keith.

Randy – is this something you can help me out with? I can send you our current master plan/site plan is that would be helpful.

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- Dave

David Boyette, PE | Project Manager, Commercial

McAdams
One Glenwood Avenue, Suite 201, Raleigh, NC 27603
mobile 919.244.9528 | Boyette@mcadamsco.com
www.mcadamsco.com | linkedin | twitter | instagram | join our team



From: Sanders, Keith A <Keith.Sanders@duke-energy.com>
Sent: Monday, August 16, 2021 3:00 PM
To: Boyette, David <boyette@mcadamsco.com>; Norris, Kevin E <Kevin.Norris@duke-energy.com>
Cc: Ennis, Randy <Randy.Ennis@duke-energy.com>
Subject: RE: [EXTERNAL] FW: Undergrounding of Duke Energy distribution line

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David,

Randy Ennis working out of our Fuquay office will be your contact for Holly Springs. His mobile number is 919-417-1424 and his email address is Randy.Ennis@duke-energy.com.

Thanks.

Keith A. Sanders
Sr. Engineering Technologist
Duke Energy Progress
Raleigh Operations
4690 Simms Creek Rd.
Raleigh, NC 27616
Office 919-431-4706
Mobile 919-805-1745
Fax 919-431-4752
Keith.Sanders@Duke-Energy.Com
Builder and Developer's Guide (Playbook)

From: Boyette, David <boyette@mcadamsco.com>
Sent: Monday, August 16, 2021 2:53 PM
To: Sanders, Keith A <Keith.Sanders@duke-energy.com>; Norris, Kevin E <Kevin.Norris@duke-energy.com>
Subject: [EXTERNAL] FW: Undergrounding of Duke Energy distribution line

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Keith and Kevin,
I sent the email below to Tony Burger and got his auto-reply. Is this something you either of you could help me with in Tony's absence?

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Thank you,
Dave

David Boyette, PE | Project Manager, Commercial

McAdams
One Glenwood Avenue, Suite 201, Raleigh, NC 27603
mobile 919.244.9528 | Boyette@mcadamsco.com
www.mcadamsco.com | linkedin | twitter | instagram | join our team

From: Boyette, David
Sent: Monday, August 16, 2021 2:48 PM
To: Tony Burger <anthony.burger@duke-energy.com>
Cc: Pike, Adam <pike@mcadamsco.com>; Holloman, Laura <holloman@mcadamsco.com>
Subject: Undergrounding of Duke Energy distribution line

Tony,
We are working on a project in Holly Springs where we have been asked by the Town to move the existing overhead distribution lines underground. I am not sure if Holly Springs is in your area but I thought I would reach out to you to at least get going in the correct direction.

Our project is along N. Main Street just north of Sportsmanship Way. The image below shows the lines along N. Main Street.



The Town has asked us to underground approximately 550 lf of line across our property frontage or provide a fee-in-lieu to do it in the future as part of a larger project. We understand from the Town that typically the minimum length to put underground is 1,000 lf.

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Assuming Duke will not allow the lines to go underground based on length, we need to provide the Town with a cost estimate for a fee-in-lieu. Would you be able to provide me with an estimated linear foot cost to put these lines underground and a little bit of an explanation of what the cost is based on?

Thanks,
Dave

David Boyette, PE | Project Manager, Commercial

McAdams
One Glenwood Avenue, Suite 201, Raleigh, NC 27603
mobile 919.244.9528 | Boyette@mcadamsco.com
www.mcadamsco.com | linkedin | twitter | instagram | join our team



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TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
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December 2018

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Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☒ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	MYCC	Associated Project Number:	21-MAS-03

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

UDO Section 7.07 C. 1. Sidewalks: To permit sidewalk on only one side of proposed Public Street A as shown on associated Master Plan 21-MAS-03.

Contact Information

Waiver/Alternate Compliance Contact

Name Adam Pike Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 395.2272 E-Mail pike@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:**
Please see pages immediately following for complete responses.

(2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

(3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

(4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

(5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

Certificate of Completion

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

Signature: Adam Pike Date: 7/16/21

1317 N Main Street Master Plan: Sidewalk Waiver Request

1) **The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:**
   Response: The granting of the waiver will not be detrimental to public safety, health, or injurious to other property. The sidewalk will be appropriately designed to meet all appropriate ADA requirements. Pedestrians will be able to walk in and out of the development safely without walking into active travel lanes. Additionally, patrons will also be able to walk to the adjacent bus stop as well as the adjacent Town park.

2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**
   Response: The waiver is sought solely due to the presence and location of a significant stream feature. The required public entrance road must cross this feature. By allowing sidewalk only on one side, the stream impact is able to be reduced by 7 feet, and is kept at a minimum, which is required by state and federal regulations.

3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**
   Response: The developable area of the subject property is in the northern central portion of the property, to the south is a significant riparian buffer as well as gas line and sewer easements. The presence of these features requires a significant stream crossing by the entrance public street. By granting this waiver, the stream impact is able to be minimized and impacts are kept to the minimum extent necessary, which is required by state regulations.

4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**
   Response: The UDO was designed to guarantee quality, and the presence of efficient and safe pedestrian connections. The proposed sidewalk will be paved, will meet the minimum Town of Holly Springs dimension standard of 5 feet and will be constructed so as to provide and safe and effective method of traversing the property. The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as the sidewalk allows pedestrians to move freely into and out of the site as well as along Sportsmanship Way and ultimately to Ting Park.

5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has review and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
   Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities.

MASTER SITE PLAN DATA:	MCC:	DHIC:
SITE ADDRESS:	1317 NORTH MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540	1317 NORTH MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540
OWNER:	WAKE COUNTY PO BOX 550 RALEIGH, NC 27602	WAKE COUNTY PO BOX 550 RALEIGH, NC 27602
DEVELOPER:	CAPITAL ASSOCIATES 1501 SUNRISE AVENUE, SUITE 100 RALEIGH, NC 27608	DOWNTOWN HOUSING IMPROVEMENT CORPORATION 113 SOUTH WILMINGTON ST RALEIGH, NC 27601
PIN (& DEEDED ACREAGE):	0649894163 (19.89 AC.)	0649894163 (19.89 AC.) 0649991395 (.12 AC.)
REAL ESTATE ID:	0414978	0414978
PROJECT AREA:	483,951 SF (11.11 AC.)	387,980 SF (8.91 AC.)
PROJECT AREA AFTER R/W DEDICATION:	470,884 SF (10.81 AC.)	382,463 SF (8.78 AC.)
ZONING:	COMMUNITY BUSINESS	R-MF-15
EXISTING USE:	VACANT	VACANT
PROPOSED USE:	OFFICE AND INTEGRATED CENTER	MULTIFAMILY DWELLINGS
RIVER BASIN:	CAPE FEAR RIVER BASIN	CAPE FEAR RIVER BASIN
WATERSHED:	SHEARON HARRIS RESERVIOR	SHEARON HARRIS RESERVIOR
AREA IN FLOODWAY/FLOODPLAIN:	NONE	NONE
FEMA FIRM MAP	3700649000J PANEL 0649 DATED MAY 2, 2006	3700649000J PANEL 0649 DATED MAY 2, 2006
MAX BUILDING HEIGHT:	75 FEET (MINIMUM-25 FEET)	60 FEET/ 4 STORIES
IMPERVIOUS SUMMARY:	EXISTING IMPERVIOUS: 0 AC. PROPOSED IMPERVIOUS: 6.04 AC. (262,974 SF)	EXISTING IMPERVIOUS: 0 AC. PROPOSED IMPERVIOUS: 3.72 AC. (161,720 SF)
LIMITS OF DISTURBANCE:	8.20 AC. (356,600 SF)	6.03 AC. (262,695 SF)
GEODETIC MONUMENT:	HOLLY SPRINGS N:692052.70 E:2049732.38 Z:448.93 N 05°19'01" W	HOLLY SPRINGS N:692052.70 E:2049732.38 Z:448.93 N 05°19'01" W
MINIMUM NO. OF LOTS MAXIMUM NO. OF LOTS	1 10	1 10
PROPOSED LOT SUMMARY	LOT 1: LOT SIZE: 4.46 AC. MINIMUM LOT WIDTH: 150 LF MINIMUM LOT DEPTH: 50 LF LOT 2: LOT SIZE: 2.00 AC. MINIMUM LOT WIDTH: 83 LF. MINIMUM LOT DEPTH: 320 LF LOT 3: LOT SIZE: 4.15 AC. MINIMUM LOT WIDTH: 276 LF MINIMUM LOT DEPTH: 327 LF	TRACT 2: N/A

ZONING CONDITIONS (FROM DEVELOPER AGREEMENT):

1) DESIGN AND CONSTRUCT HALF OF THE RECOMMENDED 86-FOOT, 4-LANE MEDIAN THOROUGHFARE WITH BIKE LANES ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY

2) DESIGN AND CONSTRUCT A NORTHBOUND LEFT TURN LANE (APPROXIMATELY 100 FEET IN LENGTH) ON N. MAIN STREET AT THE ACCESS POINT ON MAIN STREET NORTH OF SPORTSMANSHIP WAY, OPPOSITE TRELLIS POINTE DRIVE.

3) DEVELOPER WILL PROVIDE A FEE-IN-LIEU ("FIL") PAYMENT IN THE AMOUNTS SET FORTH BELOW FOR ITS PROPORTIONATE SHARE OF THE FOLLOWING PROJECTS AS REQUIRED BY THE TOWN, AND SUCH PAYMENT SHALL BE MADE UPON THE APPROVAL OF CIVIL CONSTRUCTION DRAWINGS:

4) FIL OF DESIGN AND CONSTRUCTION OF NORTHBOUND RIGHT TURN LANE ON N. MAIN STREET AT OLD SMITHFIELD ROAD / SUNSET LAKE ROAD, IN AN AMOUNT TO BE DETERMINED PRIOR TO MASTER PLAN APPROVAL, AS CALCULATED BY AN OPINION OF PROBABLY COST BY A LICENSED PROFESSIONAL ENGINEER THE SELECTION OF WHICH IS MUTUALLY AGREEABLE BY THE PARTIES

5) FIL OF DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNAL ON N. MAIN STREET AT KATHA DRIVE / ARBOR CREEK DRIVE IN THE AMOUNT OF $12,995

6) FIL OF HALF A 20-FOOT MEDIAN FROM THE TERMINUS OF THE EXISTING MEDIAN ON N. MAIN STREET [TRELLIS POINTE DRIVE] TO THE NORTHERN PROPERTY LINE OF THE PROPERTY, IN THE AMOUNT OF $10,325.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) CONSTRUCTION OF APPROXIMATELY 510 LINEAR FEET OF PEDESTRIAN SIDEWALK ALONG THE EASTERN BORDER OF THE PROPERTY ADJACENT TO AND RUNNING PARALLEL WITH MAIN STREET. IN THE EVENT THE PEDESTRIAN SIDEWALK SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN SIDEWALK ON ITS PROPERTY

9) CONSTRUCTION OF APPROXIMATELY 500 LINEAR FEET OF A PEDESTRIAN GREENWAY BEGINNING AT THE END OF THE EXISTING GREENWAY PATH JUST TO THE NORTH OF SPORTSMANSHIP WAY AND CONTINUING NORTH ALONG THE WESTERN BOUNDARY OF THE PROPERTY ENDING AT THE UNDERPASS BENEATH NORTH CAROLINA HIGHWAY 55. IN THE EVENT THE PEDESTRIAN GREENWAY SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN GREENWAY ON ITS PROPERTY

10) DEVELOPERS SHALL DEDICATE 20 FEET WIDTH OF RIGHT OF WAY TO THE TOWN FOR A FIL OF UPGRADES TO NC 55 ALONG THE WESTERN-MOST EDGE OF THE PROPERTY.

11) DEVELOPER SHALL DEDICATE 10+/- FEET WIDTH OF RIGHT OF WAY TO THE TOWN ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY (INCLUDED IN SUBPARAGRAPH 5(A) ABOVE.

12) DEVELOPERS SHALL BE ALLOWED TO CONSTRUCT A ROADWAY ACROSS THE LAND CURRENTLY OWNED BY THE TOWN ADJACENT SPORTSMANSHIP WAY IN ORDER TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE COMMERCIAL PROPERTY. SUCH ROADWAY SHALL BE A PUBLIC STREET FOR THE LENGTH OF THE EXISTING TOWN PROPERTY.

13) EACH DEVELOPER SHALL RECORD RECIPROCAL CROSS-ACCESS EASEMENTS FOR ALL INTERNAL DRIVE ACCESS AREAS, IN A FORM SUBJECT TO APPROVAL BY THE TOWN.

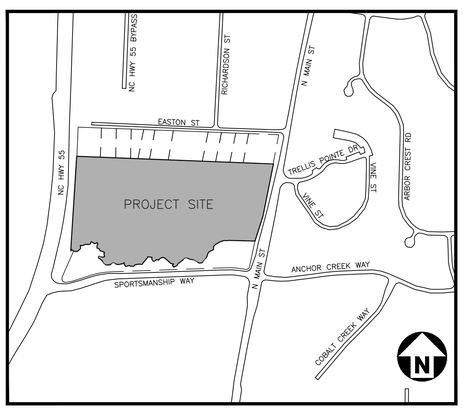
14) BUILDING HEIGHT: UNDER THE PROPOSED CB ZONING A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE (55) FEET IS STATED. THE OFFICE BUILDING IS ANTICIPATED ON BEING FOUR (4) STORIES WITH AN ANTICIPATED HEIGHT OF APPROXIMATELY SEVENTY-FIVE (75) FEET. DEVELOPERS ARE HEREBY APPROVED BY THE TOWN TO INCREASE THE BUILDING HEIGHT TO SEVENTY-FIVE (75) FEET FOR THE COMMERCIAL PORTION OF THE PROPERTY, SO LONG AS ANY SUCH BUILDING IS AT LEAST 50 FEET SET BACK FROM THE NORTHERN PROPERTY LINE ABUTTING EASTON ACRES RESIDENTIAL PROPERTIES. ADDITIONALLY, IN THIS NORTHERN BOUNDARY, THE DEVELOPER SHALL PROVIDE A 30 FOOT WIDE UNDISTURBED BUFFERYARD AND SUPPLEMENT THE UNDISTURBED BUFFERYARD WITH ADDITIONAL EVERGREEN TREE PLANTINGS TO ACHIEVE THE MINIMUM TYPE C-150 PLANT UNIT VALUE (AS DESCRIBED IN UDO § 7.01(E)). THE OWNER SHALL MAINTAIN THE BUFFERYARD IN PERPETUITY.

15) PARCEL SUBDIVISION: DEVELOPERS SHALL BE ALLOWED TO SUBDIVIDE THE PROPERTY AND RECORD ONE SUBDIVISION PLAT INTO THE TRACTS DESCRIBED HEREIN PRIOR TO THE COMPLETION OF ANY OFFSITE IMPROVEMENTS. DEVELOPERS SHALL COMPLETE ALL WORK DESCRIBED HEREIN PRIOR TO THE APPROVAL OF ANY SUBSEQUENT PLATS. FOLLOWING COMPLETION OF ANY OFFSITE IMPROVEMENTS ALONG WITH PAYMENT OF ANY FIL OBLIGATIONS FURTHER SUBDIVISION OF THE COMMERCIAL PARCEL SHALL BE PERMISSIBLE BY THE TOWN IF REQUESTED BY THE DEVELOPER AND CONSISTENT WITH THE APPROVED MASTER PLAN

16) PARKS AND RECREATION LAND DEDICATION. THE TOWN AS PART OF ITS UDO REQUIRES LAND DEDICATION FOR PARKS AND RECREATION PURPOSES, OR A FEE IN LIEU OF SUCH DEDICATION AT THE DISCRETION OF THE TOWN COUNCIL. THE TOWN AGREES TO ACCEPT A FEE IN LIEU OF LAND DEDICATION IN AN AMOUNT COMMENSURATE WITH THE VALUE OF THE LAND AT THE TIME OF SUBDIVISION. THE PARTIES CURRENTLY STIPULATE THAT THIS RESULTS IN A FEE IN LIEU AMOUNT AS CALCULATED OF $726,465, BASED ON THE MOST CURRENT APPRAISAL OBTAINED BY THE TOWN. AT ANY TIME PRIOR TO SUCH TIME AS THE DHIC DEVELOPER OBTAINS ITS FIRST CERTIFICATE OF OCCUPANCY, AS SUCH TIME THE FEE IS DUE, THE DEVELOPER MAY:

a. SUBMIT A MORE RECENT APPRAISAL, IF OBTAINED BY THE DEVELOPER AND OTHERWISE SATISFACTORY TO THE TOWN, AND RECALCULATE THE FEE ACCORDING TO THE NEW APPRAISAL.

b. PROVIDE ANY OFF-SITE PARKS AND RECREATION AMENITY FOR DEDICATION TO THE TOWN, IN THE SOLE DISCRETION OF THE TOWN, SUCH AS A DEDICATED GREENWAY ON THE WESTERN SIDE OF NC 55 BY-PASS, ON PROPERTY OWNED BY WAKE COUNTY.



VICINITY MAP
1" = 500'

PREVIOUS APPROVALS:

REZONING 20-REZ-03

SEWER FLOW CALCULATIONS

1. TOTAL PROPOSED SEWER FLOW IS 51,685 GPD.

   124 2-BEDROOM APARTMENTS @ 240 GPD/DU = 29,760 GPD
   70,000 SF OFFICE W/ 525 EMPLOYEES/DAY @ 25 GPD/EMPL = 13,125 GPD
   1,500 SEAT PERFORMING ARTS VENUE @ 5 GPD/SEAT = 7,500 GPD
   10,000 SF RETAIL W/ FOOD @ .13 GPD/SF = 1,300 GPD

2. ALL FLOWS ARE ESTIMATES AND ARE SUBJECT TO CHANGE AS PLANS ARE AMENDED AND DEVELOPED.

3. METHODOLOGY DERIVED FROM NCDEQ 2T RULES AND TOWN OF HOLLY SPRINGS PUBLIC UTILITIES HANDBOOK. FLOWS MEET OR EXCEED 2T RULES.

1317 NORTH MAIN STREET MASTER PLAN

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA, 27540

DETAILED MASTER PLAN

MASTER PLAN NUMBER: 21-MAS-03
ToHS MCC PROJECT NUMBER: 21-DP-06
ToHS DHIC PROJECT NUMBER: 21-DP-07
PROJECT NUMBERS: 2020110266, 2020110368
DATE: JUNE 4, 2021
REVISED: JULY 16, 2021
REVISED: SEPTEMBER 17, 2021
REVISED: OCTOBER 08, 2021

ZONING CONDITIONS (20-REZ-03):

1) THE FOLLOWING USES SHALL BE PROHIBITED USES WITHIN THE CB ZONING DISTRICT: AUTOMOTIVE SALES & SERVICE: AUTOMOBILE PARTS SALES (NEW); QUICK OIL CHANGE FACILITY; CAR WASH (AUTOMATIC OR SELF); GASOLINE SERVICE STATION WITHOUT REPAIR; MOTOR CYCLE/SCOOTER SALES; AUTOMOTIVE SALES & SERVICE: AUTOMOTIVE REPAIR - MINOR; GASOLINE SERVICE STATION WITH MINOR REPAIR (NOT TO EXCEED TWO (2) ACCESSORY INDOOR SERVICE BAYS); KENNELS (WITH OUTDOOR RUNS); FOOD SALES AND SERVICE: RESTAURANT - DRIVE THROUGH, STAND ALONE; PUBLIC FACILITIES: NEIGHBORHOOD RECYCLING COLLECTION POINT; COMMUNICATIONS/UTILITIES: ELECTRICITY RELAY STATION; RETAIL: SATELLITE DISH SALES AND SERVICE (OUTDOOR DISPLAY).

2) THE CB ZONING DISTRICT SHALL CONTAIN A CLASS A COMMERCIAL OFFICE BUILDING WITH A MINIMUM SQUARE FOOTAGE OF 70,000 SQUARE FEET WITH A MINIMUM BUILDING HEIGHT OF 2 STORIES.

3) THE FOLLOWING USES SHALL BE PERMITTED USES WITHIN THE R-MF-15 ZONING DISTRICT: RESIDENTIAL: MULTIFAMILY DWELLINGS. THE ALLOWED RESIDENTIAL USES MUST MEET THE REQUIREMENTS OF SECTION 42 OF THE INTERNAL REVENUE CODE OR A SUBSTANTIALLY EQUIVALENT FORM OF AFFORDABLE RENTAL HOUSING. 100% OF THE DWELLING UNITS DEVELOPED ON THE PROPERTY MUST MEET THIS REQUIREMENT. ACCORDINGLY, RENTS SHALL BE SET AT A PRICE THAT ON AVERAGE IS AFFORDABLE TO A HOUSEHOLD WITH AN ANNUAL INCOME THAT IS NO GREATER THAN 60% OF THE AREA MEDIAN INCOME FOR THE RESPECTIVELY-SIZED HOUSEHOLD IN THE RALEIGH, NC MSA, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4) THE CB AND R-MF-15 PARCELS WILL HAVE BOTH VEHICULAR AND PEDESTRIAN CONNECTIVITY SO THAT THE TWO ZONING PARCELS THAT MAKE UP THIS REQUEST WILL BE INTERCONNECTED AND FUNCTION AS A HORIZONTAL MIXED USE DEVELOPMENT. EACH PARCEL SHALL RECORD AN EASEMENT IN A FORM APPROVABLE BY THE TOWN ALLOWING CROSS ACCESS.

5) THE CB ZONED PARCEL SHALL PROVIDE A PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY. TO CREATE A WALKABLE STREET SCAPE ALONG THIS PRIMARY DRIVEWAY/STREET, A MINIMUM AND MAXIMUM BUILDING SETBACK WILL BE ESTABLISHED BY THE PROJECT MASTER PLAN. TO ESTABLISH THE INTENT OF COMMERCIAL BUILDING PLACEMENT, NO MORE THAN ONE BAY OF OFF-STREET PARKING SPACES SHALL BE CONSTRUCTED BETWEEN THE BUILDING AND PRIMARY DRIVEWAY/STREET.

6) OFF-STREET PARKING WITHIN THE CB ZONING DISTRICT SHALL UTILIZE SHARED PARKING. THIS SHARED PARKING SHALL BE MEMORIALIZED WITHIN A SHARED PARKING AGREEMENT. THE PROPERTY OWNERS INVOLVED IN THE JOINT USE OF OFF-STREET PARKING AREAS SHALL SUBMIT A LEGAL AGREEMENT APPROVED BY THE TOWN ATTORNEY AS TO FORM AND CONTENT GUARANTEEING THAT SAID REQUIRED OFF-STREET PARKING SHALL BE MAINTAINED SO LONG AS THE USE REQUIRING OFF-STREET PARKING IS IN EXISTENCE OR UNLESS THE REQUIRED OFF-STREET PARKING IS PROVIDED ELSEWHERE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. SUCH INSTRUMENT, WHEN APPROVED AS CONFORMING TO THE PROVISIONS OF THIS SECTION, SHALL BE RECORDED BY THE PROPERTY OWNER WITH THE WAKE COUNTY REGISTER OF DEEDS AND A COPY THEREOF FILED WITH THE DEPARTMENT OF DEVELOPMENT SERVICES.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) DEVELOPED OPEN SPACE AREAS WITHIN THE PROPOSED DEVELOPMENTS SHALL FEATURE AT LEAST ONE OF THE FOLLOWING: HARDSCAPE AREAS; OUTDOOR SEATING AREAS; PUBLIC ART; PLAYGROUND AND PERGOLAS/GAZEBOS.

9) A MINIMUM OF ONE OF THE FOLLOWING TYPES OF GREEN STORMWATER INFRASTRUCTURE SHALL BE USED IN CONNECTION WITH ANY DEVELOPMENT ON THE SUBJECT PROPERTY: PERMEABLE PAVEMENT PARKING SPACES OR PERVIOUS PAVERS IN PEDESTRIAN AREAS; OR RAINWATER HARVESTING (CISTERNS); OR BIO-SWALES. RECLAIMED WATER FOR COMMERCIAL IRRIGATION PURPOSES WHENEVER FEASIBLE SHALL BE UTILIZED.

10) EMPHASIS SHALL BE PLACED ON PLACEMAKING WITHIN THE DEVELOPMENT. TO ENSURE THIS OCCURS, THE FOLLOWING LANDSCAPING PRACTICES SHALL BE UTILIZED:

a. THE USE OF VERTICAL LANDSCAPING OR PUBLIC ART SHALL BE UTILIZED ADJACENT TO A MINIMUM OF TWO (2) COMMERCIAL OUTDOOR SEATING OR GATHERING AREAS;

b. TO THE GREATEST EXTENT POSSIBLE, STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UDO REQUIREMENTS ALONG THE PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY.

c. WITHIN THE CB ZONING DISTRICT, THE USE OF PLANTERS SHALL BE POSITIONED AS TO ENERGIZE AND IDENTIFY PEDESTRIAN ENTRANCES, SUCH ENTRANCES SHALL BE FLANKED BY AT LEAST ONE PLANTER. PLANTERS SHALL HAVE A MINIMUM HEIGHT 24" AND A MINIMUM WIDTH OF 18".

11) THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

12) THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

13) THE PROPOSED DEVELOPMENT ASSOCIATED WITH THIS REZONING WILL BE SERVED BY PUBLIC SEWER. THE DEVELOPER ACKNOWLEDGES THAT THERE ARE SIGNIFICANT DOWNSTREAM GRAVITY SEWER AND PUMP STATION IMPROVEMENTS THAT ARE NEEDED TO ACCOMMODATE THE DEMAND FROM THIS PROJECT. THE DEVELOPER HAS SUBMITTED A SEWER AND PUMP STATION EVALUATION REPORT TO MEET THE TOWN OF HOLLY SPRINGS STANDARDS. THE DEVELOPER IS RESPONSIBLE TO CONTINUE COORDINATION WITH THE TOWN TO DETERMINE THE COST SHARING PARTNERSHIP THAT WILL FACILITATE THE NECESSARY SEWER INFRASTRUCTURE IMPROVEMENTS PROPORTIONATE TO THE PROJECT'S IMPACT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

14) TRANSPORTATION IMPROVEMENTS: THE DEVELOPER SHALL CONTRIBUTE, DESIGN, CONSTRUCT OR PERMIT THE FOLLOWING PUBLIC INFRASTRUCTURE RELATING TO TRANSPORTATION:

a) PAY FEE-IN-LIEU OR CONSTRUCT NORTHBOUND RIGHT TURN LANE AT N. MAIN STREET / OLD SMITHFIELD ROAD / SUNSET LAKE ROAD AS REQUIRED BY THE NCDOT.

b) CONTRIBUTE A FEE-IN-LIEU FOR DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNALIZATION AT THE INTERSECTION OF N. MAIN STREET / KATHA DRIVE / ARBOR CREEK DRIVE PROPORTIONATE TO PROJECT IMPACT.

SHEET INDEX

C0.00	DEVELOPER'S AGREEMENT
C0.01	PROJECT NOTES
C0.02	TYPICAL SECTIONS
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C3.00	OVERALL GRADING PLAN
C4.00	OVERALL UTILITY PLAN
C8.00	SITE DETAILS
C8.01	GREENWAY DETAILS
C8.02	MASTER DETAILS
L1.00	TREE CANOPY AREAS
L1.01	TREE PRESERVATION PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES & DETAILS
L5.02	LANDSCAPE NOTES & DETAILS
L5.03	LANDSCAPE NOTES & DETAILS

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND DESIGN STANDARDS.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PLAN IS SUBJECT TO CHANGES DURING CONSTRUCTION DRAWING APPROVAL PROCESS

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON SHEET _____ OF THESE DRAWINGS. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

ADAM PIKE - MCC
pike@mcadamsco.com
PHONE: 919. 823. 4300

DAVID BOYETTE - DHIC
boyette@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

PROJECT DIRECTORY

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT - PHASE 1	DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
DEVELOPER CAPITAL ASSOCIATES 1501 SUNRISE AVE, SUITE 100 RALEIGH, NC, 27608 PHONE: 919. 233. 9901	DEVELOPER DHIC 113 S WILMINGTON ST RALEIGH, NC, 27601 PHONE: 919. 600. 5364
ARCHITECT LS3P 434 FAYETTEVILLE ST SUITE 1700 RALEIGH, NC, 27601 PHONE: 919. 829. 2700	ARCHITECT CLINE DESIGN ASSOCIATES 125 N HARRINGTON ST RALEIGH, NC, 27603 PHONE: 919. 833. 6413

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035231 ADAM P. PIKE 10/8/21 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

DETAILED MASTER PLAN FOR:

MCC / SPORTMANSHIP CROSSING
1317 NORTH MAIN STREET
HOLLY SPRINGS, NC, 27540
PROJECT NUMBERS: 2020110266 - MCC
2020110368 - DHIC

M:\Projects\DH\2020110368\04-Production\Engineering\Master Site Plan\20201103688-CS1.dwg, 10/7/2021 4:29:13 PM, Chris Wade

DocuSign Envelope ID: F513020C-E523-4980-90CE-7A7EB8E889FA

PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160A-420.20 et seq.)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

CAPITAL ASSOCIATES MANAGEMENT LLC
& DHIC, INC

THIS AGREEMENT, made and entered into this _____ day of APRIL 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CAPITAL ASSOCIATES MANAGEMENT, LLC, a North Carolina Limited Liability Company**, and **DHIC, Inc a North Carolina Corporation** and their successors and assigns, hereafter referred to collectively as the "Developers." The Town and the Developers are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developers are the fee simple owner or contract purchasers of two tracts of land held in common for development, the total of which are approximately 19 acres in size with a current mailing address of 1317 N. Main Street, Holly Springs, NC which is more specifically detailed on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developers, or their successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and hereto sometimes referred to as the "Development; and,

WHEREAS, the Property is currently located within the corporate limits of the Town and is currently served by the Town potable water and sewer service.

WHEREAS, the Developers desire careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development

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standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, it is beneficial to both the Town and Developers to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance ("UDO"), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will provide conditions essential to public health, safety, and the general welfare; which may be accomplished through private drives and cross access easements across the property and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 et. seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget or as amended herein; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-420.20 et seq. and may contract with the Developers to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20. A public hearing on this Agreement was held on _____;

WHEREAS, it is beneficial to both the Town and Developers to construct certain on-site and off-site improvements (**"**Public Improvements," as described below) in the vicinity of the Property which will serve the Development, other adjoining properties, and generally benefit the town as a whole; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developers, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles. Due governments for a period of three (3) years after the last act under this Agreement. The Developers' right of reimbursement for Actual Costs pursuant to the Town's annual budget or as amended herein, shall be dependent upon the Town having advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Affordable Housing: 124 residential units built and professionally managed by the DHIC Developer where rents are set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developers of all building activities associated with the Concept Plans.

d. Development Permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of land.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

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f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. Master Plan: The plan described in Section 3.01 of the Town's Development Procedures Manual.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Property.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Concept Plans: The plans described in Section 1.01 of the Town's Development Procedures Manual; Concept Plans as used in this Agreement refers to the sketch plans for the Development previously submitted by Developers to the Town and attached hereto as Exhibit B.

l. Public Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Property, in an easement, or not located on the property for the Public's good.

m. Public Benefit: The construction and dedication of the Public Infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial and retail uses as well as Affordable Housing which furthers the Town's strategic planning efforts, and in the case of the commercial portion of the Property, the additional financial revenue of the Town brought to the incremental ad valorem tax value of the Property.

n. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements, fixtures, or structures customarily regarded as a part of real property.

o. Project: The Developers' plan to develop the Property in the manner described in Concept Plans, and as approved by the Town Council of Holly Springs through its normal development process; Specifically this Project consists of Affordable Housing units together with a corporate headquarters for MyComputerCareer, Inc.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

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2. TERM: The duration of the agreement is for ten (10) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. Condition precedent to this Agreement are: (1) that the Town approves the petition for rezoning, and the Master Plan; (2) that Wake County transfers ownership of the property that is the subject of the Property to the respective grantees; and (3) that Developers acquire the Property within ninety (90) days of approval of the Master Plan or the Site Plan, and (4) Developers have received construction loan financing needed to acquire the property, whichever is sooner.

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property are shown on the Concept Plans. The proposed uses are as follows, and are subject to the Zoning Conditions as listed in Exhibit C. In summary, the Property shall be zoned separately as follows: The western 10 acre (approximately) site shall be zoned CB and the eastern 10 acre tract shall be zoned RMF-15.

a. The Project generally and initially shall consist of the Development of two (2) tracts:

(i) Tract 1 is an approximate 10 acre tract on the western half of the parcel currently owned by Wake County, and shall be comprised of one or more office buildings to serve as corporate headquarters for MyComputer Career, Inc. (which the parties anticipate shall be employing at least 525 full time equivalent jobs however this is not a condition of this Agreement), retail facilities, a parking lots, and a performing arts theatre.

(ii) Tract 2 shall be comprised of 124 residential rental dwelling units in buildings of 3 to 3 1/2 stories, including a playground, community building, and outside picnic areas, owned and actively managed by DHIC (or an affiliate of DHIC) as Affordable Housing units.

b. The Town hereby agrees that the land use described herein and shown on Exhibit B is in the best interest of the Town, is in accord with the land use plans, and agrees, subject to statutory requirements, to rezone the Property in conformance with this Agreement.

c. The Developers voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Property, and are listed in Exhibit C.

4. SEWER IMPROVEMENTS: The Town and the Developers have evaluated whether the existing gravity and force-main lines, together with the existing Twelve Oaks Pump Station ("Existing Sewer Infrastructure") have the capacity to support the proposed developments on the Property or if improvements need to be made to the Existing Sewer Infrastructure. The parties have determined that the Existing Sewer Infrastructure has sufficient capacity for the proposed developments, subject to the following fees (as described in the Town's annual budget ordinance for water and sewer System Development Ordinance and otherwise shown on Exhibit D) required for this Project and the early payment of such fees by the Developers, the Town agrees to undertake the construction upgrades

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required to the Existing Sewer infrastructure which the Town agrees to complete prior to September 1, 2022. Notwithstanding, in no event shall a delay associated with the completion of the construction upgrades to the Existing Sewer infrastructure be cause for a delay in Developers' receipt of a Certificate of Occupancy.

a. Developers shall pay the sum of all System Development Fees ("SDF") for water and sewer at such time as the Developer(s) receives construction drawing approval subsequent to all fees being paid and a pre-construction meeting is held with the Town. The DHIC Developer shall be allowed a modified approach regarding the installation of metered water connections as follows: For residential units, the DHIC Developer shall be allowed a single metered connection for each building (as opposed to individual metered connection for each unit) and pay the SDF accordingly. For purpose of clarity the following table describes the difference:

		Residential (Normal)			
	Units	type	Cost	Total	Notes
SDF - Water	124	3/4" x3000 SF	$ 3,741.00	$ 463,884.00	per unit 3/4" charge
SDF - Sewer	124	3/4" x3000 SF	$ 4,054.00	$ 502,696.00	per unit 3/4" charge
SDF - Water	1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 980,937.00	

Residential (Modified approach for Affordable Housing)					
Units	Type	Cost	Total	Notes	
5	3" x20,000 SF	$ 12,010.00	$ 60,050.00		
5	3" x20,000 SF	$ 13,015.00	$ 65,075.00		
1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house	
1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house	
		Total SDF	$ 139,482.00		

Note: the above fees are the SDF fees for the 2021 budget year. These fees will be applicable to the Project if applied for and paid within 1 year of this agreement. The parties acknowledge that the fee is dependent on the type and number of meters used, construction drawing approval is required prior to application for water service, and that payment of the fees are required prior to final construction drawing approval.

5. TRANSPORTATION IMPROVEMENTS: The Developers shall design, permit and construct the following Public Infrastructure improvements relating to Transportation:

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a. Design and construct half of the recommended 86-foot, 4-lane median Homesthow with bike lanes on N. Main Street from the northern property line of the Property to Sportsmanship Way.

b. Design and construct a northbound left turn lane (approximately 100 feet in length) on N. Main Street at the access point on Main Street north of Sportsmanship way, opposite Trellis Pointe Drive.

c. Developer will provide a Fee-in-Lieu ("FIL") payment in the amounts set forth below for its proportionate share of the following projects as required by the Town, and such payment shall be made upon the approval of civil construction drawings:

- FIL of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road, in an amount to be determined prior to Master Plan approval, as calculated by an opinion of probable cost by a licensed professional engineer the selection of which is mutually agreeable by the parties
- FIL of design and construction of future traffic signal on N. Main Street at Kathia Drive / Arbor Creek Drive in the amount of $12,995
- FIL of half a 20-foot median from the terminus of the existing median on N. Main Street (Trellis Pointe Drive) to the Northern property line of the property, in the amount of $10,325.

d. The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

f. Construction of Approximately 510 linear feet of pedestrian sidewalk along the eastern border of the Property adjacent to and running parallel with Main Street. In the event the pedestrian sidewalk shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian sidewalk on its property

g. Construction of Approximately 500 linear feet of a pedestrian greenway beginning at the end of the existing greenway and just to the north of Sportsmanship Way and continuing north along the western boundary of the Property ending at the underpass beneath North Carolina Highway 55. In the event the pedestrian greenway shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian greenway on its property

g. Developers shall dedicate 20 feet width of right of way to the Town for a FIL of upgrades to NC 55 along the western-most edge of the Property.

g. Developer shall dedicate 30+/- feet width of right of way to the Town on N. Main Street from the northern property line of the property to Sportsmanship Way (included in subparagraph 5(a) above.

h. Developers shall be allowed to construct a roadway across the land currently owned by the Town adjacent Sportsmanship Way in order to provide vehicular and pedestrian

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access to the Commercial Property. Such roadway shall be a public street for the length of the existing Town property. , ,

j. Each Developer shall record reciprocal cross-access easements for all internal drive access areas, free-form subject to approval by the Town.

6. BUILDING HEIGHT: Under the proposed CB zoning a maximum building height of fifty-five (55) feet is stated. The office building is anticipated on being four (4) stories with an anticipated height of approximately seventy-five (75) feet. Developers are hereby approved by the Town to increase the building height to seventy-five (75) feet for the commercial portion of the Property, so long as any such building is at least 50 feet set back from the northern property line abutting Easton Acres residential properties. Additionally, in this northern boundary, the Developer shall provide a 30-foot wide undisturbed bufferyard and supplement the undisturbed evergreen tree plantings to achieve the minimum type C-150 plant unit value (as described in UDO § 7.01(h)). The owner shall maintain the bufferyard in perpetuity.

7. PARCEL SUBDIVISION: Developers shall be allowed to subdivide the Property and record one subdivision plat into the Tracts described herein prior to the completion of any offsite improvements. Developers shall complete all work described herein prior to the approval of any subsequent plats. Following completion of any offsite improvements with payment of any FIL obligations further subdivision of the commercial parcel shall be permissible by the Town if requested by the Developer and consistent with the approved Master Plan

8. REZONING/MASTER PLAN: The Parties agree that the Property shall be rezoned through the approval of a petition for rezoning prior to the commencement of Town sewer service to the Property. The Developers have submitted a petition for rezoning. The Town shall schedule for approval the rezoning, Master Plan, and Site Plan petitions so that the Town Council hearings for these matters will occur within 120 days of the earlier of submittal by the Developers of the Master Plan or execution of this Agreement. The Property shall at all times be subject to the Zoning Conditions, as shown on Exhibit C and incorporated by reference.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developers shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developers in securing all necessary permits from Wake County, the City of Raleigh, Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developers of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

10. Parks and Recreation Land Dedication. The Town as part of its UDO requires land dedication for parks and recreation purposes, or a fee in lieu of such dedication at the discretion of the Town Council. The Town agrees to accept a fee in lieu of land dedication in an amount commensurate with the value of the land at the time of subdivision. The parties currently stipulate that this results in a fee in lieu amount as calculated of $726,465, based on the most current appraisal obtained by the Town. At any time prior to

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such time as the DHIC Developer obtains its first certificate of occupancy, as such time the fee is due, the Developer may:

a. Submit a more recent appraisal, if obtained by the Developer and otherwise satisfactory to the Town, and recalculate the fee according to the new appraisal.

b. Provide any off-site parks and recreation amenity for dedication to the Town, in the sole discretion of the Town, such as a dedicated greenway on the western side of NC 55 by-pass, on property owned by Wake County.

11. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

a. All zoning conditions shall be satisfied.

12. HISTORIC STRUCTURES: None exist on the property.

a. None

13. DEVELOPMENT SCHEDULE

a. The Developers, in consideration of the covenants contained herein, shall be allowed the following expedited review considerations: (i) Developer shall be allowed a concurrent review of a master plan and a development plan; (ii) Developer shall be allowed a concurrent review of construction drawings (civil) and building permit review; (iii) Developer shall be allowed to submit the items in (i) for review to the Town staff prior to Town Council approval of a development or master plan, so long as a favorable recommendation has been achieved from the Town's Planning Board.

ARTICLE III
DEVELOPER'S DUTIES

1. For any offsite infrastructure constructed by the Developers, the Developers shall design, permit, and construct the infrastructure in accordance with the plans as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developers, the Developers shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developers, the Town shall convey such land owned by the Town to the Developers or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developers' Duties.

2. The Developers shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Town which are existing at the time of this agreement, as well as full compliance with any NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

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3. The Developers shall construct the public infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developers (or their successors, and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to 11(b) above) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not be applicable.

ARTICLE V
GENERAL TERMS

1. All of the Developers' obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Development Application for rezoning, Master Plan, and Site Plan and of a Site Plan and Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developers shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The cost of all of these items shall be borne by the Developers and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developers shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.

5. The Developers agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developers and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character

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and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims are the result of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

ARTICLE VI
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:

FOR THE DEVELOPERS:

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Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

Frank Baird
Capital Associates Management or its Assigns.
1501 Sunrise Ave, Suite 100
Raleigh, NC 27608

Natalie Britt
DHIC, Inc
Vice President, Real Estate Development
113 S Wilmington Street
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Map of the Property
EXHIBIT B: Concept Plan
EXHIBIT C: Zoning Conditions
EXHIBIT D: Development Fee Schedule

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IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(Town Seal)

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner prescribed by the Local Government Finance Act.

_____
Antwan Morrison
Director of Finance

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing Instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the _____ day of _____

_____
Notary Public

My Commission Expires:_____

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CAPITAL ASSOCIATES MANAGEMENT, LLC

(Seal)

By: _____
Name: Frank P Baird
Title: CEO, Manager

I, a Notary Public, certify that Frank P Baird, CEO, Manager personally came before me this day and acknowledged that he is the CEO, Manager of Capital Associates Management, LLC, a North Carolina limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the 9th day of July, 2021

_____
Notary Public

[Official Seal]

My Commission expires: November 3, 2025

DHIC, Inc

(Seal)

By: _____
Name: Natalie Britt
Title: VP

I, a Notary Public, certify that _____ personally came before me this day and acknowledged that she is the _____ of Downtown Housing Improvement Corporation aka DHIC, Inc, a _____ Corporation , and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the _____ day of _____, 2021

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal]

My Commission expires:_____

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DOWNTOWN HOUSING IMPROVEMENT CORPORATION aka DHIC, Inc

(Seal)

By: _____
Name: Natalie Britt
Title: VP

I, a Notary Public, certify that _____ personally came before me this day and acknowledged that she is the _____ of Downtown Housing Improvement Corporation aka DHIC, Inc, a _____ Corporation , and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the _____ day of _____, 2021

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal]

My Commission expires:_____

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EXHIBIT A
Map of Property

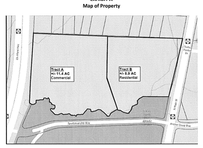


Exhibit B
Concept Plans



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Exhibit C
Zoning Conditions

(Note: Laura to advise if language below is acceptable. Appears to come from our zoning application so it should be fine but need Laura / McAdams to double check)

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential:

Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall

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be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal.

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a proposed shared parking agreement that is subject to form and content guidelines that specify required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10)Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:

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a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

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Certificate Of Completion

Envelope Id: F513020C8234480590CE7A7EB8E889FA
Subject: Please DocuSign: Development Agreement for Ting North
Source Envelope:
Document Pages: 20
Certificate Pages: 8
AutoNav: Enabled
Envelopeid Stamping: Enabled
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Deondria Moore
PO Box 8
Holly Springs, NC 27540
deondria.moore@hollyspringsnc.gov
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Natalie Britt
Natalie@dhic.org
Vice President
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Signature

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Company Name: Town of Holly Springs

John Schifano
john.schifano@hollyspringsnc.us
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Brent Quick
brent.quick@hollyspringsnc.gov
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GENERAL NOTES

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 MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. 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.
8. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
9. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
10. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
11. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
12. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
13. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE DETERMINED AT THE TIME OF LIGHTING PLAN SUBMITTAL TO ELIMINATE CONFLICTS.
14. 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.
15. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
16. 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. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.

TRIASIC SOIL REGION NOTES

1. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
2. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY, GEOGRID DESIGN CRITERIA, ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
3. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUBGRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
4. THE STANDARDS ROADWAY PAVEMENT SECTION WILL BE WOVEN GEO-FABRIC DESIGN CRITERIA HP 270 OR EQUAL ON ENTIRE ROAD (AND MUST BE APPROVED BY THE TOWN OF HOLLY SPRINGS), 7" ABC STONE, WITH ASPHALT COMPLETED IN STAGED CONSTRUCTION OF 2.5" I-19 ASPHALT AND 1.5" IN STAGE 1 AND 1.5" S9.5B FINAL OVERLAY. INITIAL ONE-YEAR WARRANTY WITH AN ADDITIONAL YEAR EXTENSION STARTING AFTER FINAL OVERLAY-SHALL BE REQUIRED FOR ROADWAYS. FOR THE EXTENDED WARRANTY PERIOD, IT WILL BE REQUIRED TO POST A BOND, LOC, OR CASH FOR 50% OF ACTUAL COST OF ROADWAY (STORM DRAINAGE, CURB & GUTTER, SIDEWALK AND PAVEMENT). THE PAVEMENT SECTION LIST ABOVE IS THE TOWN OF HOLLY SPRINGS MINIMUM STANDARDS FOR THE TRIASIC SOILS REGION. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE TOWN OF HOLLY SPRINGS, CONTRACTOR TO USE THE GREATER SECTION OF THE TWO.
5. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
6. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

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/W'S).
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.

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. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
5. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
6. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

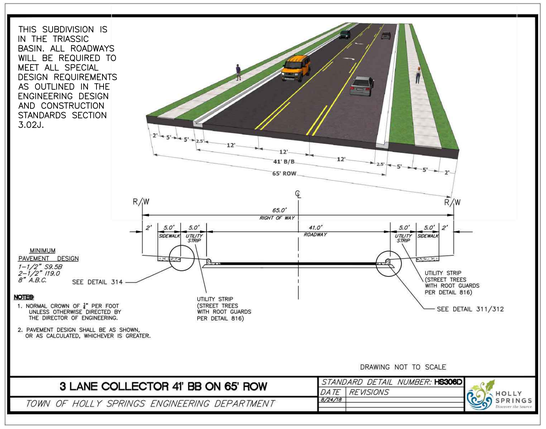
EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

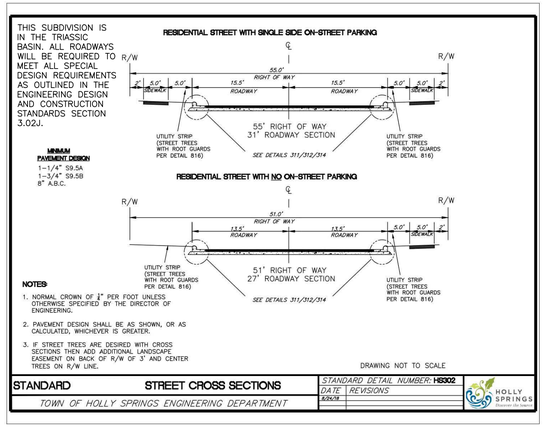
EROSION CONTROL NOTES

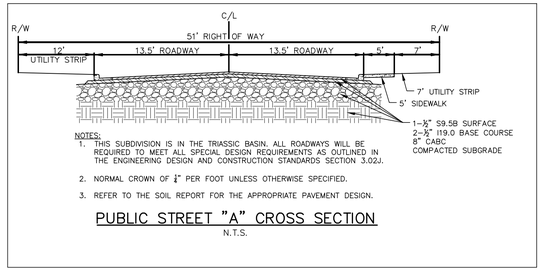
1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
5. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED

SPORTMANSHIP WAY TYPICAL SECTION



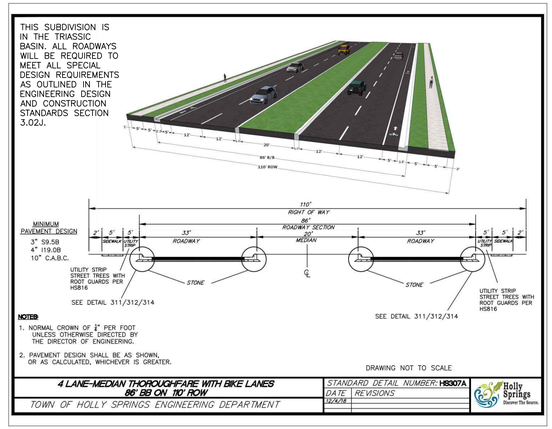
STREET "B" TYPICAL SECTION





PUBLIC STREET "A" CROSS SECTION
N.T.S.

N MAIN STREET TYPICAL SECTION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

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1501 SUNRISE AVENUE, SUITE 100
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PHONE: 919.233.9901

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RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 10/8/21 M. D. SPIKI

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110266-N1
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	N.T.S.
DATE	10. 08. 2021

SHEET

TYPICAL SECTIONS

C0.02

M:\Projects\OH\20201103681\04-Production\Engineering\Master Site Plan\20201103681-N1.dwg, 10/7/2021 4:29:44 PM, Chris Wahle

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°44'35" E	46.66'
L2	S 11°07'29" W	48.02'
L3	N 11°05'28" E	6.07'
L4	S 71°55'55" W	4.56'
L5	N 87°14'27" W	24.92'
L6	S 68°26'52" W	29.33'
L7	S 60°40'32" W	32.78'
L8	S 46°30'42" W	21.40'
L9	S 01°51'53" W	23.35'
L10	S 65°29'53" W	29.39'
L11	S 46°11'58" W	13.45'
L12	S 20°42'00" W	31.56'
L13	S 31°24'27" W	16.96'
L14	S 41°30'39" W	33.53'
L15	S 78°26'14" W	17.44'
L16	N 63°00'38" W	30.70'
L17	N 58°26'59" W	18.73'
L18	N 80°49'51" W	25.03'
L19	N 64°44'49" W	22.24'
L20	S 71°28'36" W	20.34'
L21	S 50°12'53" W	15.36'
L22	S 52°44'34" W	41.72'
L23	S 24°51'08" W	11.95'
L24	S 60°23'33" W	24.69'
L25	N 40°39'32" W	14.36'
L26	N 34°58'59" E	13.67'
L27	N 83°25'27" W	18.50'
L28	N 71°17'44" W	17.57'
L29	S 61°27'00" W	23.23'
L30	S 40°15'20" W	11.99'
L31	N 69°22'16" W	14.52'
L32	S 50°20'24" W	21.81'
L33	N 64°29'08" W	10.07'
L34	N 31°09'13" W	10.67'
L35	N 01°55'12" E	14.92'
L36	N 82°09'49" W	30.17'
L37	S 33°31'57" W	21.05'
L38	S 41°50'56" W	28.77'
L39	S 34°33'30" W	17.50'
L40	N 85°47'03" W	24.11'
L41	S 79°49'18" W	25.38'
L42	S 44°00'11" W	15.88'
L43	N 82°28'05" W	21.38'
L44	N 54°57'20" W	5.87'
L45	S 79°59'16" W	11.39'
L46	S 78°24'16" W	17.23'
L47	N 32°17'36" W	15.67'
L48	N 00°53'28" E	9.29'
L49	N 47°50'03" W	5.59'
L50	S 31°01'48" W	8.18'
L51	S 78°10'20" W	36.29'
L52	N 75°58'19" W	13.54'
L53	N 64°05'13" W	23.59'
L54	S 57°43'31" W	28.73'
L55	S 88°43'13" W	28.05'
L56	N 61°24'41" W	10.17'
L57	N 40°15'09" W	14.21'
L58	N 22°42'15" W	13.48'
L59	N 47°42'21" W	23.45'
L60	N 67°20'50" W	9.68'
L61	N 04°07'23" W	12.04'
L62	N 79°07'41" E	5.47'
L63	S 79°41'11" E	10.74'
L64	S 50°58'56" E	12.86'
L65	N 74°11'31" E	18.18'
L66	N 11°54'30" W	15.35'
L67	N 04°08'11" W	7.06'
L68	N 25°24'17" E	7.49'
L69	N 24°56'46" W	4.81'
L70	N 65°35'44" W	12.91'
L71	N 77°16'57" W	9.93'
L72	N 76°31'14" W	7.59'
L73	N 21°31'59" W	13.85'
L74	N 64°36'50" W	18.07'
L75	N 01°19'28" E	15.24'
L76	N 25°03'49" E	13.65'
L77	N 26°10'46" W	5.04'
L78	N 44°55'33" W	8.69'
L79	S 47°46'02" W	9.13'
L80	S 80°30'23" W	9.55'
L81	N 56°19'14" W	20.11'
L82	N 59°44'19" W	2.87'
L83	S 79°00'05" W	6.72'
L84	S 17°59'28" W	13.42'
L85	S 60°34'39" W	8.87'
L86	N 89°20'50" W	20.49'
L87	N 70°01'15" W	5.27'
L88	S 62°34'35" W	20.90'
L89	N 89°40'12" W	19.09'
L90	S 04°03'27" E	22.91'
L91	S 49°11'05" W	27.15'
L92	S 86°35'42" W	14.39'
L93	N 74°24'52" W	14.74'
L94	N 48°11'01" W	21.73'
L95	N 03°39'34" E	14.82'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

TREE LEGEND

- CM — CRAPE MYRTLE
- O — OAK
- E — ELM
- G — GUM
- DG — DOGWOOD
- DOUBLE AND TRIPLE TRUNKS
- 20D-O — DOUBLE OAK
- 20T-O — TRIPLE OAK
- 20 — CALIPER INCH SIZE OF TREE
- T-O — TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

SANITARY SEWER INVERTS

SS1
TOP=341.52'
INV IN=334.22' 12"SAN
INV OUT=334.09' 12"SAN

SS2
TOP=333.64'
INV IN=326.88' 12"SAN
INV OUT=326.79' 12"SAN

SS3
TOP=331.70'
INV IN=323.14' 12"SAN
INV OUT=321.80' 12"SAN

SS4
TOP=319.14'
INV IN=305.12' 12"SAN(S)
INV IN=305.90' 12"SAN(E)
INV OUT=304.88' 12"SAN(N)

SS5
TOP=319.38'
INV IN=311.23' 12"SAN
INV OUT=311.10' 12"SAN

SS6
TOP=324.57'
INV IN=316.57' 12"SAN
INV OUT=316.48' 12"SAN

SS7
TOP=331.55'
INV IN=319.37' 12"SAN
INV OUT=319.27' 12"SAN

SS8
TOP=327.64'
INV IN=321.52' 12"SAN
INV OUT=321.41' 12"SAN

SS9
TOP=329.92'
INV IN=322.12' 12"SAN
INV OUT=322.09' 12"SAN

SS10
TOP=332.61'
INV IN=325.60' 12"SAN(E)
INV IN=325.48' 12"SAN(N)
INV OUT=324.83' 12"SAN(S)

SS11
TOP=340.68'
INV IN=329.50' 12"SAN(S)
INV IN=330.29' 12"SAN(E)
INV OUT=329.42' 12"SAN(W)

SS12
TOP=339.08'
INV IN=332.93' 12"SAN
INV OUT=332.80' 12"SAN

SS13
TOP=353.11'
INV IN=339.68' 12"SAN
INV OUT=339.57' 12"SAN

SS14
TOP=329.60'
INV IN=319.91' 12"SAN
INV OUT=319.80' 12"SAN

EXISTING
EASTON STREET
(62' PUBLIC R/W)

HINTON BLANCHE W
DB 12E – PG 1476
PIN: 0649799641
5641 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

GONZALEZ RUBEN
DB 016465 – PG 02090
PIN: 0649890554
5637 EASTON ST
ZONING: R-10
USE: VACANT

GONZALEZ RUBEN
DB 016465 – PG 02090
PIN: 0649891876
5637 EASTON ST
ZONING: R-10
USE: VACANT

GONZALEZ RUBEN RAMIREZ
DB 014955 – PG 02254
PIN: 0649892662
5637 EASTON ST
ZONING: R-10
USE: VACANT

MCCULLERS VINCENT MCCULLERS CECILIA
DB 008389 – PG 02588
PIN: 0649893631
5629 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

HOLLEMAN GERALD W
DB 016465 – PG 02096
PIN: 0649894545
5625 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

RICHARDSON PAULINE
DB 017244 – PG 01562
PIN: 0649896601
5617 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

RICHARDSON CYNTHIA MCDUFFIE
DB 016078 – PG 00581
PIN: 0649897594
5613 EASTON ST
ZONING: R-10
USE: VACANT

RICHARDSON EMMA HEIRS
DB 001042 – PG 00-E
PIN: 0649898584
5609 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

RICHARDSON EMMA HEIRS
DB 001042 – PG 00-E
PIN: 0649899584
5605 EASTON ST
ZONING: R-10
USE: VACANT

FORD ROBERT L FORD DOROTHY M
DB 008317 – PG 01956
PIN: 0649991543
5601 EASTON ST
ZONING: R-10
USE: RESIDENTIAL

WAKE COUNTY
PIN:0649991135
BM. 2013, PG. 310
DB. 5418, PG. 249
N. MAIN ST.
5,362 S.F.
0.12 AC.

S 87°44'35" E
325.06'

INV=332.64' 15"RCP

INV=323.11' 24"RCP

30' UTILITY EASEMENT
BM. 1990, PG. 1026
BM. 2010, PG. 310

TOP=320.63'
INV=313.71' 24"RCP

TOP=319.40'
INV=312.84' BOTTOM OF BOX

TOP=319.40'
INV=313.62' 24"RCP

WAKE COUNTY
PIN:0649894163
BM. 2013, PG. 310
DB. 5418, PG. 249
1317 N. MAIN ST.
866,443 S.F.
19.89 AC.

NC HWY 55
VARIABLE WIDTH CONTROLLED ACCESS R/W
DB. 8337, PG. 1314

50' CARDINAL COMPANY GAS LINE EASEMENT
DB. 8365, PG. 2160
BM. 2010, PG. 310

30' UTILITY EASEMENT
DB. 5079, PG. 921
BM. 1990, PG. 1026
BM. 2010, PG. 310

INV=308.30' 60" DIP

INV=313.41' 30"RCP

N/F
TOWN OF HOLLY SPRINGS
PIN:0649884725
BM. 2015, PG. 837
DB. 15368, PG. 1624
100 SPORTSMANSHIP WAY

EXISTING
SPORTSMANSHIP WAY
(VARIABLE WIDTH PUBLIC R/W)

EXISTING
TRELLIS POINTE DRIVE
(PUBLIC)

EXISTING
N. MAIN STREET
(VARIABLE WIDTH PUBLIC R/W)

TRELLIS POINTE LLC
DB 008014 – PG 00622
PIN: 0649996160
1000 VINE ST
ZONING: PUD

INV=332.69' 36"RCP

INV=334.83' 36"RCP

INV=329.23' 24"RCP

INV=329.14' 24"RCP

N 88°36'57" W
189.00'

WAKE COUNTY
DB 005418 – PG 00249
PIN: 0649982714
0 N MAIN ST
ZONING: PUD

EXISTING
ANCHOR CREEK WAY
(VARIABLE WIDTH PUBLIC R/W)

NC GRID NAD 83(2011)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\DHI\2020110368\04-Production\Engineering\Master Site Plan\2020110368_XC1.dwg, 10/7/2021 4:29:56 PM, Chris Waite

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
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phone 919. 823. 4300
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CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CARLOINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 CHRISTOPHER A. WAITE 10/8/21

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

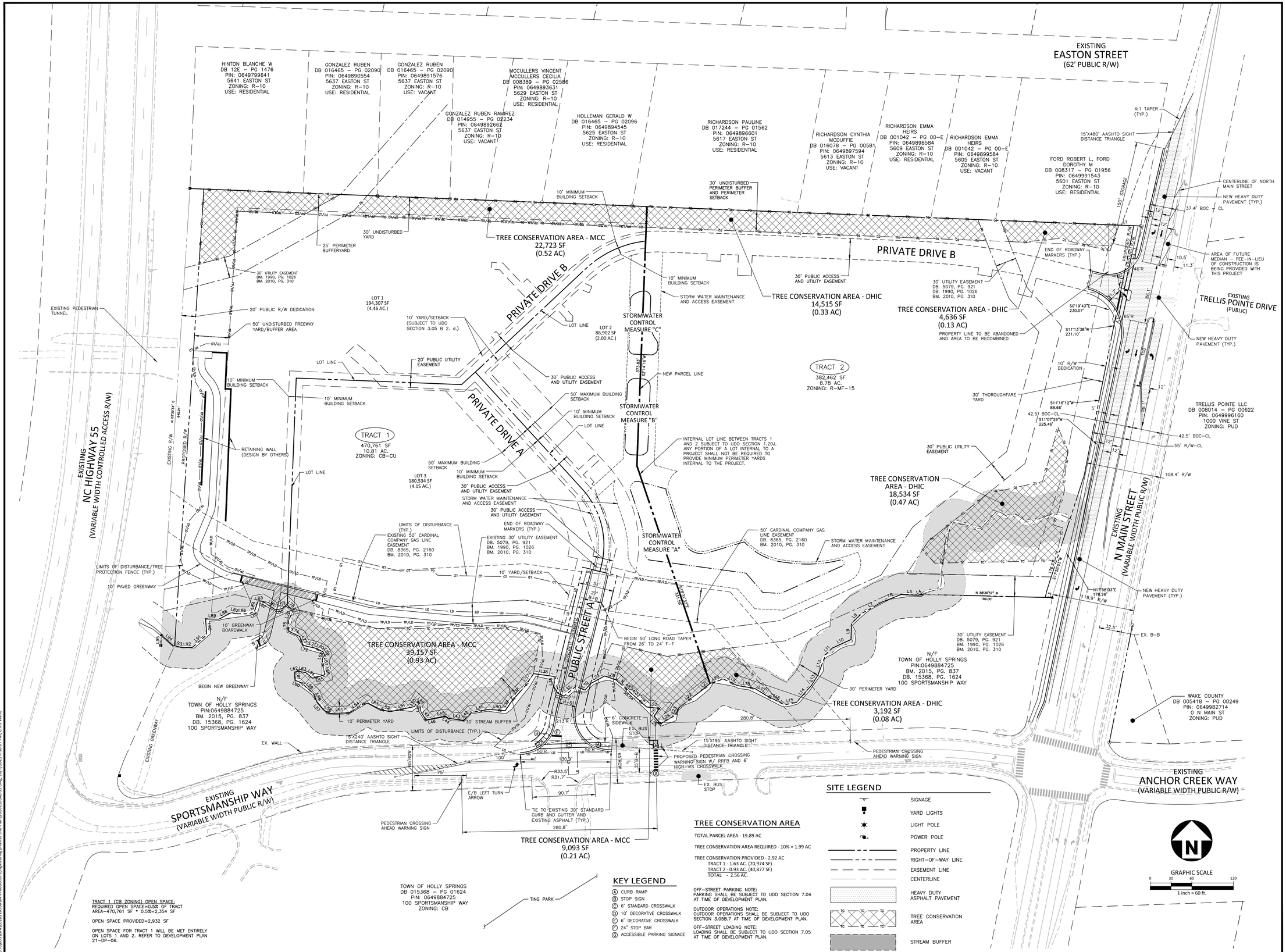
PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	SNP20000-AT1
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	1"=60'
DATE	10. 08. 2021

SHEET

OVERALL EXISTING CONDITIONS

C1.00



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HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 10/3/21 ENGINEER

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2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

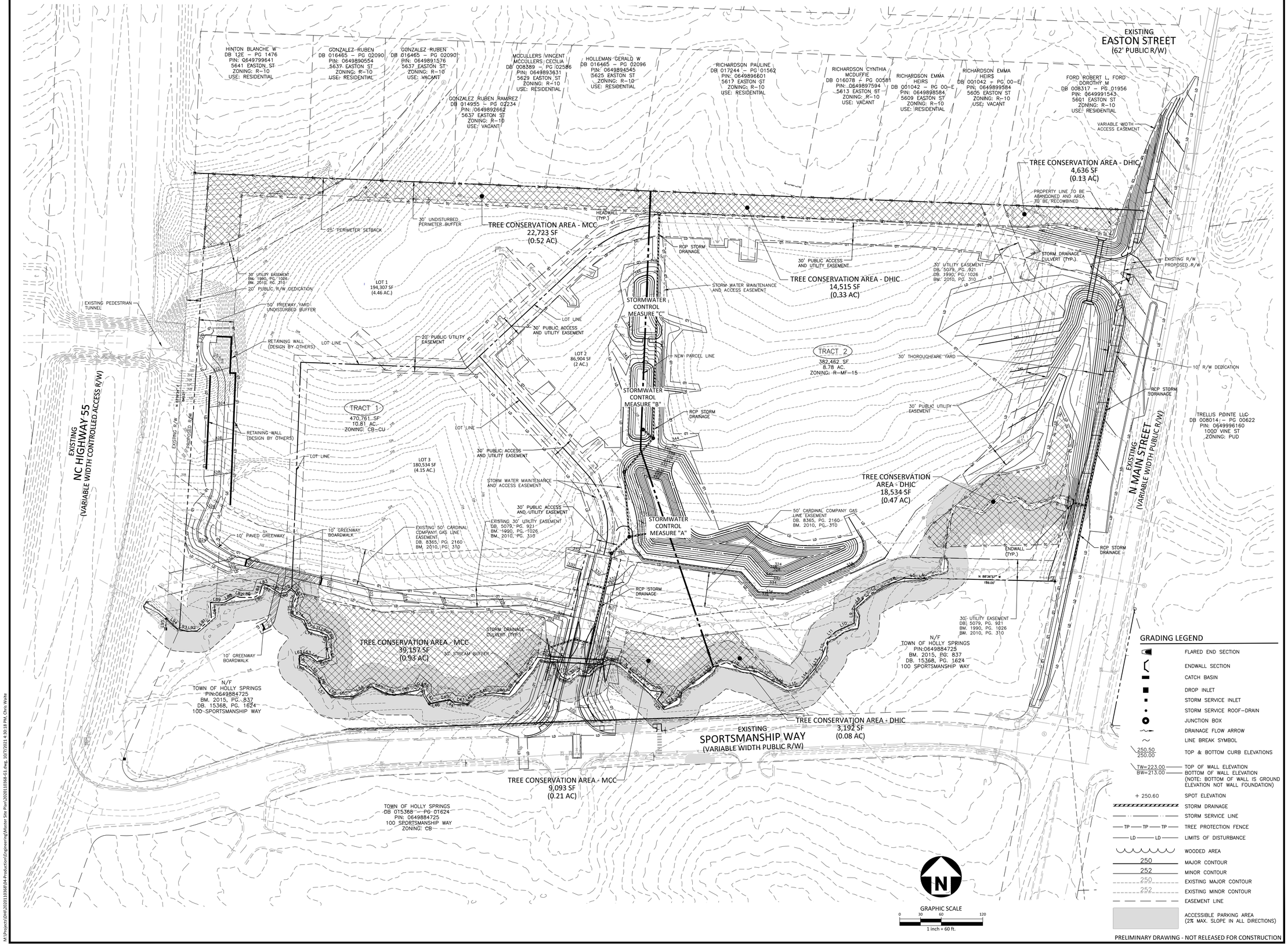
PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-S1
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	1" = 60'
DATE	10. 08. 2021
SHEET	

OVERALL SITE PLAN

C2.00

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039231 CHRISTOPHER A. WAITE 10/8/21 REGISTERED ENGINEER

REVISIONS

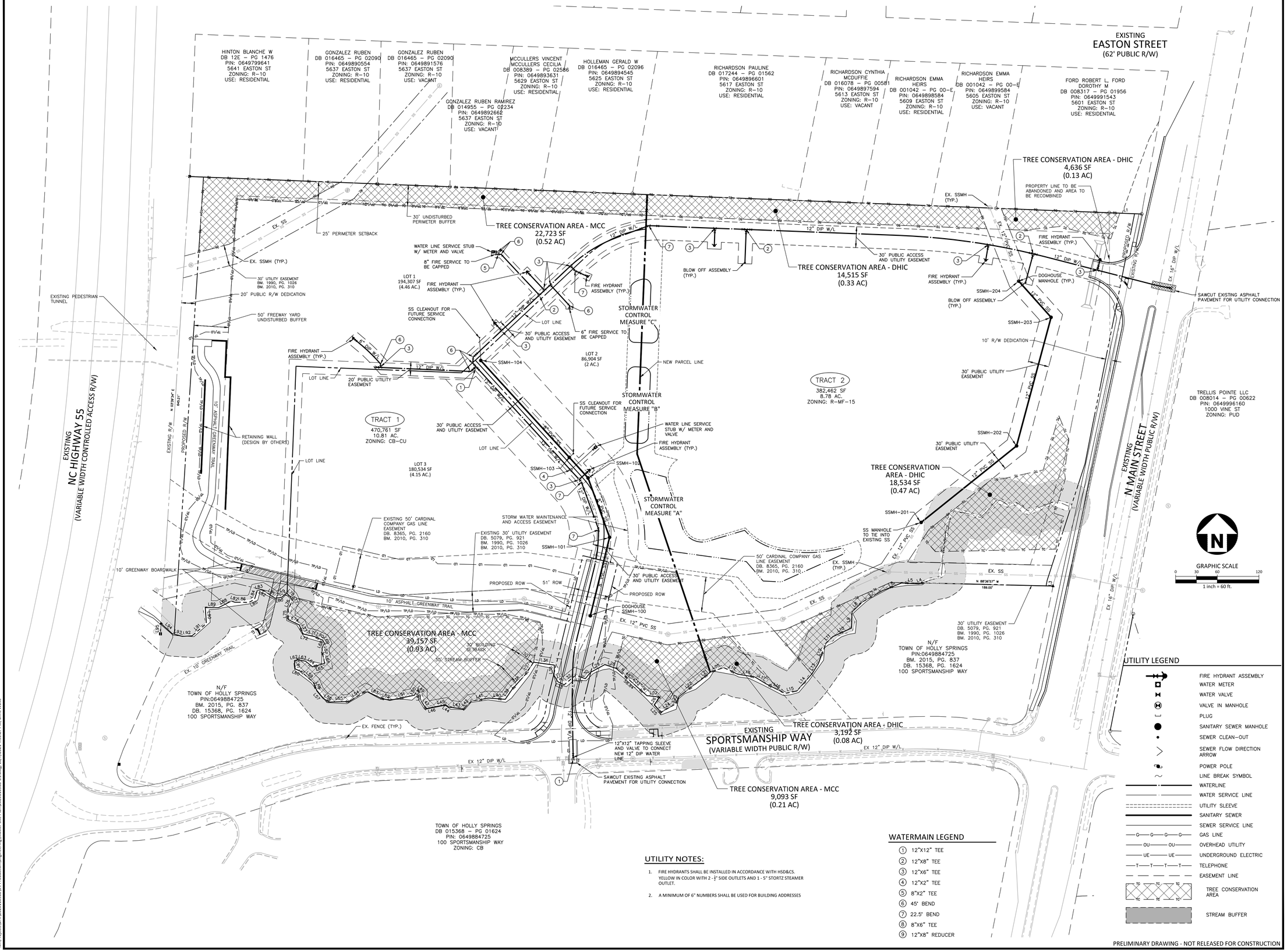
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SHEET

OVERALL GRADING PLAN
C3.00



UTILITY NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH HSD&CS. YELLOW IN COLOR WITH 2 - 2½" SIDE OUTLETS AND 1 - 5" STORTZ STEAMER OUTLET.
2. A MINIMUM OF 6" NUMBERS SHALL BE USED FOR BUILDING ADDRESSES

WATERMAIN LEGEND

1. 12"X12" TEE
2. 12"X8" TEE
3. 12"X6" TEE
4. 12"X2" TEE
5. 8"X2" TEE
6. 45° BEND
7. 22.5° BEND
8. 8"X6" TEE
9. 12"X8" REDUCER

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- VALVE IN MANHOLE
- PLUG
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- TREE CONSERVATION AREA
- STREAM BUFFER

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039231 10/3/21 ENGINEER

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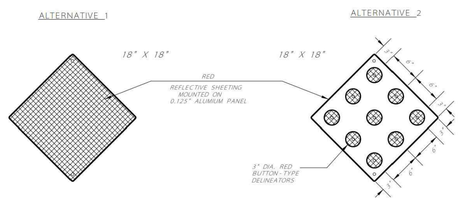
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SHEET

OVERALL UTILITY PLAN

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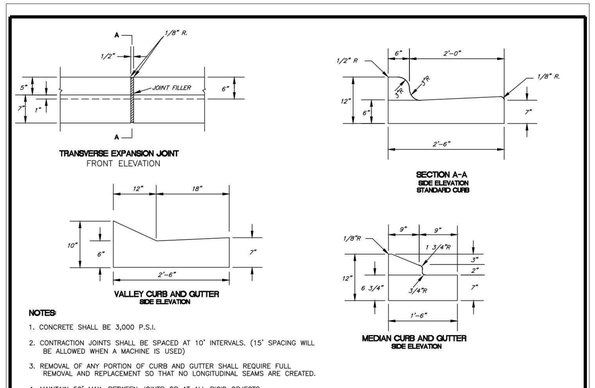
END OF ROAD MARKERS



DRAWING NOT TO SCALE

END OF ROAD MARKERS | STANDARD DETAIL NUMBER: HS354 | DATE | REVISIONS | 2/26/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

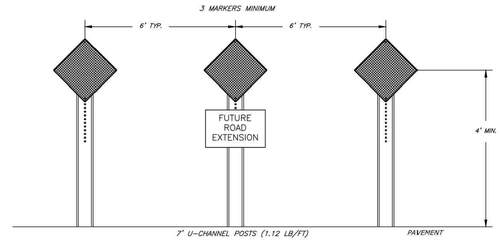
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER | STANDARD DETAIL NUMBER: HS321 | DATE | REVISIONS | 2/26/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

END OF ROAD MARKERS

TYPICAL APPLICATION AT END OF ROADWAY (DEAD END) REGARDLESS OF WHETHER GUARDRAIL IS INSTALLED



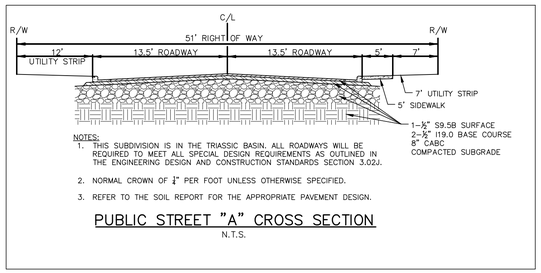
NOTE:

1. ADVANCED WARNING SIGNAGE W14-1(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

DRAWING NOT TO SCALE

END OF ROAD MARKERS (DEAD END) | STANDARD DETAIL NUMBER: HS353 | DATE | REVISIONS | 2/23/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. NORMAL CROWN OF ¼" PER FOOT UNLESS OTHERWISE SPECIFIED.
3. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.

PUBLIC STREET "A" CROSS SECTION

N.T.S.



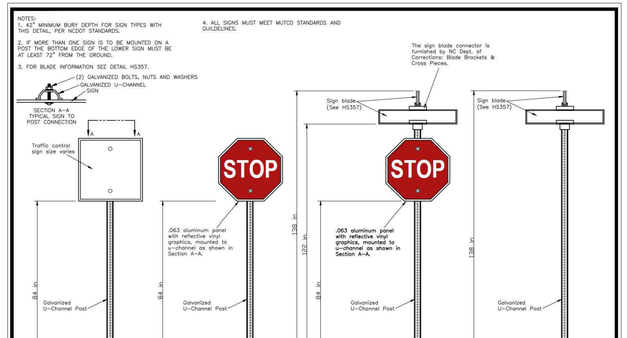
NOTES:

1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (2D.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48").
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE | STANDARD DETAIL NUMBER: HS357 | DATE | REVISIONS | 4/9/19

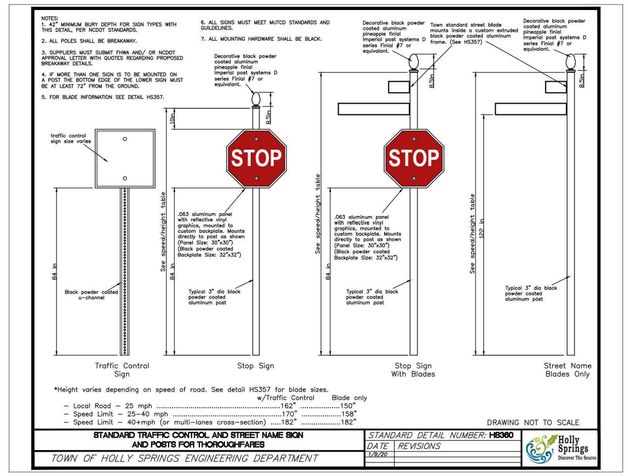
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES | STANDARD DETAIL NUMBER: HS359 | DATE | REVISIONS | 4/19/21

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES | STANDARD DETAIL NUMBER: HS360 | DATE | REVISIONS | 1/9/20

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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McAdams
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
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CLIENT

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RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

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113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
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HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 036237 ENGINEER CHRISTOPHER A. DAMICO 10/8/21

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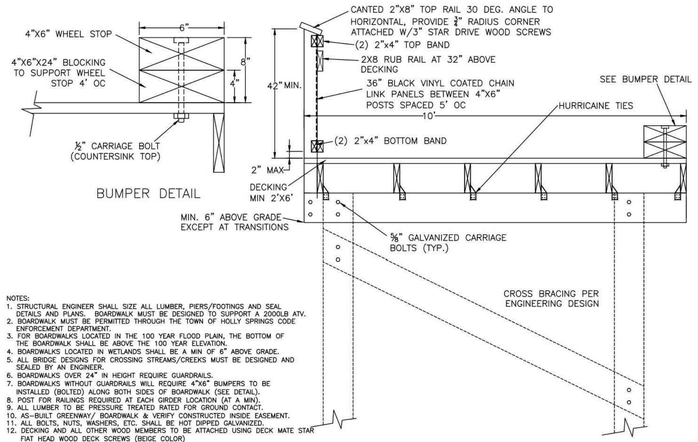
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FILENAME	2020110368-D1
CHECKED BY	MDS / ACP
DRAWN BY	CAW / CAW
SCALE	N.T.S.
DATE	10. 08. 2021

SHEET

SITE DETAILS

C8.00

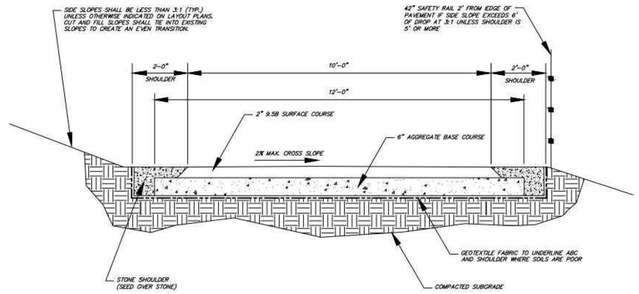
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NOTES:
1. STRUCTURAL ENGINEER SHALL SIZE ALL LUMBER, PIERS/FOOTINGS AND SEAL DETAILS AND PLANS. BOARDWALK MUST BE DESIGNED TO SUPPORT A 200GLB ATV.
2. BOARDWALK MUST BE PERMITTED THROUGH THE TOWN OF HOLLY SPRINGS CODE ENFORCEMENT DEPARTMENT.
3. FOR BOARDWALKS LOCATED IN THE 100 YEAR FLOOD PLAIN, THE BOTTOM OF THE BOARDWALK SHALL BE ABOVE THE 100 YEAR ELEVATION.
4. BOARDWALKS LOCATED IN WETLANDS SHALL BE A MIN OF 6" ABOVE GRADE.
5. ALL BRIDGE DESIGNS FOR CROSSING STREAMS/CREEKS MUST BE DESIGNED AND SEALED BY AN ENGINEER.
6. BOARDWALKS OVER 24" IN HEIGHT REQUIRE GUARDRAILS.
7. BOARDWALKS WITHOUT GUARDRAILS WILL REQUIRE 4"X6" BUMPERS TO BE INSTALLED (BOLTED) ALONG BOTH SIDES OF BOARDWALK (SEE DETAIL).
8. POST FOR RAILINGS REQUIRED AT EACH GIRDER LOCATION (AT A MIN).
9. ALL LUMBER TO BE PRESSURE TREATED RATED FOR GROUND CONTACT.
10. AS-BUILT GREENWAY/ BOARDWALK & VERIFY CONSTRUCTED INSIDE EASEMENT.
11. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED.
12. DECKING AND ALL OTHER WOOD MEMBERS TO BE ATTACHED USING DECK MATE STAR FIAT HEAD WOOD DECK SCREWS (BEIGE COLOR)
(ALL WOODEN MEMBERS SHALL BE BOLTED OR SCREWED NO NAIL CONNECTIONS)
13. PROVIDE 8'X6' BUMPOUT IN BOARDWALK EVERY 300' FOR VEHICLE TURN AROUND AS PER PARK AND RECREATION DEPARTMENT.

DRAWING NOT TO SCALE

10FT RAISED BOARDWALK/ GREENWAY TRAIL	STANDARD DETAIL NUMBER: HS339
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 1/17/21 — REVISIONS

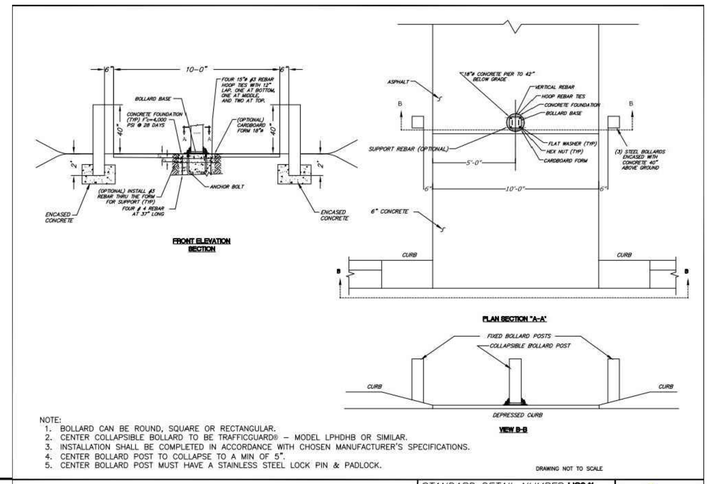


NOTES:

1. CROSS SLOPE DIRECTION VARIES. SEE LAYOUT PLANS FOR DIRECTION OF SLOPE.
2. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
3. CONCENTRATED FLOW MUST CROSS THE GREENWAY IN AN APPROVED STORM DRAIN

DRAWING NOT TO SCALE

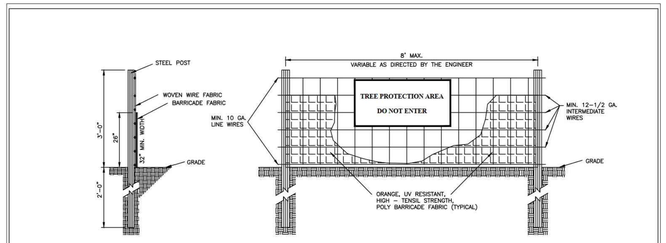
10' ASPHALT GREENWAY TRAIL	STANDARD DETAIL NUMBER: HS340
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 2/23/21 — REVISIONS



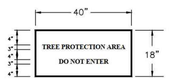
NOTE:
1. BOLLARD CAN BE ROUND, SQUARE OR RECTANGULAR.
2. CENTER COLLAPSIBLE BOLLARD TO BE TRAFFICGUARD® – MODEL LPHDHB OR SIMILAR.
3. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH CHOSEN MANUFACTURER'S SPECIFICATIONS.
4. CENTER BOLLARD POST TO COLLAPSE TO A MIN OF 5".
5. CENTER BOLLARD POST MUST HAVE A STAINLESS STEEL LOCK PIN & PADLOCK.

DRAWING NOT TO SCALE

COLLAPSIBLE AND FIXED BOLLARD POST DETAIL	STANDARD DETAIL NUMBER: HS341
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 8/7/20 — REVISIONS

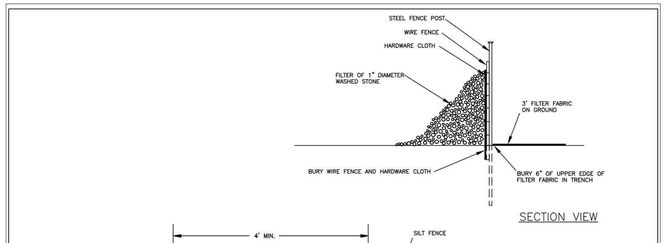


NOTES:
1. NO ORANGE SILT FENCE PERMITTED.
2. ORANGE, UV RESISTANT, HIGH-TENSIL STRENGTH, POLY BARRICADE FABRIC MUST BE USED.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
11. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.



DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL	STANDARD DETAIL NUMBER: HS403
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 12/4/09 — REVISIONS



DRAWING NOT TO SCALE

SILT FENCE OUTLET	STANDARD DETAIL NUMBER: HS404
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	4/4/11 — REVISIONS

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NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C PIKE 10/8/21

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SHEET

GREENWAY DETAILS

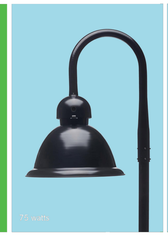
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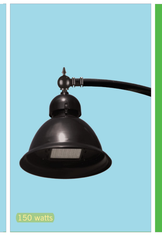
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DUKE ENERGY. PROGRESS

Outdoor Lighting

Sanibel LED





The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

LED *(Light Emitting Diode)*	75 watts, 150 watts
Mounting heights	12', 16', 29'
Color	Black
Pole	~~Smooth round concrete~~

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

Outdoor Lighting

Enterprise LED



Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

LED *(Light Emitting Diode)*	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	~~Smooth round concrete~~ Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray ~~White~~
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

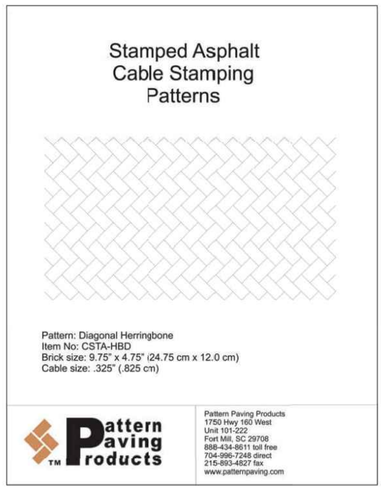
BUILDING A SMARTER ENERGY FUTURE®





DECORATIVE PEDESTRIAN CROSSING
*ALL PEDESTRIAN CROSSINGS SHALL BE STAMPED ASPHALT, RED, IN DIAGONAL HERRINGBONE PATTERN OR SIMILAR APPROVED BY OWNER AND THE TOWN OF HOLLY SPRINGS

DECORATIVE CROSSWALK DETAIL





Boulevard Screen wood planters are made with a robust FRP fiberglass liner to make a beautiful, long-lasting commercial grade wood planter. The planter integrates bracket pockets into the interior wall. Brackets mount to either a 3D trellis panel or laser-cut windscreen or privacy panel. Check with your salesperson for alternative shapes or sizes.

Boulevard Screen Wood Planters

Part. No.	Trellis Grid	Total Height to top of Screen	Exterior Size	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
BVX3-481824-78	3"	78"	48"L x 18"W x 24"H	143	10.5	CWM-R1620-2X
BVX6-481824-78	6"	78"	48"L x 18"W x 24"H	146	10.5	CWM-R1620-2X
BVX-481824-78	Use WXS screen	78"	48"L x 18"W x 24"H	129	10.5	CWM-R1620-2X
BVX3-482424-78	3"	78"	48"L x 24"W x 24"H	161	13	CWM-R1620-2X
BVX6-482424-78	6"	78"	48"L x 24"W x 24"H	164	13	CWM-R1620-2X
BVX-482424-78	Use WXS screen	78"	48"L x 24"W x 24"H	147	13	CWM-R1620-2X
BVX3-721824-78	3"	78"	72"L x 18"W x 24"H	190	15.5	CWM-R1620-3X
BVX6-721824-78	6"	78"	72"L x 18"W x 24"H	193	15.5	CWM-R1620-3X
BVX-721824-78	Use WXS screen	78"	72"L x 18"W x 24"H	169	15.5	CWM-R1620-3X
BVX3-722424-78	3"	78"	72"L x 24"W x 24"H	214	21.5	CWM-R1620-3X
BVX6-722424-78	6"	78"	72"L x 24"W x 24"H	217	21.5	CWM-R1620-3X
BVX-722424-78	Use WXS screen	78"	72"L x 24"W x 24"H	193	21.5	CWM-R1620-3X
BVX3-961824-78	3"	78"	96"L x 18"W x 24"H	242	21	CWM-R1620-4X
BVX6-961824-78	6"	78"	96"L x 18"W x 24"H	247	21	CWM-R1620-4X
BVX-961824-78	Call for Information	78"	96"L x 18"W x 24"H	214	21	CWM-R1620-4X
BVX3-962424-78	3"	78"	96"L x 24"W x 24"H	272	29	CWM-R1620-4X
BVX6-962424-78	6"	78"	96"L x 24"W x 24"H	277	29	CWM-R1620-4X
BVX-962424-78	Call for Information	78"	96"L x 24"W x 24"H	241	29	CWM-R1620-4X
BVX3-481836-90	3"	90"	48"L x 18"W x 36"H	198	16	CWM-R1620-2X
BVX6-481836-90	6"	90"	48"L x 18"W x 36"H	201	16	CWM-R1620-2X
BVX-481836-90	Use WXS screen	90"	48"L x 18"W x 36"H	184	16	CWM-R1620-2X
BVX3-721836-90	3"	90"	72"L x 18"W x 36"H	265	24	CWM-R1620-3X
BVX6-721836-90	6"	90"	72"L x 18"W x 36"H	268	24	CWM-R1620-3X
BVX-721836-90	Use WXS screen	90"	72"L x 18"W x 36"H	244	24	CWM-R1620-3X
BVX3-961836-90	3"	90"	96"L x 18"W x 36"H	338	31.5	CWM-R1620-4X
BVX6-961836-90	6"	90"	96"L x 18"W x 36"H	343	31.5	CWM-R1620-4X
BVX-961836-90	Call for Information	90"	96"L x 18"W x 36"H	310	31.5	CWM-R1620-4X
WXS-4848	Patterns 2, 3, 4, 6, 7, 8		48"L x 48"W	30-40	Wind screen or privacy panel	
WXS-7248	Patterns 2, 3, 4, 6, 7, 8		72"L x 48"W	45-60	Wind screen or privacy panel	

Note: For BVX versions 96" long with privacy screen, they are not 2 panels; please call for options.

4

Tournesol SITEWORKS

DECORATIVE WOODEN PLANTER/SCREEN

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts; or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.

Four-sided (360-degree) architecture shall be incorporated on all building elevations.

The use of prototype design shall be prohibited.

The architectural theme shall make use of both Continuity and Variation:
1. Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.
2. Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.
3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Nonresidential/Mixed Use Building Materials, Colors, Textures and Architecture

1. Building Materials.

Building Materials shall be subject to UDO Section 3.08 A. 1. c. (1) Building Materials, provided however that the following shall also apply:
(a) Building Material – Use of precast stone for building base with precast accents
a. Precast shall match or coordinate with other existing projects on site in color and texture.
(a) Building Material – Use of anodized aluminum window frames
(b) Parapet to be painted fiber cement or other coordinating material approved by the UDO.
(c) All ground floor windows, and glass doors shall be clear glass. Spandrel glass on the ground floor may be allowed in areas where clear glass is not appropriate, provided that the color of the glass is a solid color black or gray.

Residential Building Materials, Colors, Textures and Architecture.

1. Building Materials

Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
2. Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.
3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the town but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 MDS ACP 10/8/21

REVISIONS

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3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

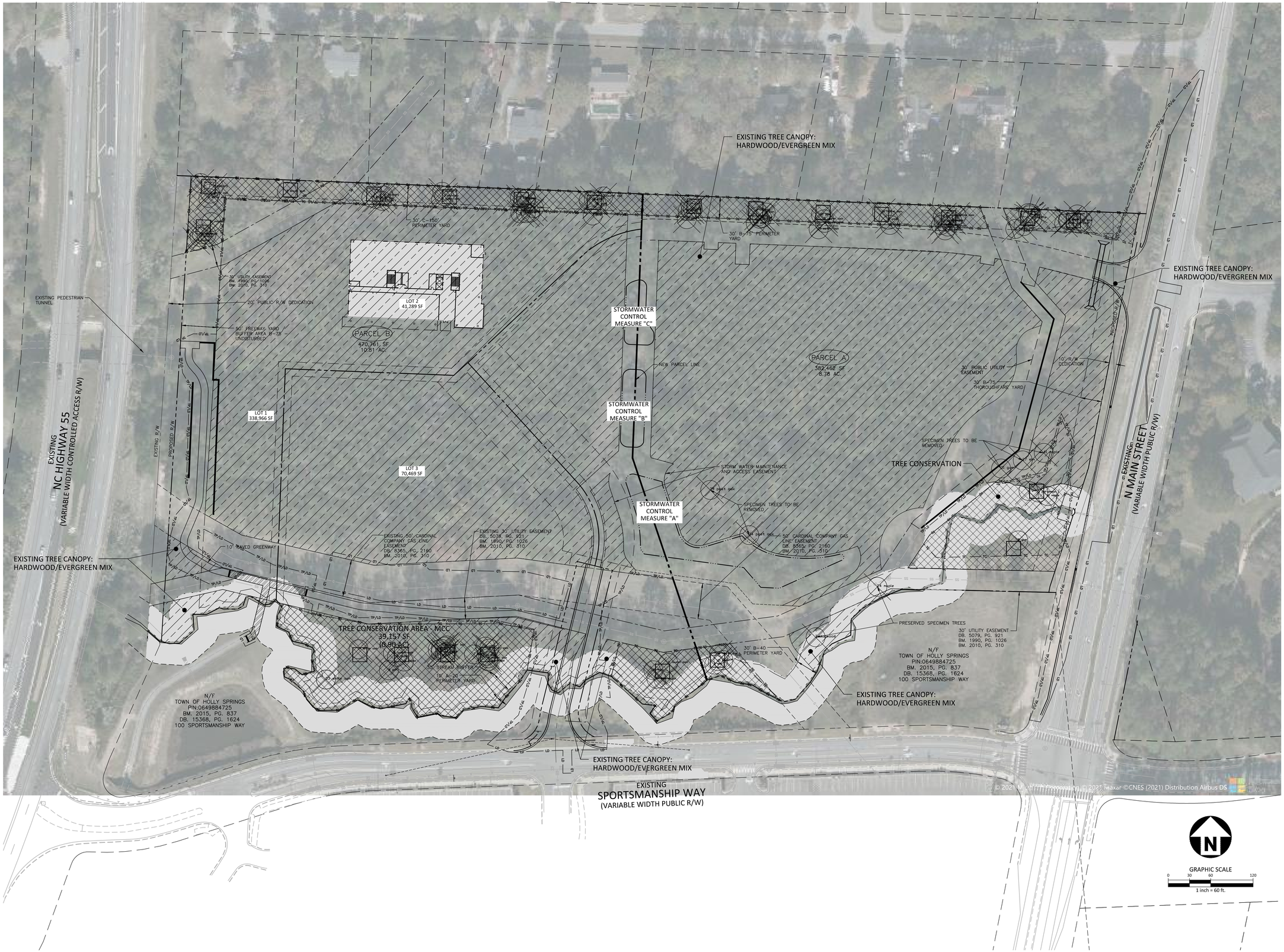
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FILENAME	2020110368-D1
CHECKED BY	MDS / ACP
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SCALE	N.T.S.
DATE	10. 08. 2021

SHEET

MASTER DETAILS

C8.02

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One Glenwood Avenue
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Raleigh, NC 27603

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1898 DAVE C. TOMS

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SHEET

TREE CANOPY AREAS

L1.00

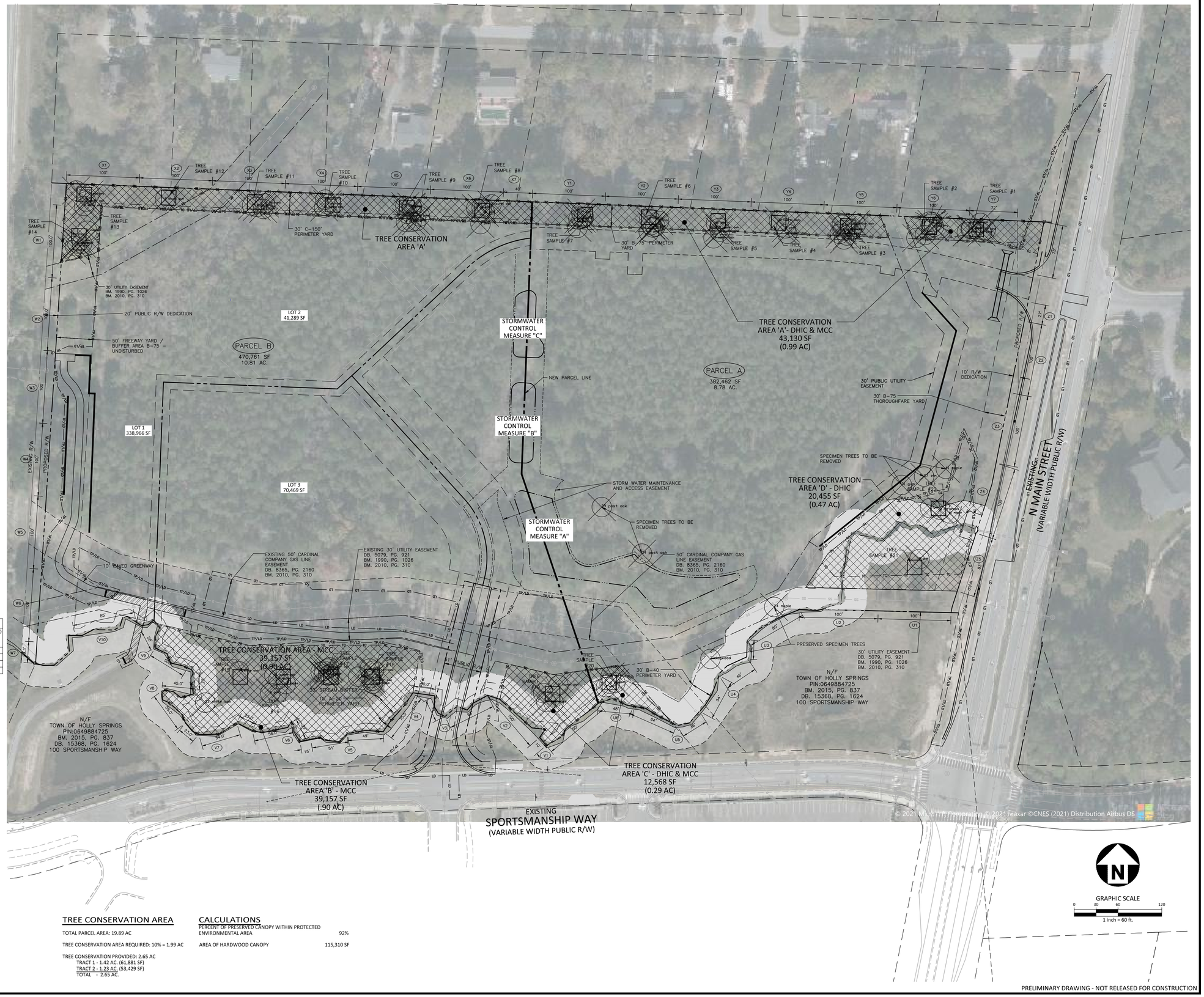
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SIGNIFICANT TREES SAMPLES		
TREE SAMPLE #	LANDSCAPE MATERIAL	MATURE HARDWOOD DIVERSITY
1	9" ELM 3" MAPLE 16" PINE 19" PINE 18" PINE 11" PINE	0%
2	4" WATER OAK 5" WATER OAK 18" PINE 5" CHERRY 16" PINE 3" WATER OAK	0%
3	5" WILLOW OAK 3" PERSIMMON 9" MAPLE 3" PERSIMMON 3" WATER OAK 3" PERSIMMON 4" PERSIMMON	0%
4	13" LAUREL OAK 8" PINE 5" WATER OAK	33%
5	12" PINE 5" LAUREL OAK 5" LAUREL OAK 13" WATER OAK	25%
6	3" CHERRY 7" ASH 4" CEDAR 21" PINE 4" MAPLE 17" PINE	0%
7	14" ASH 13" ELM 12" PINE 8" PINE 15" PINE	40%
8	3" LAUREL OAK 9" PINE 11" PINE 21" PINE 5" PINE	0%
9	5" PINE 9" PINE 6" PINE 11" PINE 9" PINE 11" PINE 14" PINE 8" PINE	0%
10	4" HICKORY 3" HICKORY 13" POST OAK	33%
11	12" HICKORY 14" WHITE OAK 11" WHITE OAK 6" HICKORY	75%
12	5" BLACK GUM	0%
13	4" HICKORY 5" HICKORY 3" WHITE OAK 4" WHITE OAK	0%
14	6" MAPLE 5" MAPLE 5" MAPLE 15" POPLAR 14" POPLAR	40%
15	14" WHITE OAK	100%
16	12" LAUREL OAK 4" MAPLE 10" MAPLE	66%
17	4" WATER OAK 5" MAPLE 6" GUM 13" GUM 14" MAPLE 4" ELM 3" MAPLE	28%
18	3" CEDAR 3" WATER OAK 15" PINE 4" WATER OAK 3" IRONWOOD 7" GUM	0%
19	11" LAUREL OAK 10" ELM 13" GUM 12" MAPLE	100%
20	6" LAUREL OAK 12" GUM 21" PINE 4" ELM	25%
21	8" GUM	0%
22	7" GUM 3" PERSIMMON 11" MAPLE	33%

TREE CONSERVATION AREAS			
AREA NAME	INCLUDED TREE SAMPLES	MATURE HARDWOOD DIVERSITY	PROPOSED TREES 1/1,500 SF
A	1–14	18%	29
B	15–18	49%	N/A
C	19–20	63%	N/A
D	21–22	17%	14

TREE CONSERVATION NOTES

1. SUPPLEMENT CONSERVATION AREAS 'A' AND 'D' WHICH HAVE LESS THAN 25% MATURE HARDWOOD DIVERSITY
2. PROPOSED TREES SHALL BE A MIN. OF 3" CALIPERS AND GROWN AT A LOCAL NURSERY
3. TREES SHALL NOT COUNT TOWARDS BUFFER REQUIREMENTS
4. SWEETGUM, TULIP POPLAR, HICKORY, AND OAK ARE ACCEPTABLE HARDWOOD SPECIES
5. CONTRACTOR SHALL USE A MIN. OF 2 SPECIES IN EACH CONSERVATION AREA
6. INSTALL PER NOTES & DETAILS ON LANDSCAPE PLAN



TREE CONSERVATION AREA

TOTAL PARCEL AREA: 19.89 AC

TREE CONSERVATION AREA REQUIRED: 10% = 1.99 AC

TREE CONSERVATION PROVIDED: 2.65 AC
TRACT 1 - 1.42 AC. (61,881 SF)
TRACT 2 - 1.23 AC. (53,429 SF)
TOTAL - 2.65 AC.

CALCULATIONS

PERCENT OF PRESERVED CANOPY WITHIN PROTECTED ENVIRONMENTAL AREA	92%
AREA OF HARDWOOD CANOPY	115,310 SF

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

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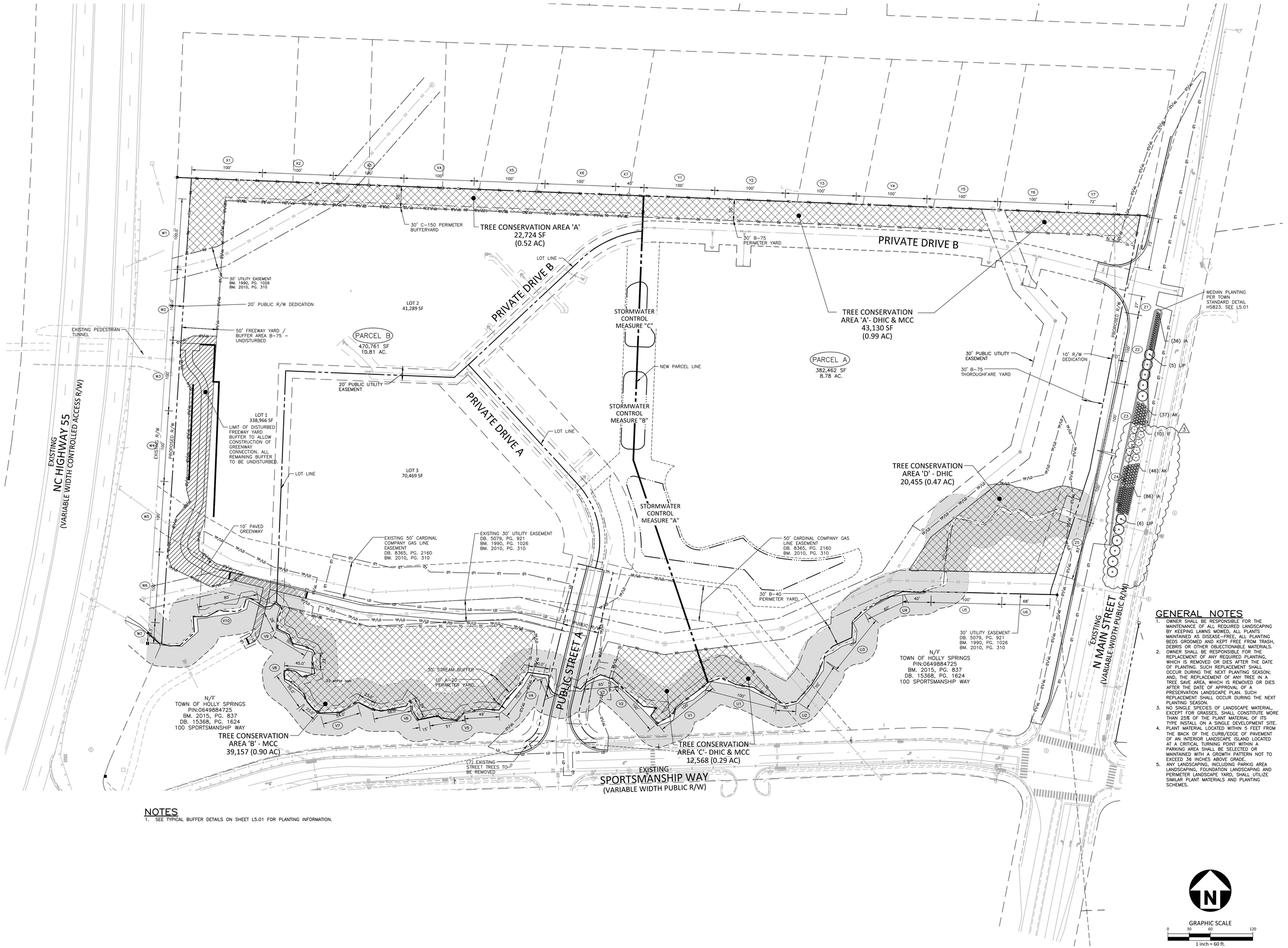
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SHEET

TREE PRESERVATION PLAN

L1.01

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NOTES

1. SEE TYPICAL BUFFER DETAILS ON SHEET L5.01 FOR PLANTING INFORMATION.

GENERAL NOTES

1. 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 FREE FROM TRASH, DEBRIS OR OTHER OBJECTIONABLE MATERIALS.
2. OWNER SHALL BE RESPONSIBLE FOR 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.
3. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT FOR GRASSES, SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALL ON A SINGLE DEVELOPMENT SITE.
4. PLANT MATERIAL LOCATED WITHIN 5 FEET FROM THE BACK OF THE CURB/EDGE OF PAVEMENT OF AN INTERIOR LANDSCAPE ISLAND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED WITH A GROWTH PATTERN NOT TO EXCEED 36 INCHES ABOVE GRADE.
5. ANY LANDSCAPING, INCLUDING PARKIG AREA LANDSCAPING, FOUNDATION LANDSCAPING AND PERIMETER LANDSCAPE YARD, SHALL UTILIZE SIMILAR PLANT MATERIALS AND PLANTING SCHEMES.

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LANDSCAPE PLAN

L5.00

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GENERAL NOTES

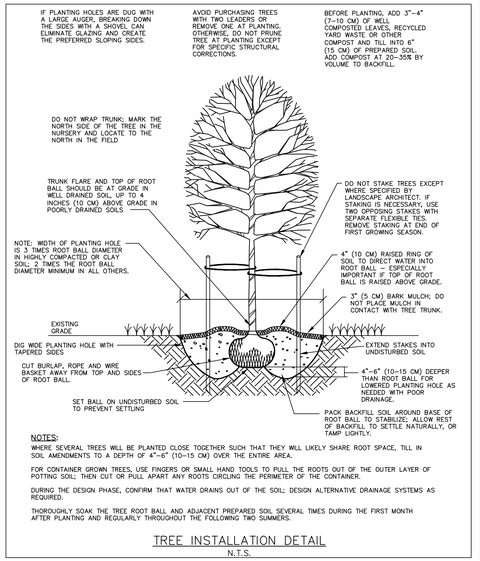
1. BUFFER SEGMENTS NOT MEETING SPECIFIED BUFFER REQUIREMENTS SHALL BE RE-PLANTED PER THE BUFFER DETAILS SHOWN ON THIS PAGE.
2. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES. LOCATION OF STREET TREES AND STREET LIGHTING MUST BE FIELD COORDINATED TO ELIMINATE CONFLICTS.
3. ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE ANY STREET TREES OR LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
4. STREET TREES SHALL INCLUDE A ROOT GUARD LOCATED BETWEEN BACK OF CURB AND SIDEWALK PER TOWN OF HOLLY SPRINGS STANDARDS. SEE DETAIL THIS SHEET.
5. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT FROM THE CONTRACTOR, CERTIFIED BY THE LANDSCAPE ARCHITECT, MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
6. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
7. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
8. TREE LOCATIONS ARE SCHEMATIC AND MAY BE FIELD ADJUSTED DURING CONSTRUCTION TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES.

LANDSCAPING NOTES

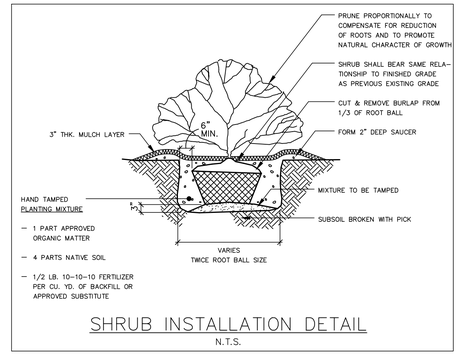
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. 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.
10. 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.
11. 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.
12. 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.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
14. PROPOSED TREES TO BE PLANTED A MINIMUM 25 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
24. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
25. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
26. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
27. 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.

PLANT SCHEDULE

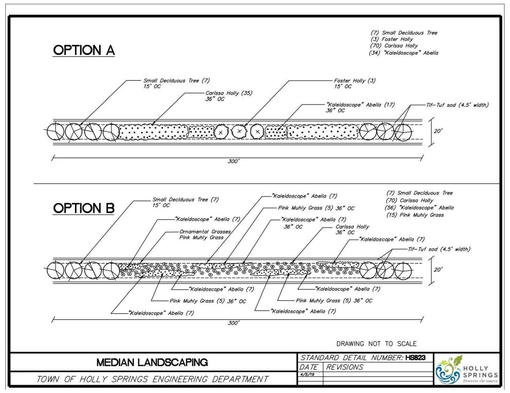
DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ABM	6	Trident Maple	Acer buergerianum	2.5" min	
	TAX	20	Bald Cypress	Taxodium distichum	2.5" min	
	TCA	14	Littleleaf Linden	Tilia cordata	2.5" min	
	ULP	10	Lacebark Elm	Ulmus parvifolia	2.5" min	
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**
	ILO	20	American Holly	Ilex opaca	–	12' min
	MGL	21	Southern Magnolia	Magnolia grandiflora	–	12' min
	PNS	22	White Pine	Pinus strobus	–	12' min
	QVN	32	Southern Live Oak	Quercus virginiana	–	12' min
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**
	ILV	15	Yaupon Holly	Ilex vomitoria	–	6'
	ILS	40	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'
	MSA	13	Saucer Magnolia	Magnolia x soulangeana	–	6'
	MYC	8	Wax Myrtle	Myrica cerifera	–	6'
	PRC	4	Carolina Laurel Cherry	Prunus caroliniana	–	6'
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**
	HEC	15	Silverbell	Halesia carolina	1.5" min	
	KPA	11	Golden Rain Tree	Koelreuteria paniculata	1.5" min	
	LIP	10	Crape Myrtle	Lagerstroemia indica 'Pink'	1.5" min	
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**
	IN	87	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"	
	JS	45	Sea Green Pfitzer Juniper	Juniperus x pfitzeriana 'Sea Green'	36"	
	LR	10	Purpleleaf Fringe Flower	Loropetalum chinense rubrum	36"	
	LB	78	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"	
	OF	7	Sweet Olive	Osmanthus fragrans	36"	
	TG	36	Ternstroemia	Ternstroemia gymnanthera 'Contherann'	36"	
	VC	94	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"	



TREE INSTALLATION DETAIL
N.T.S.



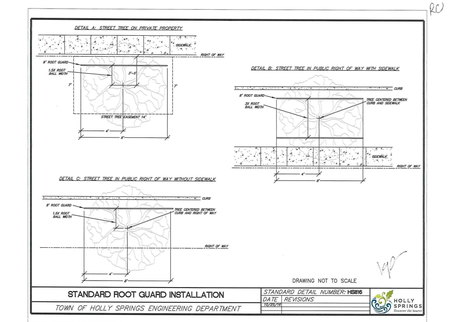
SHRUB INSTALLATION DETAIL
N.T.S.



3

PLANT SCHEDULE MEDIAN

SMALL DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL
	LIP	11	Crape Myrtle	Lagerstroemia indica 'Pink' Single Stem	1.5" min
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**
	AK	83	Kaleidoscope Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'	24" min
	IA	122	Carissa Holly	Ilex cornuta 'Carissa'	36"
	IF	10	Foster's Holly	Ilex x attenuata 'Fosteri'	36"



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1898 DAVE C. TOMS
10/08/2021

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-LS1 - COPY
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	N/A
DATE	10. 08. 2021

SHEET

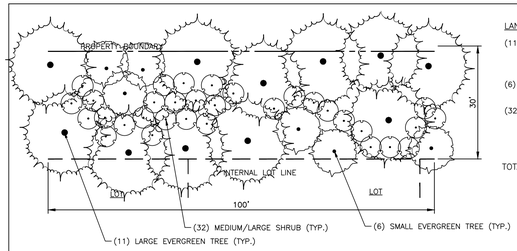
LANDSCAPE NOTES AND DETAILS

L5.01

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PLANT SCHEDULE 30' C-150 PERIMETER BUFFERYARD

EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ILO	14	American Holly	Ilex opaca	–	12' min	6.93%
	MGL	15	Southern Magnolia	Magnolia grandiflora	–	12' min	7.43%
	PNS	14	White Pine	Pinus strobus	–	12' min	6.93%
	QVN	14	Southern Live Oak	Quercus virginiana	–	12' min	6.93%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILV	15	Yaupon Holly	Ilex vomitoria	–	6'	7.43%
	ILS	15	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'	7.43%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	27	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		13.37%
	JS	27	Sea Green Pfitzer Juniper	Juniperus x pfitzeriana 'Sea Green'	36"		13.37%
	LB	31	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		15.35%
	VC	30	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		14.85%



LANDSCAPE MATERIAL

(11) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
- MAGNOLIA GRANDIFLORA
- QUERCUS VIRGINIANA
- ILEX OPACA
- PINUS STROBUS

(6) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV)
- ILEX X ATTENUATA 'NELLIE R STEVENS'
- MAGNOLIA X SOULANGIANA

(32) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
- JUNIPERUS X PFITZERIANA 'SEA GREEN'
- LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
- ILEX CORNUTA 'NEEDLEPOINT'
- VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 150 PUV

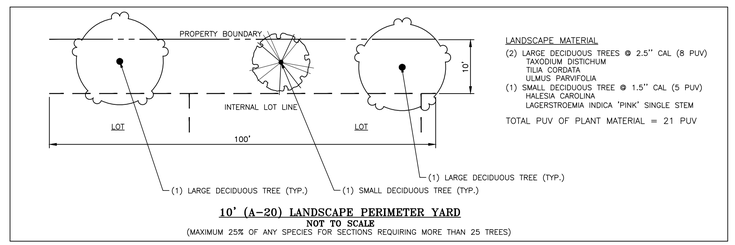
30' (C-150) LANDSCAPE PERIMETER BUFFERYARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' C-150 PERIMETER BUFFERYARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
X1 100 LF	*(3) EX LARGE DECIDUOUS TREES @ 2"-4" CAL (3 PUV)	9		6.00%	C-150
	*(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV)	6		4.00%	
	(11) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	88		58.67%	
	(6) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	30		20.00%	
	(17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	17	150	11.33%	
X2 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV)	6		4.00%	C-150
	(11) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	88		58.67%	
	(6) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	30		20.00%	
	(26) LARGE/MED SHRUBS @ 36" HT (1 PUV)	26	150	17.33%	
X3 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV)	6		4.00%	C-150
	*(3) EX LARGE DECIDUOUS TREES @ >6" CAL (9)	27		18.00%	
	(11) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	88		58.67%	
	(3) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	15		10.00%	
	(14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	14	150	9.33%	
X4 100 LF	*(2) EX LARGE DECIDUOUS TREES @ 2"-4" CAL (3 PUV)	6		4.00%	C-150
	*(1) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV)	9		6.00%	
	(11) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	88		58.67%	
	(5) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	25		16.66%	
	(22) LARGE/MED SHRUBS @ 36" HT (1 PUV)	22	150	14.67%	
X5 100 LF	(8) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV)	96		64.00%	C-150
	(6) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	30		20.00%	
	(24) LARGE/MED SHRUBS @ 36" HT (1 PUV)	24	150	16.00%	
X6 100 LF	(4) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV)	48		32.00%	C-150
	(1) EX LARGE EVERGREEN TREES @ 8"-12' HT (8 PUV)	8		5.33%	
	(10) LARGE EVERGREEN TREES @ >12' HT (8 PUV)	80		53.34%	
	(14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	14	150	9.33%	
X7 40 LF	(4) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	32		53.33%	C-150
	(4) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	20		33.33%	(60 REQ)
	(8) LARGE/MED SHRUBS @ 36" HT (1 PUV)	8	60	13.34%	

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01-D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

PLANT SCHEDULE 10' A-20 LANDSCAPE PERIMETER YARD

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
	TAX	7	Bald Cypress	Taxodium distichum	2.5" min	23.33%
	TCA	6	Littleleaf Linden	Tilia cordata	2.5" min	20.00%
	ULP	7	Lacebark Elm	Ulmus parvifolia	2.5" min	23.33%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**REMARKS**
	HEC	6	Silverbell	Halesia carolina	1.5" min	20.00%
	LIP	4	Crape Myrtle	Lagerstroemia indica 'Pink' Single Stem	1.5" min	13.33%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
- TAXODIUM DISTICHUM
- TILIA CORDATA
- ULMUS PARVIFOLIA

(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
- HALESIA CAROLINA
- LAGERSTROEMIA INDICA 'PINK' SINGLE STEM

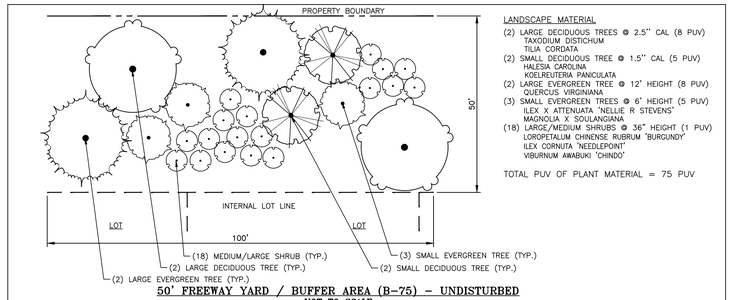
TOTAL PUV OF PLANT MATERIAL = 21 PUV

10' (A-20) LANDSCAPE PERIMETER YARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

10' A-20 PERIMETER YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
V1 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V3 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V4 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V7 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V8 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V9 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	
V10 85 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		76.19%	A-20
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5	21	23.81%	(17 REQ)

PLANT SCHEDULE 50' FREEWAY YARD/BUFFER AREA B-75 – UNDISTURBED

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	TAX	8	Bald Cypress	Taxodium distichum	2.5" min		5.00%
	TCA	7	Littleleaf Linden	Tilia cordata	2.5" min		4.38%
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	QVN	18	Southern Live Oak	Quercus virginiana	–	12' min	11.25%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILS	10	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'	6.25%
	MSA	13	Saucer Magnolia	Magnolia x soulangeana	–	6'	8.13%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	HEC	4	Silverbell	Halesia carolina	1.5" min		2.50%
	KPA	5	Golden Rain Tree	Koelreuteria paniculata	1.5" min		3.13%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	23	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		14.38%
	LR	10	Purpleleaf Fringe Flower	Loropetalum chinense rubrum	36"		6.25%
	LB	28	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		17.50%
	VC	34	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		21.25%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
- TAXODIUM DISTICHUM
- TILIA CORDATA

(2) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
- HALESIA CAROLINA
- KOELREUTERIA PANICULATA

(2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
- QUERCUS VIRGINIANA

(3) SMALL EVERGREEN TREES @ 6' HEIGHT (5 PUV)
- ILEX X ATTENUATA 'NELLIE R STEVENS'
- MAGNOLIA X SOULANGIANA

(18) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
- LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
- ILEX CORNUTA 'NEEDLEPOINT'
- VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 75 PUV

50' FREEWAY YARD / BUFFER AREA (B-75) – UNDISTURBED
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

50' FREEWAY YARD / BUFFER AREA B-75-UNDISTURBED					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
W1 100 LF	(3) EX LARGE DECIDUOUS TREES @ 4"-6"CAL (12 PUV)	36		48.00%	B-75
	*(2) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV)	18		24.00%	
	(2) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	16		21.33%	
	(5) LARGE/MED SHRUBS @ 36" HT (1 PUV)	5	75	6.67%	3
W2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		21.33%	B-75
	(2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV)	10		13.34%	
	(2) LARGE EVERGREEN TREES @ >12' HT (8 PUV)	16		21.33%	
	(3) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	15		20.00%	
	(18) LARGE/MEDIUM SHRUBS @ 36" HT (1 PUV)	18	75	24.00%	
W3 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	32		29.90%	B-75
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	5		4.67%	
	(5) LARGE EVERGREEN TREES @ >12' HT (8 PUV)	40		37.39%	
	(3) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	15		14.02%	
	(15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	15	107	14.02%	
W4 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	32		28.07%	B-75
	(1) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV)	5		4.39%	
	(4) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	32		28.07%	
	(5) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	30		26.31%	
	(15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	15	114	13.16%	
W5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		17.98%	B-75
	(3) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV)	15		16.85%	
	(2) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	16		17.98%	
	(5) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	25		28.09%	
	(17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	17	89	19.10%	
W6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	16		17.39%	B-75
	(2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV)	10		10.87%	
	(2) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	16		17.39%	
	(6) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	30		32.62%	
	(20) LARGE/MED SHRUBS @ 36" HT (1 PUV)	20	92	21.73%	3
W7 29.3 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)	8		33.33%	B-75
	(1) LARGE EVERGREEN TREES @ 12' HT (8 PUV)	8		33.33%	(22 REQ)
	(1) SMALL EVERGREEN TREES @ 6' HT (5 PUV)	5		20.83%	
	(3) LARGE/MED SHRUBS @ 36" HT (1 PUV)	3	24	12.51%	

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01-D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

NOTE: ADDITIONAL PLANTINGS HAVE BEEN PROVIDED ALONG THE GREENWAY TRAIL THAT EXCEED THE PLANTING REQUIREMENTS BY ToHS IN THE UNDISTURBED BUFFER.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

10/08/2021

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-LS1 - COPY
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	N/A
DATE	10. 08. 2021

SHEET

LANDSCAPE NOTES AND DETAILS

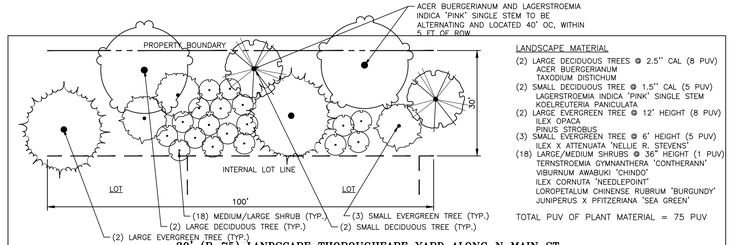
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PLANT SCHEDULE 30' B-75 LANDSCAPE THOROUGHFARE YARD ALONG MAIN ST

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ABM	6	Trident Maple	Acer buergerianum	2.5" min		4.84%
	TAX	5	Bald Cypress	Taxodium distichum	2.5" min		4.03%
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILO	6	American Holly	Ilex opaca	–	12' min	4.84%
	PNS	4	White Pine	Pinus strobus	–	12' min	3.23%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILS	15	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'	12.10%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	KPA	4	Golden Rain Tree	Koelreuteria paniculata	1.5" min		3.23%
	LIP	6	Crape Myrtle	Lagerstroemia indica 'Pink' Single Stem	1.5" min		4.84%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	24	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		19.35%
	JS	6	Sea Green Pfitzer Juniper	Juniperus x pfitzeriana 'Sea Green'	36"		4.84%
	LB	6	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		4.84%
	TG	30	Ternstroemia	Ternstroemia gymnanthera 'Contherann'	36"		24.19%
	VC	12	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		9.68%



LANDSCAPE MATERIAL
- (2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
  ACER BUERGERIANUM
  TAXODIUM DISTICHUM
- (2) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
  LAGERSTROEMIA INDICA 'PINK' SINGLE STEM
  KOELREUTERIA PANICULATA
- (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
  ILEX OPACA
  PINUS STROBUS
- (3) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV)
  ILEX X ATTENUATA 'NELLIE R. STEVENS'
- (18) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
  TERNSTROEMIA GYMNANTHERA 'CONTHERANN'
  VIBURNUM AWABUKI 'CHINDO'
  ILEX CORNUTA 'NEEDLEPOINT'
  LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
  JUNIPERUS X PFITZERIANA 'SEA GREEN'

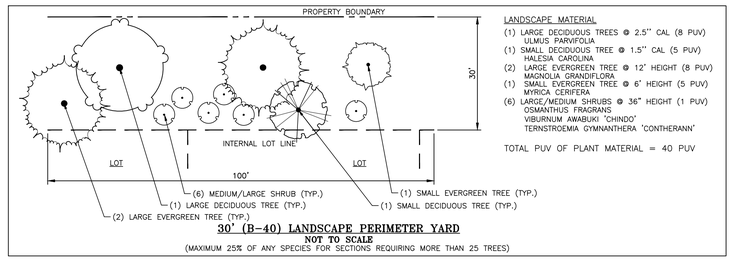
TOTAL PUV OF PLANT MATERIAL = 75 PUV

30' (B-75) LANDSCAPE THOROUGHFARE YARD ALONG N MAIN ST
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' B-75 LANDSCAPE THOROUGHFARE YARD ALONG MAIN ST					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
Z1 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	21.33% 13.34% 21.33% 20.00% 24.00%	B-75
Z2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	21.33% 13.34% 21.33% 20.00% 24.00%	B-75
Z3 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	21.33% 13.34% 21.33% 20.00% 24.00%	B-75
Z4 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	21.33% 13.34% 21.33% 20.00% 24.00%	B-75
Z5 83 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (6) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 15 6	 63	25.40% 15.87% 25.40% 23.81% 9.52%	B-75 (63 REQ)

PLANT SCHEDULE 30' B-40 LANDSCAPE PERIMETER YARD

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ULP	3	Lacebark Elm	Ulmus parvifolia	2.5" min		9.09%
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	MGL	6	Southern Magnolia	Magnolia grandiflora	–	12' min	18.18%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	MYC	3	Wax Myrtle	Myrica cerifera	–	6'	9.09%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	HEC	3	Silverbell	Halesia carolina	1.5" min		9.09%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	OF	6	Sweet Olive	Osmanthus fragrans	36"		18.18%
	TG	6	Ternstroemia	Ternstroemia gymnanthera 'Contherann'	36"		18.18%
	VC	6	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		18.18%



LANDSCAPE MATERIAL
- (1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
  ULMUS PARVIFOLIA
- (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
  HALESIA CAROLINA
- (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
  MAGNOLIA GRANDIFLORA
- (1) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV)
  MYRICA CERIFERA
- (6) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
  OSMANTHUS FRAGRANS
  VIBURNUM AWABUKI 'CHINDO'
  TERNSTROEMIA GYMNANTHERA 'CONTHERANN'

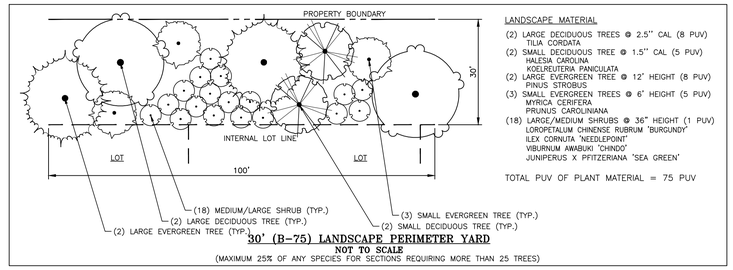
TOTAL PUV OF PLANT MATERIAL = 40 PUV

30' (B-40) LANDSCAPE PERIMETER YARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' B-40 LANDSCAPE PERIMETER YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
U1 100 LF	(1) EX LARGE EVERGREEN TREE @ >12' HT (12 PUV) (1) EX LARGE EVERGREEN TREE @ 8'-12' HT (8 PUV) (2) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (12 PUV)	12 8 24	 44	64.00% 20.00% 16.00%	B-40
U2 100 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV) (1) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV) (6) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)	8 5 16 5 6	 40	20.00% 12.50% 40.00% 12.50% 15.00%	B-40
U3 100 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV) (1) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV) (6) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)	8 5 16 5 6	 40	20.00% 12.50% 40.00% 12.50% 15.00%	B-40
U4 100 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV) (1) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV) (6) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)	8 5 16 5 6	 40	20.00% 12.50% 40.00% 12.50% 15.00%	B-40
U5 100 LF	LOCATED IN UTILITY EASEMENT, PLANTS TO BE RELOCATED AND SHOWN ON DEVELOPMENT PLAN				B-40
U6 68 LF	LOCATED IN UTILITY EASEMENT, PLANTS TO BE RELOCATED AND SHOWN ON DEVELOPMENT PLAN				B-40

PLANT SCHEDULE 30' B-75 LANDSCAPE PERIMETER YARD

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	TCA	1	Littleleaf Linden	Tilia cordata	2.5" min		1.56%
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	PNS	4	White Pine	Pinus strobus	–	12' min	6.25%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	MYC	5	Wax Myrtle	Myrica cerifera	–	6'	7.81%
	PRC	4	Carolina Laurel Cherry	Prunus caroliniana	–	6'	6.25%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	HEC	2	Silverbell	Halesia carolina	1.5" min		3.13%
	KPA	2	Golden Rain Tree	Koelreuteria paniculata	1.5" min		3.13%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	13	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		20.31%
	JS	12	Sea Green Pfitzer Juniper	Juniperus x pfitzeriana 'Sea Green'	36"		18.75%
	LB	9	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		14.06%
	VC	12	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		18.75%



LANDSCAPE MATERIAL
- (2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
  TILIA CORDATA
- (2) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
  HALESIA CAROLINA
  KOELREUTERIA PANICULATA
- (2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
  PINUS STROBUS
- (3) SMALL EVERGREEN TREES @ 6' HEIGHT (5 PUV)
  MYRICA CERIFERA
  PRUNUS CAROLINIANA
- (18) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
  LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
  ILEX CORNUTA 'NEEDLEPOINT'
  VIBURNUM AWABUKI 'CHINDO'
  JUNIPERUS X PFITZERIANA 'SEA GREEN'

TOTAL PUV OF PLANT MATERIAL = 75 PUV

30' (B-75) LANDSCAPE PERIMETER YARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' B-75 LANDSCAPE PERIMETER YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
Y1 100 LF	(2) EX LARGE DECIDUOUS TREES @ >6" CAL (18 PUV) (3) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (3) LARGE/MED SHRUBS @ 36" HT (1 PUV)	36 36 3	 75	48.00% 48.00% 4.00%	B-75
Y2 100 LF	(1) EX LARGE DECIDUOUS TREES @ >6" CAL (18 PUV) *(2) EX LARGE DECIDUOUS TREES @ 2"-4" CAL (6 PUV) (2) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (2) EX LARGE EVERGREEN TREE @ 8'-12' HT (8 PUV) (13) LARGE/MED SHRUBS @ 36" HT (1 PUV)	18 12 24 8 13	 75	24.00% 16.00% 32.00% 10.67% 17.33%	B-75
Y3 100 LF	(1) EX LARGE EVERGREEN TREE @ >12' HT (12 PUV) (2) EX LARGE EVERGREEN TREES @ 8'-12' HT (8 PUV) (1) EX LARGE DECIDUOUS TREE @ 4"-6" CAL (18 PUV) (4) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (9) LARGE/MED SHRUBS @ 36" HT (1 PUV)	12 16 18 20 9	 75	16.00% 21.33% 24.00% 26.67% 12.00%	B-75
Y4 100 LF	(2) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (12 PUV) (1) LARGE EVERGREEN TREE @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (6) LARGE/MED SHRUBS @ 36" HT (1 PUV)	24 12 8 15 10 6	 75	32.00% 16.00% 10.67% 20.00% 13.33% 8.00%	B-75
Y5 100 LF	(1) EX LARGE DECIDUOUS TREE @ >6" CAL (12 PUV) (1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (12 PUV) *(1) EX LARGE DECIDUOUS TREE @ 2"-4" CAL (3 PUV) *(1) EX SMALL DECIDUOUS TREES @ 3"-5" CAL (4 PUV) *(3) SMALL DECIDUOUS TREES @ 1"-3" CAL (2 PUV) (3) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV)	12 12 3 4 6 24 15	 75	16.00% 16.00% 4.00% 7.00% 8.00% 32.00% 18.00%	B-75
Y6 100 LF	(2) EX LARGE EVERGREEN TREE @ >12' HT (12 PUV) *(2) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV) (1) EX LARGE DECIDUOUS TREE @ 2"-4" CAL (6 PUV) (1) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (2) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	24 12 6 8 10 15	 75	32.00% 16.00% 8.00% 10.67% 13.33% 20.00%	B-75
Y7 100 LF	(4) EX LARGE EVERGREEN TREE @ >12' HT (12 PUV) (2) EX LARGE DECIDUOUS TREES @ >6" CAL (18 PUV)	48 36	 84	57.14% 42.86%	B-75 (54 REQ)

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01-D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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One Glenwood Avenue
Suite 201
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phone 919. 823. 4300
fax 919. 361. 2269
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CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 1898 DAVE C. TONS
10/08/2021

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-LS1 - COPY
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	N/A
DATE	10. 08. 2021

SHEET

LANDSCAPE NOTES AND DETAILS

L5.03

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Town *of* Holly Springs

Staff Report to the Planning Board

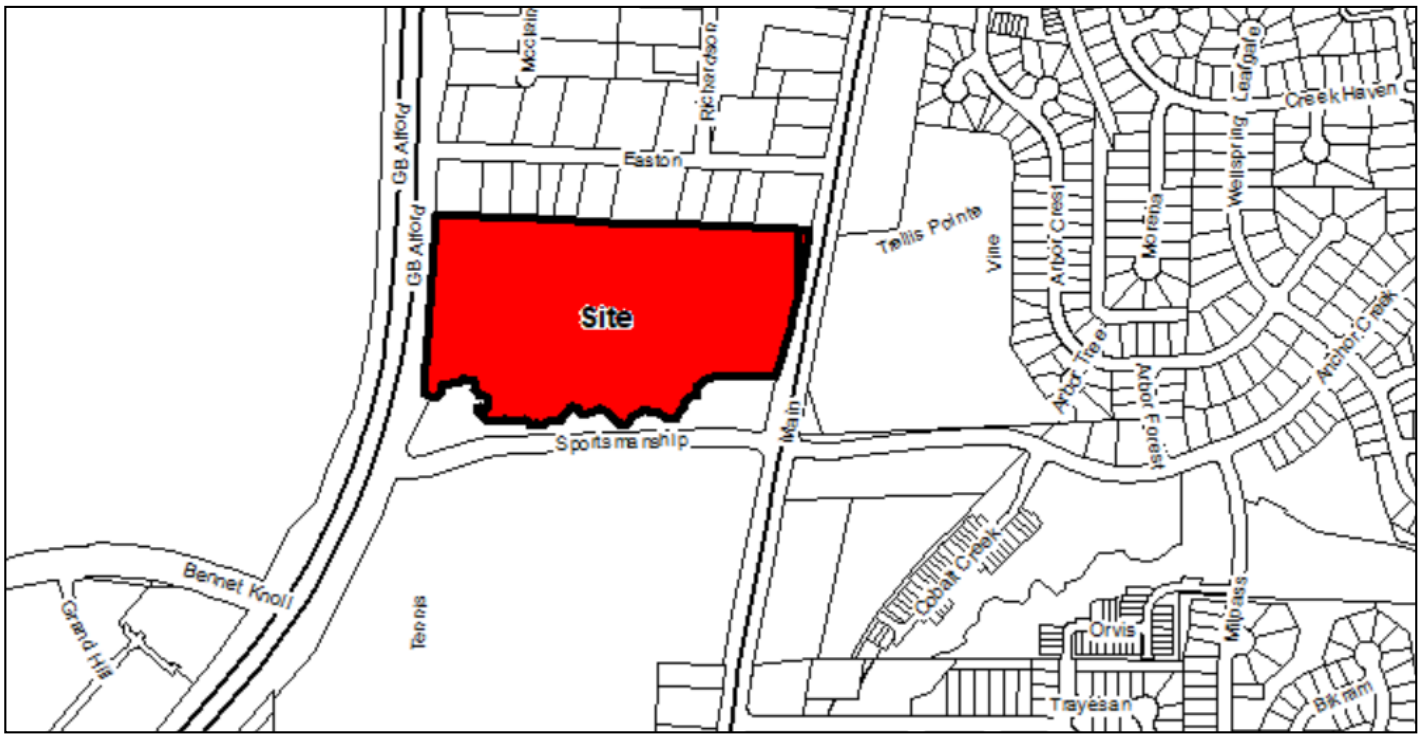
REQUEST FOR DEVELOPMENT PLAN
21-DP-06
1317 N. Main Street Commercial Tract – Lots 1 & 2
My Computer Career

PETITIONER(S):
Adam Pike
McAdams Company
2905 Meridian Parkway
Durham NC 27713

DEVELOPER(S):
Frank Baird
Capital & Associates
1501 Sunrise Ave, Ste. 100
Raleigh, NC 27608

OWNER(S):
Wake County
Attorney's Office
PO Box 550
Raleigh NC 27602

LOCATION:



[X] Within Corporate Limits of Holly Springs [ ] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 26, 2021
Town Council Action: November 16, 2021

STAFF CONTACTS: Sean Ryan, Planning Manager
Rachel Jones, Development Review Engineer
Matthew Beard, Parks Planner

ATTACHMENTS:
Petition, Waiver Petitions, Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Wake County	649894163 (portion of)	CB CU: Community Business Conditional Use	10.81 ac.
		TOTAL	**10.81 ac ±**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	CB CU: Community Business Conditional Use	Undeveloped / Vacant
North	R-10 Residential	Single Family Residential
South	CB: Community Business	Park (Ting Park)
East	R-MF-15 CU High-Density Multifamily Residential Conditional Use	Proposed Multifamily Residential
West	BT: Business & Technology	NC 55 right-of-way / South Wake Landfill

PROPERTY HISTORY

Rezoning History
Rezoning Number: 20-REZ-03
Original Zoning: LB Limited
Proposed Zoning: CB CU and R-MF-15 CU
Approved by Town Council on: April 6, 2021
**see zoning conditions below*

Rezoning Number: 00-REZ-13
Original Zoning: LI and C-1
Proposed Zoning: O&I
Approved by Town Council on: August 15, 2000

Rezoning Number: 02-UDO-01
Original Zoning: O&I
Proposed Zoning: LB Limited
Approved by Town Council on: October 15, 2002

Subdivision History
Description: Minor Subdivision of County Land
Approved on: March 8, 2013

**20-REZ-03 Conditions:*

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set

at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
    a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;

b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***

13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project's impact. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***

14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
a. Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
b. Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

WAIVER REQUESTS

1. Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Building Massing and Façade Treatment, Variation in Massing, to allow alternate compliance with the 4" depth of building bay requirement in association with Development Plan Petition #21-DP-06.

UDO Requirements:

Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Variation in Massing

Variation in Massing

Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

2. Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Building Massing and Façade Treatment, Roof Treatment, to allow an increase in continuous roofline to 190 feet in association with Development Plan Petition #21-DP-06.

UDO Requirements:
Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Roof Treatment

Roof Treatment

Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

3. Request to allow for a Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas, to allow a reduction in the minimum off-street loading dimensions from twelve (12) feet in width and fifty-five (55) feet in length to ten (10) feet in width and twenty-five (25) feet in length in association with Development Plan Petition #21-DP-06.

UDO Requirements:

Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas

B. Loading Space Dimensions – A required or excess *off-street loading space* shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. However, a waiver may be requested in accordance with Section 7.05 G. Waiver of Off-Street Loading Regulations, if *off-street loading* will not involve the use of semi-tractor combinations or other vehicles in excess of twenty-five (25) feet in length. No *off-street loading area* may be reduced to less than ten (10) feet in width by twenty-five (25) feet in length

Waiver Findings of Fact:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Development Plan for the commercial tract of the 1317 N Main Street Master Plan (*21-MAS-03, pending Town Council approval*) located east of NC 55 and north of Ting Park. In accordance with the Master Plan, this Development Plan is for an approximately 82,000 square foot office building with one classroom. An additional approximately 12,000 square foot commercial building is planned for an integrated center with retail, restaurant, or additional office uses.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Land Use & Character Plan designation is 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. 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.

Character Area Features for Mixed-Use Centers include:

- Open Spaces & Natural Resources
  - 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.
  - Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
  - Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
  - Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
  - Green roof elements and/or rooftop gardens are encouraged.
- Street & Block Patterns
  - Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods.
  - 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.
  - Paved surface lots have shared parking agreements.
  - Formal and informal on-street parking is provided.
- Lot Size & Building Placement
  - In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.
  - Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Building Types & Massing
  - Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
  - Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
  - Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.
- Transportation Network
  - Suburban corridor character with curbs and formal street tree planting.
  - Primarily auto-oriented, but should also be located along corridors served by transit.
  - Sidewalks and bike facilities provide links to adjacent neighborhoods.

Other Planning & Zoning Topics

Town Council's Strategic Plan

The Town Council's Strategic Plan includes initiatives related to this project.

Responsible and Balanced Growth

5. Leverage Town and regional partners to mitigate resident housing displacement from NCDOT and Town infrastructure projects.

Initiative 5.1: Support the Wake County Department of Housing Affordability and Community Revitalization's efforts to increase housing options on County-owned property north of Ting Park.

Development Standards

Lot Area/Lot Size:

The proposed Master Plan has established the following lot criteria:
Minimum Number of Lots: 2
Maximum Number of Lots: 20

Lots Provided: 3 Lots

Minimum Yards and Setbacks:

Perimeter yards around the project area are provided as follows

Minimum Required

Adjacent to Residential: 25 feet, Type-C 150
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

Provided:

Adjacent to Residential: 30 feet, Undisturbed/Type-C 150
**30' required by Development Agreement*
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

Interior Yards

Interior yards adjacent to other outlots will be 10 feet

Building Height:

Maximum Permitted: 75 feet **per approved Development Agreement*

Proposed: 71 feet **in accordance with the Development Agreement, the building is located 80 feet from the residential neighborhood to the north.*

Parking & Loading:

Parking Required: 377 spaces + 1 bike rack

Parking Provided: 407 spaces (108% of minimum) + 1 bike rack

Loading Required: 1 loading space
Loading Provided: 1 loading space **Waiver requested for loading space size reduction*

Open Space and Public Places:

Minimum Open Space Required: 0.5% of project area or 2,355 square feet
Open Space Provided: 0.6% of project area or 2,932 square feet

Outdoor Operations:

No outdoor operations are proposed.

Landscape Requirements:

Perimeter Yard/Bufferyard:

Required:

Adjacent to Residential: 25 feet, Type-C 150
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75

Provided:
Adjacent to Residential: 30 feet, Undisturbed/Type-C 150
**30' required to be undisturbed and supplements by Development Agreement*
Adjacent to Nonresidential: 10 feet, Type-A 20
Adjacent to Street Frontage (NC 55): 50 feet, Undisturbed/B-75
**Waiver Requested to disturb portion of Buffer Area requested with Master Plan*

Foundation:
Foundation landscaping has been provided adjacent to building facades and in above ground planters.

Interior Parking Lot Landscape Islands:
Required: 41 Landscape Islands containing 1 tree and 4 shrubs
Provided: 61 Landscape Islands containing 1 tree and 4 shrubs

Parking Area Screening:
Parking area screening has been provided along all parking spaces which face an adjacent right-of-way or residentially zoned district.

Tree Preservation – Tree Preservation Areas are delineated on the Master Plan. This Development Plan provides the necessary areas.
Required Area: 10% or 1.99 acres
Provided Area: 10% or 2.92 acres

**A Waiver for Alternate Compliance with Tree Preservation Requirements has been requested with the Master Plan. Alternate Compliance is requested because the applicant has not met the preservation priority area requirements in UDO Section 7.01 J.*

General Regulations

Fences:
Decorative black fencing will be provided along commons areas.

Trash Containers:
A trash enclosure is provided in the northwest corner of the parking lot.

Architectural and Site Design Requirements
Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

All projects would be required to meet UDO Section 3.08 Architectural and Site Design Requirements and the Master Plan's Architectural guidelines.

Architecture
No specific architectural style has been selected. In accordance with UDO Section 3.08, architectural style must be harmonious with other developments within the general area.

Building Materials
Architectural pre-cast concrete, integral color

Colors
Gray, with wood and blue accents

Roof Treatment

Rooflines vary in height, with a raised roofline at the primary corner of the building to provide visual interest

**Waiver requested for increase in roof line. Alternate compliance provides greater interest at pedestrian level rather than at the ultimate roofline*

Façade Modulation

Architectural bays are established at approximately 15 foot intervals

**Waiver requested for alternate compliance of depth requirement. Alternate compliance provided greater interest at pedestrian level rather the full height of the building.*

Master Sign Plan:
A master sign plan has not been submitted for this project. A Master Sign Plan can be submitted in the future if desired by the applicant.

Lighting:
A lighting plan was provided that satisfies the UDO requirements. The proposed light fixture is a LED fixture.

Fencing:
All fencing between buildings and front lot lines will be decorative. All other fencing may be black vinyl coated chain-link.

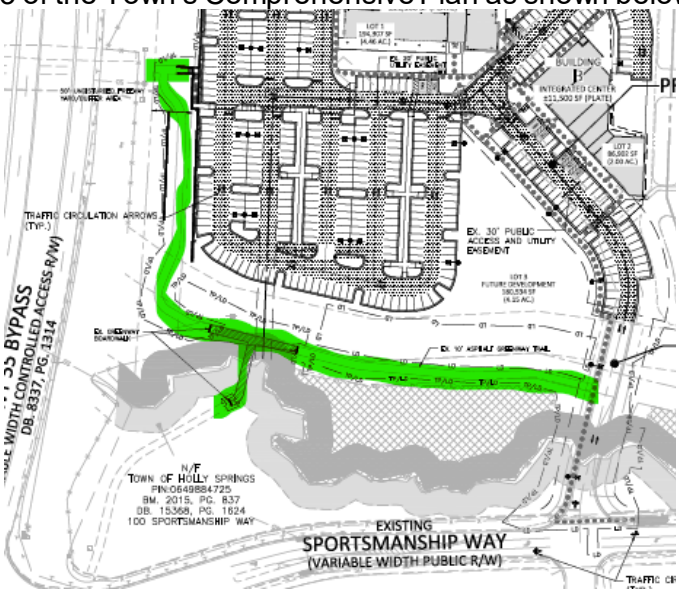
Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
Walkways or Pedestrian/Bikeway System Design:

The plans show a system of walkways connecting the building with the public sidewalk, adjacent development sites, and parking areas.

PARKS & RECREATION

Greenways (UDO Section 7.06, C.):
A Greenway is proposed which connects to the existing public Greenway stub just north of Sportsmanship Way, in the southwest corner of this property. The Greenway also leads to the existing underpass/culvert crossing of NC 55 on the west boundary of the property. The remainder of the greenway leads east to the central driveway location where an at-grade crossing currently exists. All greenways are shown in accordance with Chapter 3 of the Town's Comprehensive Plan as shown below.





CIVIL IMPROVEMENTS

Water Service:
Water service will be provided by this development through a connection to the existing waterline along Sportsmanship Way.

A Hydraulic Water Model and Fire Flow Analysis (FFA) report was completed for the development under the Master Plan submittal.

Sanitary Sewer Service:
Sanitary Sewer service will be provided by this development through a connection to the existing gravity sewer line that runs through the site. This line ultimately discharges to the Town's Twelve Oaks Pump Station which is scheduled for upgrades to accommodate this project. The terms of the Developer Agreement that was approved with the Rezoning associated with this development outlines the details.

A Sanitary Sewer Evaluation Report was completed at the time of Rezoning.

Transportation:
A Traffic Impact Analysis (TIA) was completed at the time of the rezoning for the property associated with this Development Plan.

Additional pavement and turn lanes will be constructed along the property frontage along Sportsmanship Way to meet the Town's requirements. A sidewalk will be extended from the proposed site drive off of the North side of Sportsmanship Way to connect to the existing bust stop. Additionally, a Rectangular Rapid Flashing Beacon (RRFB) signal and facilities will be provided with this development on Sportsmanship Way as committed to during the Rezoning approval process.

The development has met the Towns standards and ordinances for interconnectivity between parcels with in the Master Plan and surrounding area.

Environmental:
This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance, is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

MEMORANDUM OF AGREEMENT

The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property
Date of Adoption: July 21, 2020
Date of Amendment: November 17, 2020
Summary: The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.

DEVELOPMENT AGREEMENT

The Town Council approved a Development Agreement on April 6, 2021

The items below were considered as part of a Development Agreement that was approved by Town Council.

- The timing of sewer and pump station infrastructure improvements needed to accommodate the demand from the development.
- Transportation improvements and fee-in-lieu payments proportionate to project impact.

- Stormwater alternative design
- Timing of subdivision
- Building Height

TECHNICAL REVIEW COMMITTEE DISCUSSION

The Technical Review Committee discussed the initial concept for this project on July 7, 2020
Planning Board Representatives: Chris Deshazor
Town Council Representatives: Christine Kelly & Dan Berry
Summary of Discussion:

- The TRC preferred the applicant pursue two different zoning districts (CB and R-MF-15) rather than rezoning the entire parcel CB and suggested continued conversations with staff on the mixed-use option requirements.
- The TRC suggested it would be important to have interconnection through a project master plan to allow the two districts to operate as a single site.
- The TRC discussed that the TIA needed to be completed as soon as possible to understand the traffic impacts and that the project should consider transit stops.
- It was further discussed that the residential district needed to include affordable housing assurances.

Other topics of conversation included concerns about additional buffers and maintaining existing vegetation; meeting with adjacent neighborhoods as part of the zoning application, and completion of a sewer study.

PLANNING BOARD RECOMMENDATION

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny the following Waivers:

1. **Waiver of Regulations of Variation in Massing**
2. **Waiver of Regulations of Roof Treatment**
3. **Waiver of Regulations of Off-Street Loading Regulations**

ACTION #2: DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Development Plan 21-DP-06 for 1317 N Main Street Commercial Tracts 1 and 2, as submitted by McAdams, dated revised 10/08/2021 with the following conditions:

1. All conditions of approval for 1317 N Main Street Master Plan shall apply to this Development Plan.
2. Any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. The following must be submitted with the first Construction Drawing submittal:
   a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
   b. 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.
   c. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
   d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. Prior to Construction Drawing Approval, the following items must be addressed:

e. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
f. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
g. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
h. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
i. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
j. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
k. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
l. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
m. 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.
n. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project

6. Elevations for Building B shall be submitted for review and approved by Town Council prior to a Building Permit.
7. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
8. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 & Infrastructure, or stated in an approved Developer Agreement.
9. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being scheduled for Town Council.
10. Minor clean up revisions to the plan sheets shall be finalized prior to Town Council.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Sean Ryan	X			
Rachel Jones	X		RDJ	
Elizabeth Goodson	X			

DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☒ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**
- ☐ New ☐ Family Child Care Home

** Specify purpose of amendment on Certificate of Plan Revisions*

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: My Computer Career Commercial Tract Phase 1

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Sportsmanship Shopping Center/Lot# N/A

Project Location: 1317 N. Main Street
Use street address. If none, use the closest intersection

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

PIN: 0649894163 (portion of) Real Estate ID: 0414978 (portion of)

Project Acreage (rounded to nearest tenth): 10.81 Partial Parcel: ☐ No ☒ Yes (additional fee)

Current Zoning: CB-CU Proposed Use (see UDO Primary Use List): Professional Office, Retail

Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A

Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Scoping Meeting Date: _____ Concept Meeting Date: 5/27/21

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

Name Adam Pike Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 395-2272 E-Mail pike@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name See above Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Frank Baird Company Capital & Associates
Mailing Address 1501 Sunrise Avenue , Suite 100
City Raleigh State NC Zip 27608
Telephone # (919) 233-9901 E-Mail fbaird@capitalassociates.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Kevin Hunt Company LS3P
Mailing Address 434 Fayetteville Street, Suite 1700
City Raleigh State NC Zip 27601
Telephone # (919) 829-2793 E-Mail kevinhunt@ls3p.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Dave Toms Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 287-0817 E-Mail toms@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____(any other contact that should receive comments and correspondence for this project)

Name Tucker Shade Company Savills
Mailing Address 301 Fayetteville Street, 15th Floor
City Raleigh State NC Zip 27601
Telephone # (919) 746 -7758 Alternate Telephone # ( )
Fax # ( ) E-Mail TShade@savills.us
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - *Required*

Name Mark Edmondson Company WAKE COUNTY ATTORNEY'S OFFICE
Mailing Address PO BOX 550
City Raleigh State NC Zip 27602
Telephone # (919) 856-6176 E-Mail Mark.Edmondson@wakegov.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Adam Pike, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Adam Pike Date: 6/4/21

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	My Computer Career	Associated Project Number:	21-DP-06

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Alternate complaince request to UDO Section 3.08 A. 1. c. (2) (g) (i) - Roof Treatment

Contact Information

Waiver/Alternate Compliance Contact

Name Felipe Lopera Company LS3P Associates
Mailing Address 434 Fayeteville St Ste 1700
City Raleigh State NC Zip 27601
Telephone # (919) 829-2700 E-Mail felipelopera@ls3p.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed development has a longer roof span than the allowed minimum due to its scale and use. The building does incorporate roof variation along the main pedestrian facades (West,South, East), at lengths more relatable to its scale in size. The building's height is also larger than typical developments intended in the UDO. The roof variations, although longer than the minimum, are perceived from the street as effectively dividing the mass of the building into more human scale portions, keeping the design intent of the UDO guidelines.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The development introduces a level of high-quality design and building uses that will aid in diversifying the city's building uses and attract other future improvements.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

is in compliance with the established zone. It is area reserved for mixed-use, and it introduces various building uses, including but not limited to office, retail, and residential.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed development creates a place of high-quality design. It also seeks to be part of the built environment without feeling out of place, and creating and additional area of interest to the urban fabric of the city.

Certificate of Completion

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

Signature: _____ Date: 07/16/2021

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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Project # _____
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Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	My Computer Career	Associated Project Number:	21-DP-06

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Alternate complaince request to UDO Section 3.08 A. 1. c. (2) (b) (i) - Variation in Massing

Contact Information

Waiver/Alternate Compliance Contact

Name Felipe Lopera Company LS3P Associates
Mailing Address 434 Fayeteville St Ste 1700
City Raleigh State NC Zip 27601
Telephone # (919) 829-2700 E-Mail felipelopera@ls3p.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
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Town of Holly Springs
UDO Section 3.08 or 4.05: Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB & BT, RT, IT
Findings of Fact

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed development incorporates the use of architectural elements to create a rhythm of architectural bays, breaking its larger scale to sizes compatible with the intent of the UDO. Changes between the architectural bays do not meet the 4" in depth minimum, but the glazing openings and its inset surrounds are set back 4' from the primary plane of the building; keeping the design intent of the UDO, as seen in the elevations (sheet A-201).

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The development introduces a level of high-quality design and building uses that will aid in diversifying the city's building uses and attract other future improvements.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

is in compliance with the established zone. It is area reserved for mixed-use, and it introduces various building uses, including but not limited to office, retail, and residential.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed development creates a place of high-quality design. It also seeks to be part of the built environment without feeling out of place, and creating and additional area of interest to the urban fabric of the city.

Certificate of Completion

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

Signature: _____ Date: 07/16/2021

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
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- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	MYCC	Associated Project Number:	21-DP-06

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)
A waiver from UDO Section 7.05 B. 1. to remove the off-street loading parking requirement.

Contact Information

Waiver/Alternate Compliance Contact

Name Adam Pike Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 395.2272 E-Mail pike@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The nature and location of the proposed building or structure, and;**
Please see pages immediately following for complete responses.

(2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed *building* or *structure* at one time, and;**

(3) **The granting of the *waiver* will not be detrimental to public safety, health or welfare or injurious to other property, and;**

(4) **The *waiver* will not contravene the provisions of this UDO or the *Comprehensive Plan*, and;**

(5) **An area for future *off-street loading area* is provided on the *lot* or within the *integrated center*, *business park* or *industrial park* that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended *development plan* is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature: Adam Pike Date: 7/16/21

MYCC WAIVER REQUEST: LOADING SPACE SIZE REDUCTION

1) The nature and location of the proposed building or structure, and;

Response: The UDO's off-street loading requirements are geared toward large-scale industrial and integrated (shopping) center type development. It makes sense for those aforementioned uses to have the need for off-street loading requirements as they can have the expansive need for the transfer of goods and services. Professional office does not share this same need. In contrast, deliveries are typically handled before the offices are opened to the public and do not feature large 18-wheeler commercial trucks, making the need for the minimum dimensional requirement for a designated located space and the minimum pull-off loading space unwarranted.

2) The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;

Response: As previously mentioned, the anticipated size of delivery vehicles is not that of an 18-wheeler truck but rather a UPS, Fed-EX, or Amazon vehicle type. While the number of occurrences is impossible to predict, it is anticipated most of these deliveries will be contained to the dedicated loading space which will be labeled as such. If for some odd occurrence, very large trucks do make a delivery the tenants would arrange such delivery during off-hours such as to not interrupt daily parking needs.

3) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property and;

Response: As stated elsewhere, the presence of environmental features, as well as utility easements (please see associated development plan 21-DP-06), make every utilization on this site to require thoughtful consideration. There is not a need to require a typical off-street loading space dimension on-site, therefore, a dedicated, striped loading space of 9' x 18 labeled with signage, is provided adjacent to the service entrance and will accommodate a standard delivery ruck. This does nothing to present a danger to public health, safety or welfare and certainly is not injurious to other property.

4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;

Response: The proposed use on the subject property does not require a typical loading space size, therefore, the limited space availability is better utilized to meet critical professional office square footage, associated off-street tenant parking requirements and still meet off-loading needs to perspective tenants.

Specifically, this development will not only be unlike any other currently in Holly Springs and is also designed to utilize the acreage to the greatest extent possible whilst being a good neighbor, exactly what the Comprehensive designation of Mixed Use Center envisions. The buildings are oriented towards the central entrance road to the greatest extent possible to encourage pedestrian traffic as well as still allowing an urban streetscape to take shape, complete with street trees and public sidewalk allowing goals of the ordinance. Most importantly, the overall development – this is only one component - will provide a mix of uses that will improve the overall convenience and general welfare of the surrounding community: Professional offices; retail/commercial uses; as well as affordable housing– these uses truly

meet and exceed all high community moral standards Holly Springs has set, all members of the professional and overall community can enjoy this development!

5) An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicated compliance with the provisions of this sub-Section.

Response: As previously mentioned above, the nature of professional office does not require large off-street loading needs, therefore, we anticipate all loading taking place in the current dedicated loading space shown on the development plan. However, the current loading space may be expanded in the future if deemed necessary.

MY COMPUTER CAREER COMMERCIAL TRACT TRACT 1 - LOT 1 & LOT 2

1317 N MAIN STREET

HOLLY SPRINGS, NORTH CAROLINA, 27540

DEVELOPMENT PLAN

ToHS PROJECT NUMBER: 21-DP-06

MASTER PLAN NUMBER: 21-MAS-03

PROJECT NUMBER: 2020110266

DATE: JUNE 4, 2021

REVISED: JULY 16, 2021

REVISED: SEPTEMBER 17, 2021

REVISED: OCTOBER 8, 2021

SITE DATA:

SITE ADDRESS:	1317 N MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540
OWNER:	WAKE COUNTY PO BOX 550 RALEIGH, NC 27602
DEVELOPER:	CAPITAL ASSOCIATES 1501 SUNRISE AVENUE, SUITE 100 RALEIGH, NC 27608
PIN (& DEEDED ACREAGE):	0649894163 (19.89 AC.)
REAL ESTATE ID:	0414978
PROJECT AREA (TRACT 1 AREA):	470,884 SF (10.81 AC.)
ZONING:	COMMUNITY BUSINESS - CONDITIONAL USE
EXISTING USE:	VACANT
PROPOSED USE:	LOT 1 / BLDG. A : OFFICE LOT 2 / BLDG. B : INTEGRATED CENTER LOT 3: VACANT
RIVER BASIN:	CAPE FEAR RIVER BASIN
WATERSHED:	SHEARON HARRIS RESERVIOR
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	3710649008J PANEL 0649 DATED MAY 2, 2006
MIN BUILDING HEIGHT	25 FT
MAX BUILDING HEIGHT	75 FT
IMPERVIOUS SUMMARY:	EXISTING IMPERVIOUS: 0 AC. — PROPOSED IMPERVIOUS: 8.08 AC. (351,500 SF)
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING OFFICE: (3.5 SPACES / 1,000 SF) X 82,289 SF = 289 SPACES; (40 SPACES / 1,000 SF OF CLASSROOM) X 1,000 SF = 40 SPACES INTEGRATED CENTER: (4 SPACES / 1000 SF) X 11,876 SF = 48 SPACES TOTAL: 377 SPACES PROVIDED PARKING OFFICE: 338 SPACES INTEGRATED CENTER: 69 SPACES TOTAL: 407 SPACES (108%) *NO WAIVER REQUIRED*
ACCESSIBLE PARKING SUMMARY:	REQUIRED ACCESSIBLE PARKING: 9 SPACES (2% OF TOTAL) PROVIDED ACCESSIBLE PARKING: 9 SPACES (2 VAN ACCESSIBLE)
BICYCLE PARKING SUMMARY:	REQUIRED BICYCLE PARKING — OFFICE: 1 RACK (5 SPACES); RETAIL: 1 RACK (5 SPACES); TOTAL: 2 RACKS (10 SPACES) PROVIDED BICYCLE PARKING — OFFICE: 1 RACK (6 SPACES); RETAIL: 1 RACK (6 SPACES); TOTAL: 2 RACKS (12 SPACES)
PROPOSED LOT SUMMARY:	LOT 1: LOT SIZE: 4.46 AC.; MINIMUM LOT WIDTH: 150 LF; MINIMUM LOT DEPTH: 50 LF LOT 2: LOT SIZE: 2.00 AC.; MINIMUM LOT WIDTH: 83 LF.; MINIMUM LOT DEPTH: 320 LF LOT 3: LOT SIZE: 4.15 AC.; MINIMUM LOT WIDTH: 276 LF; MINIMUM LOT DEPTH: 327 LF
OPEN SPACE SUMMARY:	REQUIRED OPEN SPACE: 0.500% X 470,884 SF = 2,355 SF PROVIDED OPEN SPACE: 2,932 SF (0.623%)

SEWER FLOW CALCULATIONS

1. TOTAL PROPOSED SEWER FLOW IS 21,925 GPD.

   70,000 SF OFFICE W/ 525 EMPLOYEES/DAY @ 25 GPD/EMPL = 13,125 GPD
   1,500 SEAT FUTURE PERFORMING ARTS VENUE @ 5 GPD/SEAT = 7,500 GPD
   10,000 SF RETAIL W/ FOOD @ .13 GPD/SF = 1,300 GPD

2. ALL FLOWS ARE ESTIMATES AND ARE SUBJECT TO CHANGE AS PLANS ARE AMENDED AND DEVELOPED.

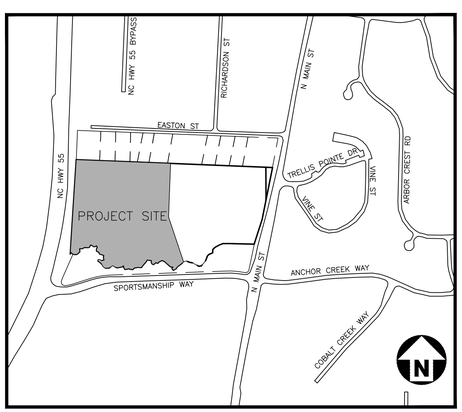
3. METHODOLOGY DERIVED FROM NCDEQ 2T RULES AND TOWN OF HOLLY SPRINGS PUBLIC UTILITIES HANDBOOK.FLOWS MEET OR EXCEED 2T RULE

PREVIOUS APPROVALS:

REZONING 20-REZ-03

MONUMENT CONTROL POINT

NCGS MONUMENT
"HOLLY SPRINGS"
N : 692052.70
E : 2049732.38
Z : 448.93



VICINITY MAP

1" = 500'

ZONING CONDITIONS (20-REZ-03):

1) THE FOLLOWING USES SHALL BE PROHIBITED USES WITHIN THE CB ZONING DISTRICT: AUTOMOTIVE SALES & SERVICE: AUTOMOBILE PARTS SALES (NEW); QUICK OIL CHANGE FACILITY; CAR WASH (AUTOMATIC OR SELF); GASOLINE SERVICE STATION WITHOUT REPAIR; MOTOR CYCLE/SCOOTER SALES; AUTOMOTIVE SALES & SERVICE: AUTOMOTIVE REPAIR - MINOR; GASOLINE SERVICE STATION WITH MINOR REPAIR (NOT TO EXCEED TWO (2) ACCESSORY INDOOR SERVICE BAYS); KENNELS (WITH OUTDOOR RUNS); FOOD SALES AND SERVICE: RESTAURANT - DRIVE THROUGH, STAND ALONE; PUBLIC FACILITIES: NEIGHBORHOOD RECYCLING COLLECTION POINT; COMMUNICATIONS/UTILITIES: ELECTRICITY RELAY STATION; RETAIL: SATELLITE DISH SALES AND SERVICE (OUTDOOR DISPLAY).

2) THE CB ZONING DISTRICT SHALL CONTAIN A CLASS A COMMERCIAL OFFICE BUILDING WITH A MINIMUM SQUARE FOOTAGE OF 70,000 SQUARE FEET WITH A MINIMUM BUILDING HEIGHT OF 2 STORIES.

3) THE FOLLOWING USES SHALL BE PERMITTED USES WITHIN THE R-MF-15 ZONING DISTRICT: RESIDENTIAL: MULTIFAMILY DWELLINGS. THE ALLOWED RESIDENTIAL USES MUST MEET THE REQUIREMENTS OF SECTION 42 OF THE INTERNAL REVENUE CODE OR A SUBSTANTIALLY EQUIVALENT FORM OF AFFORDABLE RENTAL HOUSING. 100% OF THE DWELLING UNITS DEVELOPED ON THE PROPERTY MUST MEET THIS REQUIREMENT. ACCORDINGLY, RENTS SHALL BE SET AT A PRICE THAT ON AVERAGE IS AFFORDABLE TO A HOUSEHOLD WITH AN ANNUAL INCOME THAT IS NO GREATER THAN 60% OF THE AREA MEDIAN INCOME FOR THE RESPECTIVELY-SIZED HOUSEHOLD IN THE RALEIGH, NC MSA, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4) THE CB AND R-MF-15 PARCELS WILL HAVE BOTH VEHICULAR AND PEDESTRIAN CONNECTIVITY SO THAT THE TWO ZONING PARCELS THAT MAKE UP THIS REQUEST WILL BE INTERCONNECTED AND FUNCTION AS A HORIZONTAL MIXED USE DEVELOPMENT. EACH PARCEL SHALL RECORD AN EASEMENT IN A FORM APPROVABLE BY THE TOWN ALLOWING CROSS ACCESS.

5) THE CB ZONED PARCEL SHALL PROVIDE A PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY. TO CREATE A WALKABLE STREET SCAPE ALONG THIS PRIMARY DRIVEWAY/STREET, A MINIMUM AND MAXIMUM BUILDING SETBACK WILL BE ESTABLISHED BY THE PROJECT MASTER PLAN. TO ESTABLISH THE INTENT OF COMMERCIAL BUILDING PLACEMENT, NO MORE THAN ONE BAY OF OFF-STREET PARKING SPACES SHALL BE CONSTRUCTED BETWEEN THE BUILDING AND PRIMARY DRIVEWAY/STREET.

6) OFF-STREET PARKING WITHIN THE CB ZONING DISTRICT SHALL UTILIZE SHARED PARKING. THIS SHARED PARKING SHALL BE MEMORIALIZED WITHIN A SHARED PARKING AGREEMENT. THE PROPERTY OWNERS INVOLVED IN THE JOINT USE OF OFF-STREET PARKING AREAS SHALL SUBMIT A LEGAL AGREEMENT APPROVED BY THE TOWN ATTORNEY AS TO FORM AND CONTENT GUARANTEEING THAT SAID REQUIRED OFF-STREET PARKING SHALL BE MAINTAINED SO LONG AS THE USE REQUIRING OFF-STREET PARKING IS IN EXISTENCE OR UNLESS THE REQUIRED OFF-STREET PARKING IS PROVIDED ELSEWHERE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. SUCH INSTRUMENT, WHEN APPROVED AS CONFORMING TO THE PROVISIONS OF THIS SECTION, SHALL BE RECORDED BY THE PROPERTY OWNER WITH THE WAKE COUNTY REGISTER OF DEEDS AND A COPY THEREOF FILED WITH THE DEPARTMENT OF DEVELOPMENT SERVICES.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) DEVELOPED OPEN SPACE AREAS WITHIN THE PROPOSED DEVELOPMENTS SHALL FEATURE AT LEAST ONE OF THE FOLLOWING: HARDSCAPE AREAS; OUTDOOR SEATING AREAS; PUBLIC ART; PLAYGROUND AND PERGOLAS/GAZEBOS.

9) A MINIMUM OF ONE OF THE FOLLOWING TYPES OF GREEN STORMWATER INFRASTRUCTURE SHALL BE USED IN CONNECTION WITH ANY DEVELOPMENT ON THE SUBJECT PROPERTY: PERMEABLE PAVEMENT PARKING SPACES OR PERVIOUS PAVERS IN PEDESTRIAN AREAS; OR RAINWATER HARVESTING (CISTERNS); OR BIO-SWALES. RECLAIMED WATER FOR COMMERCIAL IRRIGATION PURPOSES WHENEVER FEASIBLE SHALL BE UTILIZED.

10) EMPHASIS SHALL BE PLACED ON PLACEMAKING WITHIN THE DEVELOPMENT. TO ENSURE THIS OCCURS, THE

FOLLOWING LANDSCAPING PRACTICES SHALL BE UTILIZED:

a. THE USE OF VERTICAL LANDSCAPING OR PUBLIC ART SHALL BE UTILIZED ADJACENT TO A MINIMUM OF TWO (2) COMMERCIAL OUTDOOR SEATING OR GATHERING AREAS;

b. TO THE GREATEST EXTENT POSSIBLE, STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UDO REQUIREMENTS ALONG THE PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY.

c. WITHIN THE CB ZONING DISTRICT, THE USE OF PLANTERS SHALL BE POSITIONED AS TO ENERGIZE AND IDENTIFY PEDESTRIAN ENTRANCES, SUCH ENTRANCES SHALL BE FLANKED BY AT LEAST ONE PLANTER. PLANTERS SHALL HAVE A MINIMUM HEIGHT 24" AND A MINIMUM WIDTH OF 18".

11) THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

12) THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

13) THE PROPOSED DEVELOPMENT ASSOCIATED WITH THIS REZONING WILL BE SERVED BY PUBLIC SEWER. THE DEVELOPER ACKNOWLEDGES THAT THERE ARE SIGNIFICANT DOWNSTREAM GRAVITY SEWER AND PUMP STATION IMPROVEMENTS THAT ARE NEEDED TO ACCOMMODATE THE DEMAND FROM THIS PROJECT. THE DEVELOPER HAS SUBMITTED A SEWER AND PUMP STATION EVALUATION REPORT TO MEET THE TOWN OF HOLLY SPRINGS STANDARDS. THE DEVELOPER IS RESPONSIBLE TO CONTINUE COORDINATION WITH THE TOWN TO DETERMINE THE COST SHARING PARTNERSHIP THAT WILL FACILITATE THE NECESSARY SEWER INFRASTRUCTURE IMPROVEMENTS PROPORTIONATE TO THE PROJECT'S IMPACT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

14) TRANSPORTATION IMPROVEMENTS: THE DEVELOPER SHALL CONTRIBUTE, DESIGN, CONSTRUCT OR PERMIT THE FOLLOWING PUBLIC INFRASTRUCTURE RELATING TO TRANSPORTATION:

a) PAY FEE-IN-LIEU OR CONSTRUCT NORTHBOUND RIGHT TURN LANE AT N. MAIN STREET / OLD SMITHFIELD ROAD / SUNSET LAKE ROAD AS REQUIRED BY THE NCDOT.

b) CONTRIBUTE A FEE-IN-LIEU FOR DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNALIZATION AT THE INTERSECTION OF N. MAIN STREET / KATHA DRIVE / ARBOR CREEK DRIVE PROPORTIONATE TO PROJECT IMPACT.

ZONING RELATED TERMS (FROM DEVELOPER AGREEMENT):

1) DESIGN AND CONSTRUCT HALF OF THE RECOMMENDED 86-FOOT, 4-LANE MEDIAN THOROUGHFARE WITH BIKE LANES ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY

2) DESIGN AND CONSTRUCT A NORTHBOUND LEFT TURN LANE (APPROXIMATELY 100 FEET IN LENGTH) ON N. MAIN STREET AT THE ACCESS POINT ON MAIN STREET NORTH OF SPORTSMANSHIP WAY, OPPOSITE TRELLIS POINTE DRIVE.

3) DEVELOPER WILL PROVIDE A FEE-IN-LIEU ("FIL") PAYMENT IN THE AMOUNTS SET FORTH BELOW FOR ITS PROPORTIONATE SHARE OF THE FOLLOWING PROJECTS AS REQUIRED BY THE TOWN, AND SUCH PAYMENT SHALL BE MADE UPON THE APPROVAL OF CIVIL CONSTRUCTION DRAWINGS:

4) FIL OF DESIGN AND CONSTRUCTION OF NORTHBOUND RIGHT TURN LANE ON N. MAIN STREET AT OLD SMITHFIELD ROAD / SUNSET LAKE ROAD, IN AN AMOUNT TO BE DETERMINED PRIOR TO MASTER PLAN APPROVAL, AS CALCULATED BY AN OPINION OF PROBABLY COST BY A LICENSED PROFESSIONAL ENGINEER THE SELECTION OF WHICH IS MUTUALLY AGREEABLE BY THE PARTIES

5) FIL OF DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNAL ON N. MAIN STREET AT KATHA DRIVE / ARBOR CREEK DRIVE IN THE AMOUNT OF $12,995

6) FIL OF HALF A 20-FOOT MEDIAN FROM THE TERMINUS OF THE EXISTING MEDIAN ON N. MAIN STREET [TRELLIS POINTE DRIVE] TO THE NORTHERN PROPERTY LINE OF THE PROPERTY, IN THE AMOUNT OF $10,325.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) CONSTRUCTION OF APPROXIMATELY 510 LINEAR FEET OF PEDESTRIAN SIDEWALK ALONG THE EASTERN BORDER OF THE PROPERTY ADJACENT TO AND RUNNING PARALLEL WITH MAIN STREET. IN THE EVENT THE PEDESTRIAN SIDEWALK SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN SIDEWALK ON ITS PROPERTY

9) CONSTRUCTION OF APPROXIMATELY 500 LINEAR FEET OF A PEDESTRIAN GREENWAY BEGINNING AT THE END OF THE EXISTING GREENWAY PATH JUST TO THE NORTH OF SPORTSMANSHIP WAY AND CONTINUING NORTH ALONG THE WESTERN BOUNDARY OF THE PROPERTY ENDING AT THE UNDERPASS BENEATH NORTH CAROLINA HIGHWAY 55. IN THE EVENT THE PEDESTRIAN GREENWAY SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN GREENWAY ON ITS PROPERTY

10) DEVELOPERS SHALL DEDICATE 20 FEET WIDTH OF RIGHT OF WAY TO THE TOWN FOR A FIL OF UPGRADES TO NC 55 ALONG THE WESTERN-MOST EDGE OF THE PROPERTY.

11) DEVELOPER SHALL DEDICATE 10+/- FEET WIDTH OF RIGHT OF WAY TO THE TOWN ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY (INCLUDED IN SUBPARAGRAPH 5(A) ABOVE.

12) DEVELOPERS SHALL BE ALLOWED TO CONSTRUCT A ROADWAY ACROSS THE LAND CURRENTLY OWNED BY THE TOWN ADJACENT SPORTSMANSHIP WAY IN ORDER TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE COMMERCIAL PROPERTY. SUCH ROADWAY SHALL BE A PUBLIC STREET FOR THE LENGTH OF THE EXISTING TOWN PROPERTY.

13) EACH DEVELOPER SHALL RECORD RECIPROCAL CROSS-ACCESS EASEMENTS FOR ALL INTERNAL DRIVE ACCESS AREAS, IN A FORM SUBJECT TO APPROVAL BY THE TOWN.

14) BUILDING HEIGHT: UNDER THE PROPOSED CB ZONING A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE (55) FEET IS STATED. THE OFFICE BUILDING IS ANTICIPATED ON BEING FOUR (4) STORIES WITH AN ANTICIPATED HEIGHT OF APPROXIMATELY SEVENTY-FIVE (75) FEET. DEVELOPERS ARE HEREBY APPROVED BY THE TOWN TO INCREASE THE BUILDING HEIGHT TO SEVENTY-FIVE (75) FEET FOR THE COMMERCIAL PORTION OF THE PROPERTY, SO LONG AS ANY SUCH BUILDING IS AT LEAST 50 FEET SET BACK FROM THE NORTHERN PROPERTY LINE ABUTTING EASTON ACRES RESIDENTIAL PROPERTIES. ADDITIONALLY, IN THIS NORTHERN BOUNDARY, THE DEVELOPER SHALL PROVIDE A 30 FOOT WIDE UNDISTURBED BUFFERYARD AND SUPPLEMENT THE UNDISTURBED BUFFERYARD WITH ADDITIONAL EVERGREEN TREE PLANTINGS TO ACHIEVE THE MINIMUM TYPE C-150 PLANT UNIT VALUE (AS DESCRIBED IN UDO § 7.01(K)). THE OWNER SHALL MAINTAIN THE BUFFERYARD IN PERPETUITY.

15) PARCEL SUBDIVISION: DEVELOPERS SHALL BE ALLOWED TO SUBDIVIDE THE PROPERTY AND RECORD ONE SUBDIVISION PLAT INTO THE TRACTS DESCRIBED HEREIN PRIOR TO THE COMPLETION OF ANY OFFSITE IMPROVEMENTS. DEVELOPERS SHALL COMPLETE ALL WORK DESCRIBED HEREIN PRIOR TO THE APPROVAL OF ANY SUBSEQUENT PLATS. FOLLOWING COMPLETION OF ANY OFFSITE IMPROVEMENTS ALONG WITH PAYMENT OF ANY FIL OBLIGATIONS FURTHER SUBDIVISION OF THE COMMERCIAL PARCEL SHALL BE PERMISSIBLE BY THE TOWN IF REQUESTED BY THE DEVELOPER AND CONSISTENT WITH THE APPROVED MASTER PLAN

16) PARKS AND RECREATION LAND DEDICATION. THE TOWN AS PART OF ITS UDO REQUIRES LAND DEDICATION FOR PARKS AND RECREATION PURPOSES, OR A FEE IN LIEU OF SUCH DEDICATION AT THE DISCRETION OF THE TOWN COUNCIL. THE TOWN AGREES TO ACCEPT A FEE IN LIEU OF LAND DEDICATION IN AN AMOUNT COMMENSURATE WITH THE VALUE OF THE LAND AT THE TIME OF SUBDIVISION. THE PARTIES CURRENTLY STIPULATE THAT THIS RESULTS IN A FEE IN LIEU AMOUNT AS CALCULATED OF $726,465, BASED ON THE MOST CURRENT APPRAISAL OBTAINED BY THE TOWN. AT ANY TIME PRIOR TO SUCH TIME AS THE DHIC DEVELOPER OBTAINS ITS FIRST CERTIFICATE OF OCCUPANCY, AS SUCH TIME THE FEE IS DUE, THE DEVELOPER MAY:

a. SUBMIT A MORE RECENT APPRAISAL, IF OBTAINED BY THE DEVELOPER AND OTHERWISE SATISFACTORY TO THE TOWN, AND RECALCULATE THE FEE ACCORDING TO THE NEW APPRAISAL
b. PROVIDE ANY OFF-SITE PARKS AND RECREATION AMENITY FOR DEDICATION TO THE TOWN, IN THE SOLE DISCRETION OF THE TOWN, SUCH AS A DEDICATED GREENWAY ON THE WESTERN SIDE OF NC 55 BY-PASS, ON PROPERTY OWNED BY WAKE COUNTY.

SHEET INDEX

C0.00	DEVELOPER'S AGREEMENT
C0.01	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.00	OVERALL GRADING PLAN
C4.00	OVERALL UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
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L5.01	OVERALL LANDSCAPE PLAN
L5.02	LANDSCAPE NOTES AND DETAILS
L5.03	LANDSCAPE DETAILS
21-0171B	SITE LIGHTING PLAN (BY DUKE ENERGY)
A-101	FLOOR PLAN - LEVEL 1 (BY LS3P)
A-201	BUILDING ELEVATIONS (BY LS3P)
A-202	BUILDING ELEVATIONS (BY LS3P)
A-203	BUILDING RENDERING (BY LS3P)

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PLAN IS SUBJECT TO CHANGES DURING CONSTRUCTION DRAWING APPROVAL PROCESS

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON SHEET _____ OF THESE DRAWINGS. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

ADAM PIKE
pike@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

PROJECT DIRECTORY

DEVELOPER
CAPITAL ASSOCIATES 1501
SUNRISE AVE, SUITE 100
RALEIGH, NC, 27608
PHONE: 919. 233. 9901

ARCHITECT
LS3P
434 FAYETTEVILLE ST
SUITE 1700
RALEIGH, NC 27601
PHONE: 919. 829. 2700

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 10/8/21 ADAM C. PIKE

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

DEVELOPMENT PLAN DRAWINGS FOR:

MY COMPUTER CAREER - COMMERCIAL TRACT
TRACT 1 - LOT 1 AND LOT 2
1317 NORTH MAIN STREET
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER: 2020110266

M:\Projects\CAP\2020110266\04-Production\Engineering\Site Plan\Current Drawings\2020110266-CS1.dwg, 10/8/2021 9:46:59 AM, Chris Waite

PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160A-420.20 et seq.)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

CAPITAL ASSOCIATES MANAGEMENT LLC & DHIC, INC

THIS AGREEMENT, made and entered into this _____ day of APRIL 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina municipal corporation, hereafter referred to as the "Town" and **CAPITAL ASSOCIATES MANAGEMENT, LLC, a North Carolina Limited Liability Company**, and **DHIC, Inc a North Carolina Corporation** and their successors and assigns, hereafter referred to collectively as the "Developers." The Town and the Developers are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developers are the fee simple owner or contract purchasers of two tracts of land held in common for development, the total of which are approximately 19 acres in size with a current mailing address of 1317 N. Main Street, Holly Springs, NC which is more specifically detailed on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developers, or their successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, hereinafter referred to as the "Project" with any and all plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,

WHEREAS, the Property is currently located within the corporate limits of the Town and is currently served by the Town potable water and sewer service.

WHEREAS, the Developers desire careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development

standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, it is beneficial to both the Town and Developers to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance ("UDO"), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; which may be accomplished through private drives and cross access easements across the property; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 et. seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annually adopted schedule of fees; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-400.20 et seq. and may contract with the Developers to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20. A public hearing on this Agreement was held on _____, and after consideration of the facts brought forth during the hearing, together with the promises and inducements contained herein, Town Council of Holly Springs has determined that it is in the best interests of its citizens to enter into this Agreement; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and as listed as Exhibit D , and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) notwithstanding any reimbursements discussed below or any fees reduced or waived via an economic development agreement between the Town and the Developer, hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Residential Project at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

improvements ("Public Improvements," as described below) in the vicinity of the Property which will serve the Development, other adjoining properties, and generally benefit the town as a whole; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions:** The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developers. Actual Costs of construction contracts shall be subject to competitive bidding which fees are deemed to be reimbursed by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developers' right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Affordable Housing: 124 residential units built and professionally managed by the DHIC Developer where rents are set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developers of all building activities associated with the Concept Plans.

d. Development Permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of land.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. Master Plan: The plan described in Section 3.01 of the Town's Development Procedures Manual.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Property.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Concept Plans: The plans described in Section 1.01 of the Town's Development Procedures Manual; Concept Plan as used in this Agreement refers to the sketch plans for the Development previously submitted by Developers to the Town and attached hereto as Exhibit B.

l. Public Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Property, in an easement, or not located on the property for the Public's good.

m. Public Benefit: The construction and dedication of the Public Infrastructure by the Developer, the recreational facilities, and the Developer's increase in commercial and retail uses as well as Affordable Housing which furthers the Town's strategic planning efforts, and in the case of the commercial portion of the Property, the additional financial revenue of the Town brought by the incremental ad valorem tax value of the Property.

n. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements, fixtures, or structures customarily regarded as a part of real property.

o. Project: The Developers' plan to develop the Property in the manner described in Concept Plans, and as approved by the Town Council of Holly Springs through its normal development process. Specifically this Project consists of: Affordable Housing units together with a corporate headquarters for MyComputerCareer, Inc.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

2. TERM: The duration of the agreement is for ten (10) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. Condition precedent to this Agreement are: (1) that the Town approves the petition for rezoning, and the Master Plan; (2) that Wake County transfers ownership of the property that is the subject of the Property to the respective grantees; and (3) that Developers acquire the Property within ninety (90) days of approval of the Master Plan or the Site Plan, and (4) Developers have received construction loan financing needed to acquire the property, whichever is sooner.

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property are shown on the Concept Plans. The proposed uses are as follows, and are subject to the Zoning Conditions as listed in Exhibit C. In summary, the Property shall be zoned separately as follows: The western 10 acre (approximately) site shall be zoned CB and the eastern 10 acre tract shall be zoned RMP-15.

a. The Project generally and initially shall consist of the Development of two (2) tracts:

(i) Tract 1 is an approximate 10 acre tract on the western half of the parcel currently owned by Wake County, and shall be comprised of one or more office buildings to serve as corporate headquarters for MyComputer Career, Inc (which the parties understand shall be employing at least 525 full time equivalent jobs however this is not a condition of this Agreement), retail facilities, a parking lots, and a performing arts theatre.

(ii) Tract 2 shall be comprised of 124 residential rental dwelling units in buildings of 3 to 3 1/2 stories, including a playground, community building, and outside picnic areas, owned and actively managed by DHIC (or an affiliate of DHIC) as Affordable Housing.

b. The Town hereby agrees that the land use described herein and shown on Exhibit B is in the best interest of the Town, is in keeping with the land use plans, and agrees, subject to statutory requirements, to rezone the Property in conformance with this Agreement.

c. The Developers voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Property, and are listed in Exhibit C.

4. SEWER IMPROVEMENTS: The Town and Developers have evaluated whether the existing gravity and force-main lines, together with the existing Twelve Oaks Pump Station ("Existing Sewer Infrastructure") have the capacity to support the proposed developments on the Property or if improvements need to be made to the Existing Sewer Infrastructure. The parties have determined that the Existing Sewer Infrastructure is not adequate to support the Project. In consideration of the System Development Fees (as described in the Town's annual budget ordinance for water and sewer System Development Ordinance and otherwise shown on Exhibit D) required for this Project and the early payment of such fees by the Developers, the Town agrees to undertake the construction upgrades

required to the Existing Sewer Infrastructure which the Town agrees to complete prior to September 1, 2022. Notwithstanding, in no event shall a delay associated with the completion of the construction upgrades to the Existing Sewer Infrastructure be cause for a delay in Developer's' receipt of a Certificate of Occupancy.

a. Developers shall pay the sum of all System Development Fees ("SDF") for water and sewer at such time as the Developer(s) receives construction drawing approval subsequent to all fees being paid and a pre-construction meeting is held with the Town. The DHIC Developer shall be allowed a modified approach regarding the installation of metered water connections as follows: For residential units, the DHIC Developer shall be allowed a single metered connection for each building (as opposed to individual metered connection for each unit) and pay the SDF accordingly. For purpose of clarity the following table describes the difference:

		Residential (Normal)			
	Units	type	Cost	Total	Notes
SDF - Water	124	3/4" =3000 SF	$ 3,741.00	$ 463,884.00	per unit 3/4" charge
SDF - Sewer	124	3/4" =3000 SF	$ 4,054.00	$ 502,696.00	per unit 3/4" charge
SDF - Water	1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 980,937.00	

		Residential (Modified approach for Affordable Housing)			
	Units	type	Cost	Total	Notes
	5	3" >20,000 SF	$ 12,010.00	$ 60,050.00	
	5	3" >20,000 SF	$ 13,015.00	$ 65,075.00	
	1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house
	1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 139,482.00	

Note: the above fees are the SDF fees for the 2021 budget year. These fees will be applicable to the Project if applied for and paid within 1 year of this agreement. The parties acknowledge that the fee is dependent on the type and number of meters used, construction drawing approval is required prior to application for water service, and that payment of the fees are required prior to final construction drawing approval.

5. TRANSPORTATION IMPROVEMENTS: The Developers shall design, permit and construct the following Public Infrastructure improvements relating to Transportation:

a. Design and construct half of the recommended 86-foot, 4-lane median thoroughfare with bike lanes on N. Main Street from the northern property line of the Property to Sportsmanship Way.

b. Design and construct a northbound left turn lane (approximately 100 feet in length) on N. Main Street at the access point on Main Street north of Sportsmanship way, opposite Trellis Pointe Drive.

c. Developer will provide a Fee-in-Lieu ("FIL") payment in the amounts set forth below for its proportionate share of the following projects as required by the Town, and such payment shall be made upon the approval of civil construction drawings:

- FIL of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road, in an amount to be determined prior to Master Plan approval, as calculated by an opinion of probably cost by a licensed professional engineer the selection of which is mutually acceptable to the Parties.
- FIL of design and construction of future traffic signal on N. Main Street at Kahtz Drive / Arbor Creek Drive in the amount of $12,975.
- FIL of half a 2-20 foot median from the terminus of the existing median on N. Main Street (Trellis Pointe Drive) to the Northern property line of the property, in the amount of $10,325.

d. The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

e. Construction of Approximately 530 linear feet of pedestrian sidewalk along the eastern border of the Property adjacent to and running parallel with Main Street. In the event the pedestrian sidewalk shall cross onto property owned by the Town the Town will provide the necessary easements to construct and maintain sidewalk on its property.

f. Construction of Approximately 500 linear feet of a pedestrian greenway beginning at the end of the existing greenway path just to the north of Sportsmanship Way and continuing north along the western boundary of the Property ending at the underpass beneath North Carolina Highway 55. In the event the pedestrian greenway shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian greenway on its property

g. Developers shall dedicate 20 feet width of right of way to the Town for a FIL of upgrades to NC 55 along the western-most edge of the Property.

h. Developer shall dedicate 10+/- feet width of right of way to the Town on N. Main Street from the northern property line of the property to Sportsmanship Way (included in subparagraph 5(a) above.

i. Developers shall be allowed to construct a roadway across the land currently owned by the Town adjacent Sportsmanship Way in order to provide vehicular and pedestrian

access to the Commercial Property. Such roadway shall be a public street for the length of the existing Town property. , ,

j. Each Developer shall record reciprocal cross-access easements for all internal drive access areas, in a form subject to approval by the Town.

6. BUILDING HEIGHT: Under the proposed CB zoning a maximum building height of fifty-five (55) feet is stated. The Office building is anticipated on being four (4) stories with an anticipated height of approximately seventy-five (75) feet. Developers are hereby approved by the Town to increase the building height to seventy-five (75) feet for the commercial portion of the Property, so long as any such building is at least 350 feet setback from the northern property line abutting Eastern Wake residential property. Additionally, Developers shall provide a minimum fifty (50) foot wide undisturbed bufferyard and supplement the undisturbed bufferyard with additional evergreen tree plantings to achieve the minimum type C-150 plant unit value (as described in UDO § 7.01(b)). The owner shall maintain the bufferyard in perpetuity.

7. PARCEL SUBDIVISION: Developers shall be allowed to subdivide the Property and record one subdivision plat into the Tracts described herein prior to the completion of any offsite improvements. Developers shall complete all work described herein prior to the approval of any subsequent plats. Following completion of any offsite improvements along with payment of any FIL obligations further subdivision of the commercial parcel shall be permissible by the Town if requested by the Developer and consistent with the approved Master Plan

8. REZONING/MASTER PLAN: The Parties agree that the Property shall be rezoned through the approval of a petition for rezoning prior to the commencement of Town sewer service to the Property. The Developers have submitted a petition for rezoning. The Town shall schedule for approval the rezoning, Master Plan, and Site Plan petitions so that the Town Council hearings for these matters will occur within 120 days of the earlier of submittal by the Developers of the Master Plan or execution of this Agreement. The Property shall at all times be subject to the Zoning Conditions, as shown on Exhibit C and incorporated by reference.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developers shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developers in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developers of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

10. Parks and Recreation Land Dedication. The Town as part of its UDO requires land dedication for parks and recreation purposes, or a fee in lieu of such dedication at the discretion of the Town Council. The Town agrees to accept a fee in lieu of land dedication in an amount commensurate with the value of the land at the time of subdivision. The parties currently stipulate that this results in a fee in lieu amount as calculated of $726,465, based on the most current appraisal obtained by the Town. At any time prior to

such time as the DHIC Developer obtains its first certificate of occupancy, as such time the fee is due, the Developer may:

a. Submit a more recent appraisal, if obtained by the Developer and otherwise satisfactory to the Town, and recalculate the fee according to the new appraisal.

b. Provide any off-site parks and recreation amenity for dedication to the Town, in the sole discretion of the Town, such as a dedicated greenway on the western side of NC 55 by-pass, on property owned by Wake County.

11. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

a. All zoning conditions shall be satisfied.

12. HISTORIC STRUCTURES: None exist on the property.

a. None

13. DEVELOPMENT SCHEDULE

a. The Developer, in consideration of the covenants contained herein, shall be allowed the following expedited review considerations: (i) Developer shall be allowed a concurrent review of a master plan and a development plan; (ii) Developer shall be allowed a concurrent review of construction drawings (civil) and building permit review; (iii) Developer shall be allowed to submit the items in (ii) for review to the Town staff prior to Town Council approval of a development or master plan, so long as a favorable recommendation has been achieved from the Town's Planning Board.

ARTICLE III
DEVELOPER'S OBLIGATIONS

1. For any offsite infrastructure constructed by the Developers, the Developers shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans for the same. The Developers shall obtain all permits necessary for the construction of the Town, and may apply for the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developers, the Developers shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developers, the Town shall convey such land owned by the Town to the Developers or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developers' Duties.

2. The Developers shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Town which are existing at the time of this agreement, as well as full compliance with any NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developers shall construct the public infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developers (or their successors, and/or assigns) shall pay all development fees for the development of the Property in accordance with the Town's UDO at the rate as otherwise amended pursuant to 11(b) above) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not be applicable.

ARTICLE V
GENERAL TERMS

1. All of the Developers' obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Developers' petition for rezoning, approval of the Master Plan and approval of a Site Plan and Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director of Engineering, in accordance with this Agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developers shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developers and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developers shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.

5. The Developers agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developers and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The T o w n further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

ARTICLE VI
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:

FOR THE DEVELOPERs:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

Frank Baird
Capital Associates Management or its Assigns.
1501 Sunrise Ave, Suite 100
Raleigh, NC 27608

Natalie Britt
DHIC, Inc.
Vice President, Real Estate Development
113 S Wilmington Street
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Map of the Property
EXHIBIT B: Concept Plan
EXHIBIT C: Zoning Conditions
EXHIBIT D: Development Fee Schedule

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(Town Seal) BY: _____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner prescribed by the Local Government Finance Act.

_____
Anheam Morrison
Director of Finance

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp [or seal], this the __ day of _____

_____
Notary Public
My Commission Expires:_____

CAPITAL ASSOCIATES MANAGEMENT, LLC

(Seal) By: _____
Name: Frank P Baird
Title: CEO, Manager

I, a Notary Public, certify that Frank P. Baird personally came before me this day and acknowledged that he is the CEO, Manager of Capital Associates Management, LLC, a North Carolina limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp [or seal], this the 26th day of July, 2021

_____
Notary Public
Melissa A. DeVita, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires: November 5, 2025

DOWNTOWN HOUSING IMPROVEMENT CORPORATION aka DHIC, Inc

(Seal) By: _____
Name: Natalie Britt
Title: VP

I, a Notary Public, certify that _____ personally came before me this day and acknowledged that she is the _____ of Downtown Housing Improvement Corporation aka DHIC, Inc, a _____ Corporation , and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp [or seal], this the _____ day of _____, 2021

_____
Notary Public
_____, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires:_____

EXHIBIT A
Map of Property

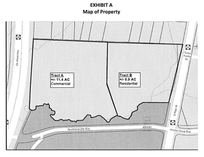


Exhibit B
Concept Plans



Exhibit C
Zoning Conditions

(Note: Laura to advise if language below is acceptable. Appears to come from our zoning application so it should be fine but need Laura / McAdams to double check)

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential:

Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

6) Off-street parking within the CB zoning district shall utilized shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:

a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

DocuSign

Certificate Of Completion

Envelope Id: F913GDC8E523490D90CE7A7EB8E885FA
Subject: Please DocuSign: Development Agreement for Ting North Source Envelope:
Document Pages: 20 Signatures: 5 Envelope Originator:
Certificate Pages: 6 Initials: 1 Davondria Moore
AutoNav: Enabled PO Box 8
Envelope Stamping: Enabled Holly Springs, NC 27540
Time Zone: (UTC-05:00) Eastern Time (US & Canada) davondria.moore@hollyspringsnc.gov
IP Address: 204.94.166.2

Status: Completed

Record Tracking

Status: Original Holder: Davondria Moore Location: DocuSign
6/30/2021 12:00:10 PM davondria.moore@hollyspringsnc.gov

Signer Events	Signature	Timestamp
Natalie Britt Vice President Pennington Grove II, LLC Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style Using IP Address: 66.97.162.26	Sent: 6/30/2021 12:12:10 PM Resent: 7/7/2021 8:37:03 AM Resent: 7/14/2021 2:42:30 PM Resent: 7/21/2021 3:56:40 PM Viewed: 7/2/2021 1:53:36 PM Signed: 7/27/2021 5:46:09 PM
Electronic Record and Signature Disclosure: Accepted: 7/2/2021 1:53:36 PM ID: 3885be60-e42c-412c-aaeb-529c731d5452 Company Name: Town of Holly Springs		
John Schifano john.schifano@hollyspringsnc.us Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style Using IP Address: 204.84.166.2	Sent: 7/27/2021 5:46:10 PM Resent: 7/28/2021 11:11:41 PM Viewed: 7/28/2021 11:51:57 PM Signed: 7/28/2021 2:04:22 PM
Electronic Record and Signature Disclosure: Accepted: 8/2/2021 9:08:21 AM ID: 69aeb1c3-8efb-4758-b5c4-3df516898d33 Company Name: Candlelot CBO Town of Holly Springs		
Brent Quick brent.quick@hollyspringsnc.gov Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style Using IP Address: 96.5.104.250	Sent: 7/28/2021 2:04:23 PM Resent: 8/2/2021 8:49:04 AM Viewed: 7/28/2021 3:01:22 PM Signed: 8/3/2021 8:32:44 AM
Electronic Record and Signature Disclosure: Accepted: 8/3/

GENERAL NOTES

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 MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. 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).
8. 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.
9. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
10. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
11. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
12. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
13. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
14. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
15. 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.
16. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
17. 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. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.

TRIASSIC SOIL REGION NOTES

1. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
2. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY, GEOGRID DESIGN CRITERIA, ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
3. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUBGRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
4. THE STANDARDS ROADWAY PAVEMENT SECTION WILL BE WOVEN GEO-FABRIC DESIGN CRITERIA HP 270 OR EQUAL ON ENTIRE ROAD (AND MUST BE APPROVED BY THE TOWN OF HOLLY SPRINGS), 7" ABC STONE, WITH ASPHALT COMPLETED IN STAGED CONSTRUCTION OF 2.5" I-19 ASPHALT AND 1.5" IN STAGE 1 AND 1.5" S9.5B FINAL OVERLAY. INITIAL ONE-YEAR WARRANTY WITH AN ADDITIONAL YEAR EXTENSION STARTING AFTER FINAL OVERLAY-SHALL BE REQUIRED FOR ROADWAYS. FOR THE EXTENDED WARRANTY PERIOD, IT WILL BE REQUIRED TO POST A BOND, LOC, OR CASH FOR 50% OF ACTUAL COST OF ROADWAY (STORM DRAINAGE, CURB & GUTTER, SIDEWALK AND PAVEMENT). THE PAVEMENT SECTION LIST ABOVE IS THE TOWN OF HOLLY SPRINGS MINIMUM STANDARDS FOR THE TRIASIC SOILS REGION. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE TOWN OF HOLLY SPRINGS, CONTRACTOR TO USE THE GREATER SECTION OF THE TWO.
5. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
6. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

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/W'S).
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.

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. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
5. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
6. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°44'35" E	46.66'
L2	S 11°07'29" W	48.02'
L3	N 11°05'28" E	6.07'
L4	S 71°50'55" W	4.56'
L5	N 87°14'27" W	24.92'
L6	S 68°26'52" W	29.33'
L7	S 60°40'32" W	32.78'
L8	S 46°30'42" W	21.40'
L9	S 01°51'53" W	23.35'
L10	S 65°29'53" W	29.39'
L11	S 46°11'58" W	13.45'
L12	S 20°42'00" W	31.56'
L13	S 31°24'27" W	16.96'
L14	S 41°30'39" W	33.53'
L15	S 78°26'14" W	17.44'
L16	N 63°00'38" W	30.70'
L17	N 58°26'59" W	18.73'
L18	N 80°49'51" W	25.03'
L19	N 64°44'49" W	22.24'
L20	S 71°28'36" W	20.34'
L21	S 50°12'53" W	15.36'
L22	S 52°44'34" W	41.72'
L23	S 24°51'08" W	11.95'
L24	S 60°23'33" W	24.69'
L25	N 40°39'32" W	14.36'
L26	N 34°58'59" E	13.67'
L27	N 83°25'27" W	18.50'
L28	N 71°17'44" W	17.57'
L29	S 61°27'00" W	23.23'
L30	S 40°15'20" W	11.99'
L31	N 69°22'16" W	14.52'
L32	S 50°20'24" W	21.81'
L33	N 64°29'08" W	10.07'
L34	N 31°07'13" W	10.67'
L35	N 01°55'12" E	14.92'
L36	N 82°09'49" W	30.17'
L37	S 33°31'57" W	21.05'
L38	S 41°50'56" W	28.77'
L39	S 34°33'30" W	17.50'
L40	N 85°47'03" W	24.11'
L41	S 79°49'18" W	25.38'
L42	S 44°00'11" W	15.88'
L43	N 82°28'05" W	21.38'
L44	N 54°57'20" W	5.87'
L45	S 79°59'16" W	11.39'
L46	S 78°24'16" W	17.23'
L47	N 32°17'36" W	15.67'
L48	N 00°53'28" E	9.29'
L49	N 47°50'03" W	5.59'
L50	S 31°01'48" W	8.18'
L51	S 78°10'20" W	36.29'
L52	N 75°58'19" W	13.54'
L53	N 64°05'13" W	23.59'
L54	S 57°43'31" W	28.73'
L55	S 88°43'13" W	28.05'
L56	N 61°24'41" W	10.17'
L57	N 40°15'09" W	14.21'
L58	N 22°42'15" W	13.48'
L59	N 47°42'21" W	23.45'
L60	N 67°20'50" W	9.68'
L61	N 04°07'23" W	12.04'
L62	N 79°07'41" E	5.47'
L63	S 79°41'11" E	10.74'
L64	S 50°58'56" E	12.86'
L65	N 74°11'31" E	18.18'
L66	N 11°54'30" W	15.35'
L67	N 04°08'11" W	7.06'
L68	N 25°24'17" E	7.49'
L69	N 24°56'46" W	4.81'
L70	N 65°35'44" W	12.91'
L71	N 77°16'57" W	9.93'
L72	N 76°31'14" W	7.59'
L73	N 21°31'59" W	13.85'
L74	N 64°36'50" W	18.07'
L75	N 01°19'28" E	15.24'
L76	N 25°03'49" E	13.65'
L77	N 26°10'46" W	5.04'
L78	N 44°55'33" W	8.69'
L79	S 47°46'02" W	9.13'
L80	S 80°30'23" W	9.55'
L81	N 56°19'14" W	20.11'
L82	N 59°44'19" W	2.87'
L83	S 79°00'05" W	6.72'
L84	S 17°59'28" W	13.42'
L85	S 60°34'39" W	8.87'
L86	N 89°20'50" W	20.49'
L87	N 70°01'15" W	5.27'
L88	S 62°34'35" W	20.90'
L89	N 89°40'12" W	19.09'
L90	S 04°03'27" E	22.91'
L91	S 49°11'05" W	27.15'
L92	S 86°35'42" W	14.39'
L93	N 74°24'52" W	14.74'
L94	N 48°11'01" W	21.73'
L95	N 03°39'34" E	14.82'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

TREE LEGEND

- CM — CRAPE MYRTLE
- O — OAK
- E — ELM
- G — GUM
- DG — DOGWOOD
- DOUBLE AND TRIPLE TRUNKS
- 20D-O — DOUBLE OAK
- 20T-O — TRIPLE OAK
- 20T-O — CALIPER INCH SIZE OF TREE; TYPE OF TREE; D FOR DOUBLE, T FOR TRIPLE

SANITARY SEWER INVERTS

SS1
TOP=341.52'
INV IN=334.22' 12"SAN
INV OUT=334.09' 12"SAN

SS2
TOP=333.64'
INV IN=326.88' 12"SAN
INV OUT=326.79' 12"SAN

SS3
TOP=331.70'
INV IN=323.14' 12"SAN
INV OUT=321.80' 12"SAN

SS4
TOP=319.14'
INV IN=305.12' 12"SAN(S)
INV IN=305.90' 12"SAN(E)
INV OUT=304.88' 12"SAN(N)

SS5
TOP=319.38'
INV IN=311.23' 12"SAN
INV OUT=311.10' 12"SAN

SS6
TOP=324.57'
INV IN=316.57' 12"SAN
INV OUT=316.48' 12"SAN

SS7
TOP=331.55'
INV IN=319.37' 12"SAN
INV OUT=319.27' 12"SAN

SS8
TOP=327.64'
INV IN=321.52' 12"SAN
INV OUT=321.41' 12"SAN

SS9
TOP=329.92'
INV IN=322.12' 12"SAN
INV OUT=322.09' 12"SAN

SS10
TOP=332.61'
INV IN=325.60' 12"SAN(E)
INV IN=325.48' 12"SAN(N)
INV OUT=324.83' 12"SAN(S)

SS11
TOP=340.68'
INV IN=329.50' 12"SAN(S)
INV IN=330.29' 12"SAN(E)
INV OUT=329.42' 12"SAN(W)

SS12
TOP=339.08'
INV IN=332.93' 12"SAN
INV OUT=332.80' 12"SAN

SS13
TOP=353.11'
INV IN=339.68' 12"SAN
INV OUT=339.57' 12"SAN

SS14
TOP=329.60'
INV IN=319.91' 12"SAN
INV OUT=319.80' 12"SAN

EXISTING
EASTON STREET
(62' PUBLIC R/W)

HINTON BLANCHE W
DB 12E – PG 1476
PIN: 0649799641
5641 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

GONZALEZ RUBEN
DB 016465 – PG 02090
PIN: 0649890554
5637 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

GONZALEZ RUBEN
DB 016465 – PG 02090
PIN: 0649891876
5637 EASTON ST
ZONING: R–10
USE: VACANT

GONZALEZ RUBEN RAMIREZ
DB 014955 – PG 02254
PIN: 0649892662
5637 EASTON ST
ZONING: R–10
USE: VACANT

MCCULLERS VINCENT MCCULLERS CECILIA
DB 008389 – PG 02588
PIN: 0649893631
5629 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

HOLLEMAN GERALD W
DB 016465 – PG 02096
PIN: 0649894545
5625 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

RICHARDSON PAULINE
DB 017244 – PG 01562
PIN: 0649896601
5617 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

RICHARDSON CYNTHIA MCDUFFIE
DB 016078 – PG 00581
PIN: 0649897594
5613 EASTON ST
ZONING: R–10
USE: VACANT

RICHARDSON EMMA HEIRS
DB 001042 – PG 00–E
PIN: 0649898584
5609 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

RICHARDSON EMMA HEIRS
DB 001042 – PG 00–E
PIN: 0649899584
5605 EASTON ST
ZONING: R–10
USE: VACANT

FORD ROBERT L FORD DOROTHY M
DB 008317 – PG 01956
PIN: 0649991543
5601 EASTON ST
ZONING: R–10
USE: RESIDENTIAL

WAKE COUNTY
PIN:0649991355
BM. 2013, PG. 310
DB. 5418, PG. 249
N. MAIN ST.
5,362 S.F.
0.12 AC.

INV=332.64' 15"RCP

INV=323.11' 24"RCP

30' UTILITY EASEMENT
BM. 1990, PG. 1026
BM. 2010, PG. 310

TOP=320.63'
INV=313.71' 24"RCP

TOP=319.40'
INV=312.84' BOTTOM OF BOX

TOP=319.40'
INV=313.62' 24"RCP

NC HWY 55
VARIABLE WIDTH CONTROLLED ACCESS R/W
DB. 8337, PG. 1314

WAKE COUNTY
PIN:0649894163
BM. 2013, PG. 310
DB. 5418, PG. 249
1317 N. MAIN ST.
866,443 S.F.
19.89 AC.

50' CARDINAL COMPANY
GAS LINE EASEMENT
DB. 8365, PG. 2160
BM. 2010, PG. 310

30' UTILITY EASEMENT
DB. 5079, PG. 921
BM. 1990, PG. 1026
BM. 2010, PG. 310

INV=308.30' 60"DIP

INV=313.41' 30"RCP

N/F
TOWN OF HOLLY SPRINGS
PIN:0649884725
BM. 2015, PG. 837
DB. 15368, PG. 1624
100 SPORTSMANSHIP WAY

EXISTING
SPORTSMANSHIP WAY
(VARIABLE WIDTH PUBLIC R/W)

EXISTING
TRELLIS POINTE DRIVE
(PUBLIC)

30' UTILITY EASEMENT
DB. 5079, PG. 921
BM. 1990, PG. 1026
BM. 2010, PG. 310

TRELLIS POINTE LLC
DB 008014 – PG 00622
PIN: 0649996160
1000 VINE ST
ZONING: PUD

INV=332.69' 36"RCP

INV=334.83' 36"RCP

INV=329.23' 24"RCP

INV=329.14' 24"RCP

EXISTING
N MAIN STREET
(VARIABLE WIDTH PUBLIC R/W)

WAKE COUNTY
DB 005418 – PG 00249
PIN: 0649982714
0 N MAIN ST
ZONING: PUD

EXISTING
ANCHOR CREEK WAY
(VARIABLE WIDTH PUBLIC R/W)

N 88°36'57" W
189.00'

S 87°44'35" E
1325.06'

NC GRID NAD 83(2011)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	SNP20000-AT1
CHECKED BY	ACP / MDS
DRAWN BY	
SCALE	1"=60'
DATE	10. 08. 2021

SHEET

OVERALL EXISTING CONDITIONS

C1.00

M:\Projects\CAP\2020110266\04-Production\Engineering\Site Plan\Current Drawings\2020110266-XC1.dwg, 10/8/2021 9:38:19 AM, Chris Waite



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- EASEMENT LINE

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DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C. PIKE 10/8/21

REVISIONS

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3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-OAS2
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	1"=100'
DATE	10. 08. 2021

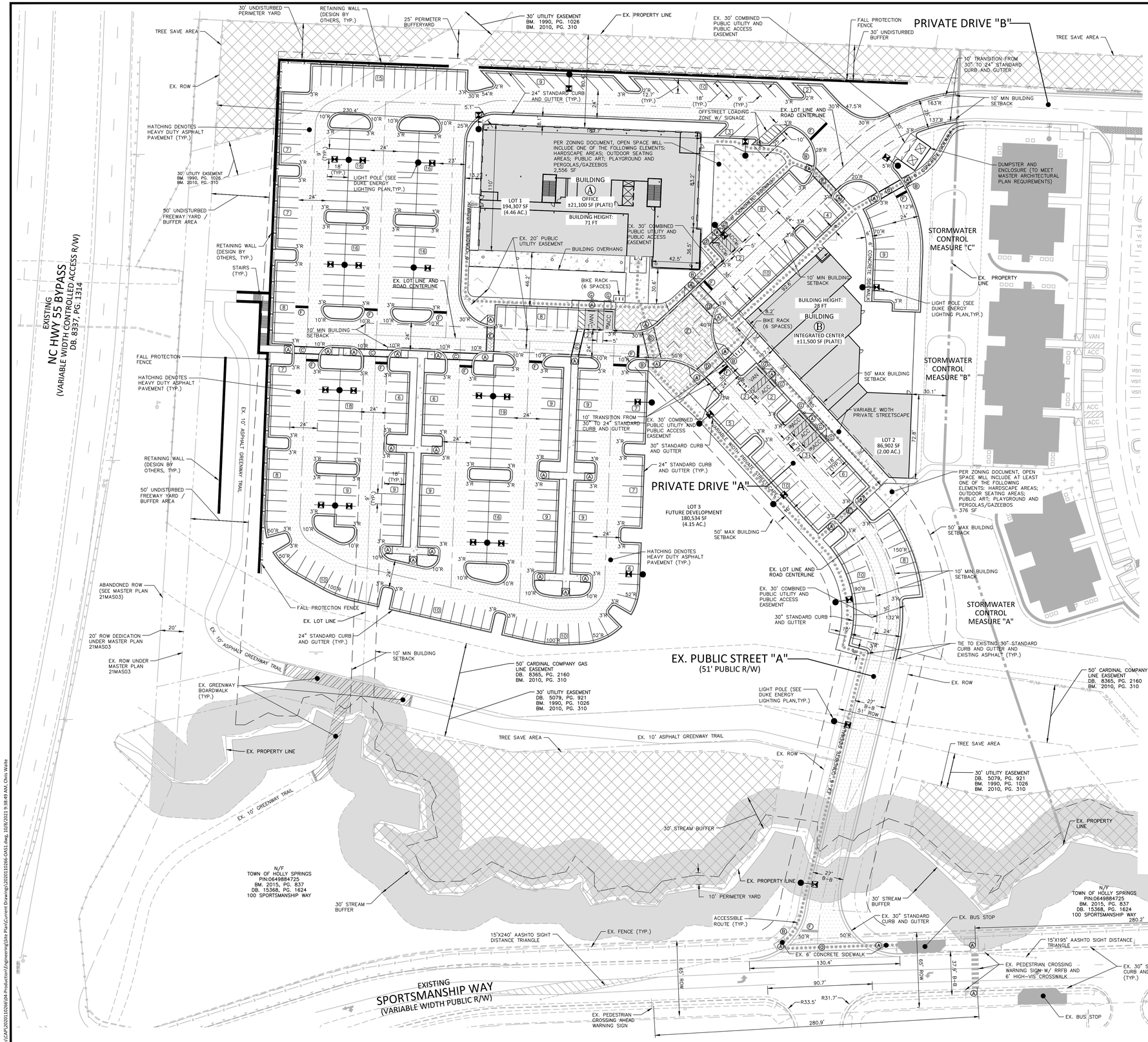
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

KEY LEGEND

- (A) CURB RAMP
- (B) STOP SIGN
- (C) 6' STANDARD CROSSWALK
- (D) 10' DECORATIVE CROSSWALK
- (E) 6' DECORATIVE CROSSWALK
- (F) 24" STOP BAR
- (G) ACCESSIBLE PARKING SIGNAGE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

N

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One Glenwood Avenue
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CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

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MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER CHRISTOPHER A. PHILLIPS 10/8/21

REVISIONS

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PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-OAS1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	10. 08. 2021

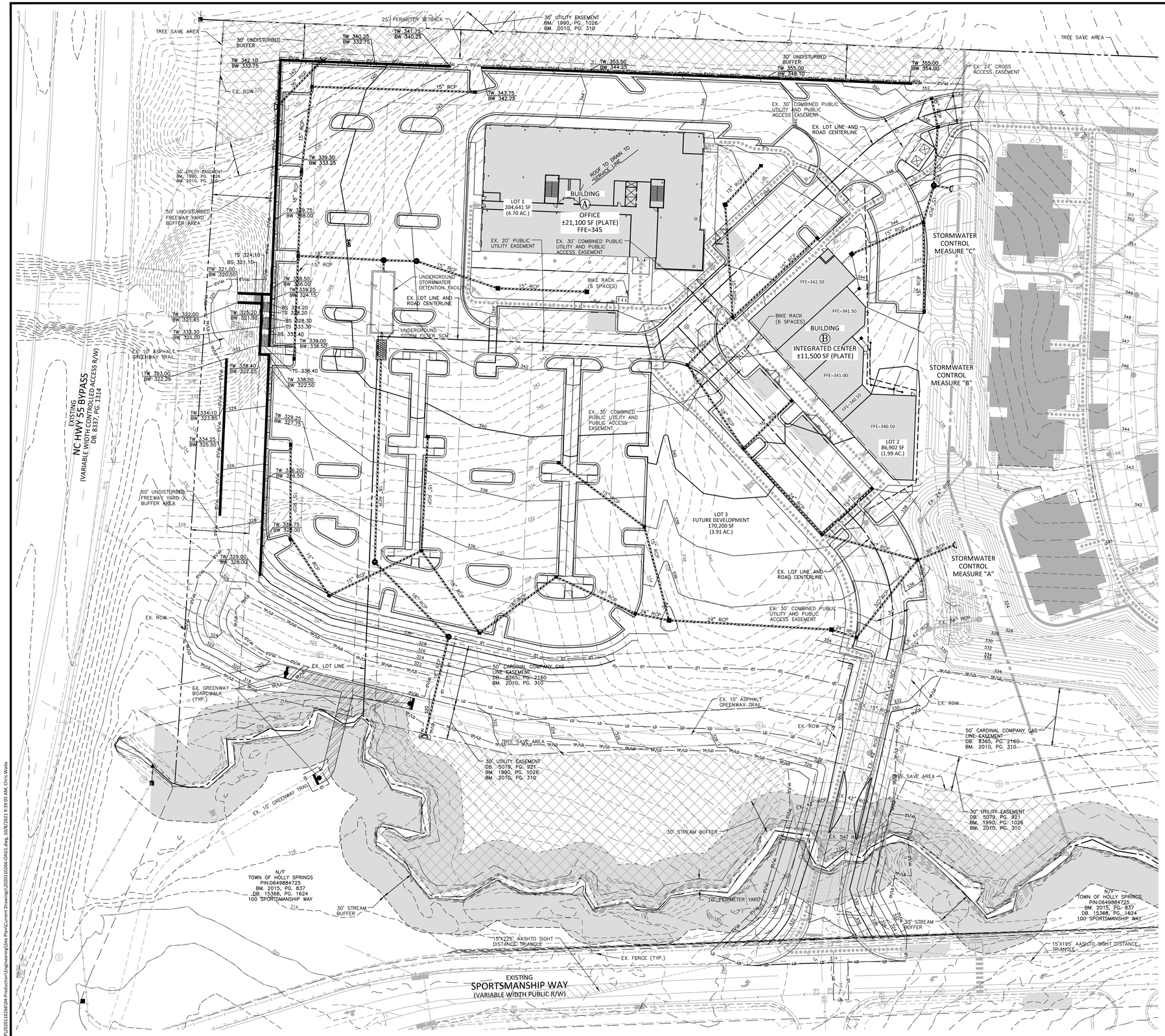
SHEET

SITE PLAN

C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD — RD — RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- TC — TC — TC — TREE CONSERVATION AREA
- STREAM BUFFER

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

DISTURBED AREA = 8.20 AC.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Suite 201
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fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

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MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER CHRISTOPHER A. GALE 10/8/21

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PLAN INFORMATION

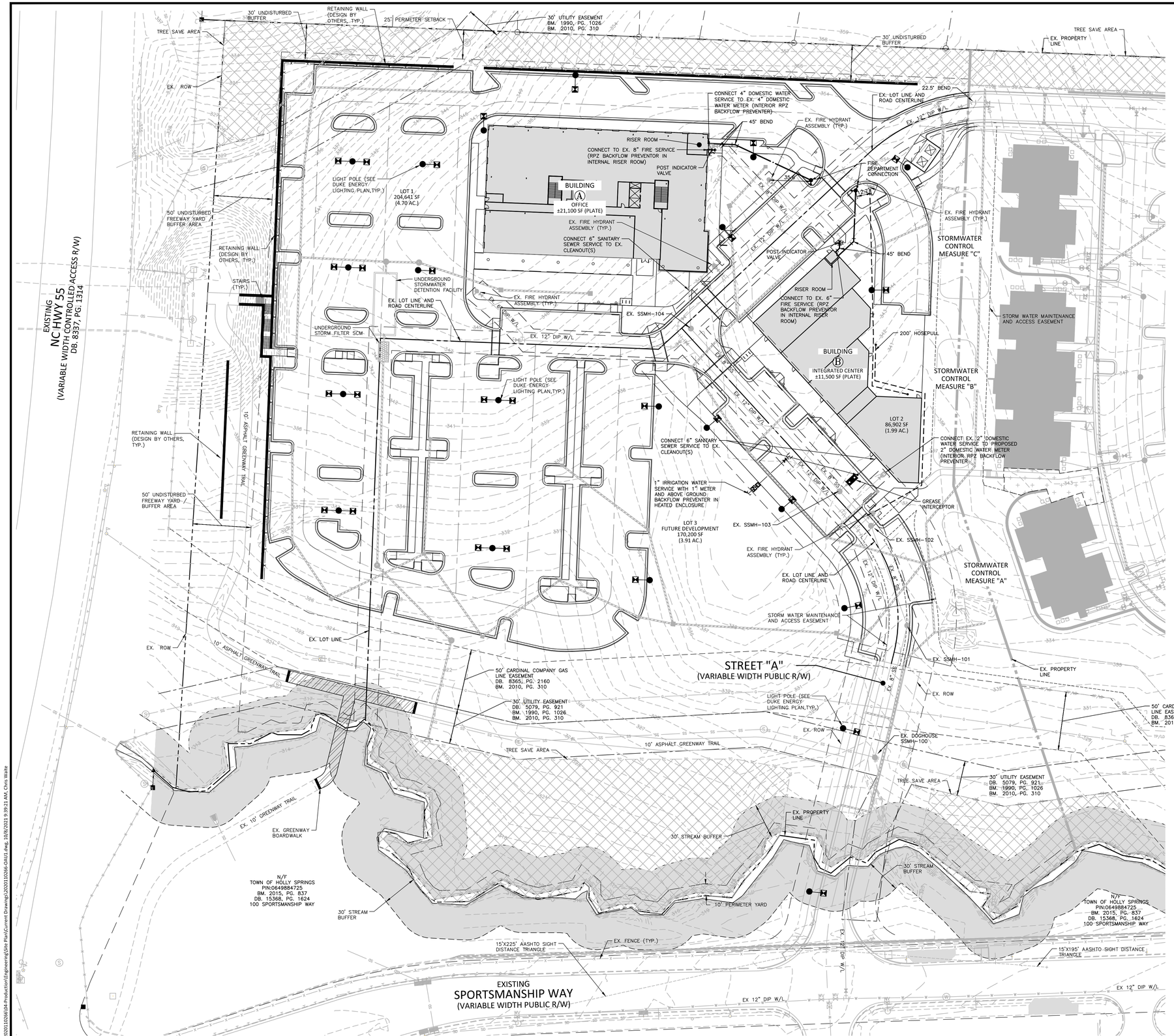
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FILENAME	2020110266-OAG1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	10. 08. 2021

SHEET

OVERALL GRADING PLAN

C3.00

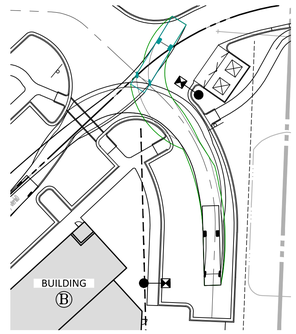
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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN (FM)
- GAS LINE (G)
- OVERHEAD UTILITY (OU)
- UNDERGROUND ELECTRIC (UE)
- TELEPHONE (T)
- EASEMENT LINE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.



FIRE TRUCK TURN TEMPLATE

UTILITY NOTES:

1. ALL FDC'S SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS. THEY SHALL HAVE A 5" STORTZ CONNECTION.
2. WALL MOUNTED FDC'S ALLOWED ON A SINGLE STORY BUILDINGS ONLY. MULTISTORY BUILDINGS REQUIRE REMOTE FDC'S.

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1501 SUNRISE AVENUE, SUITE 100
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MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER CHRISTOPHER A. PIKE 10/8/21

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PLAN INFORMATION

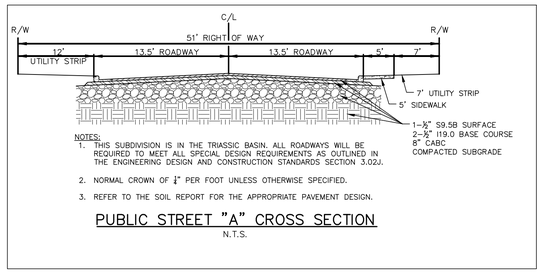
PROJECT NO.	2020110266
FILENAME	2020110266-OAU1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	10. 08. 2021

SHEET

OVERALL UTILITY PLAN

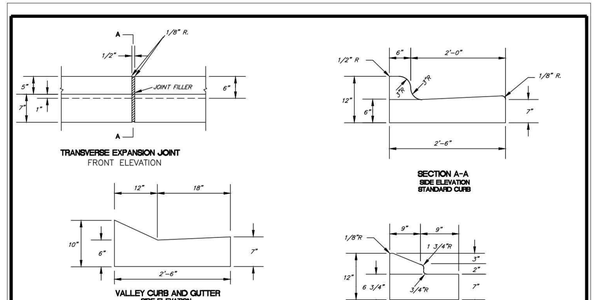
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PUBLIC STREET "A" CROSS SECTION

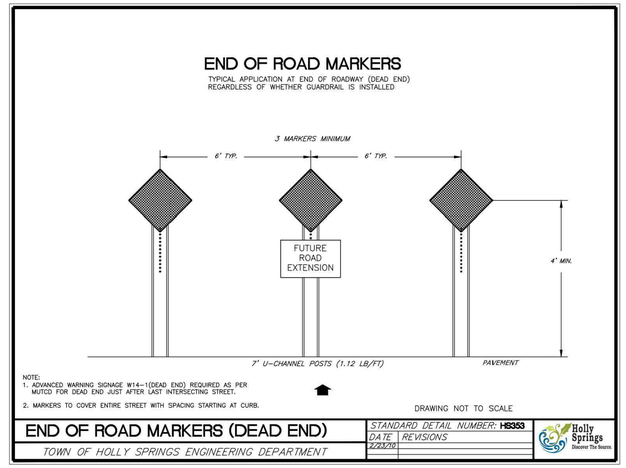
N.T.S.



STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

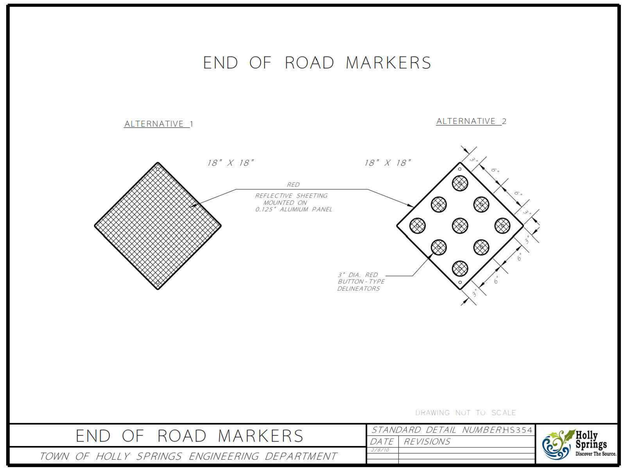
STANDARD DETAIL NUMBER: HS321
DATE | REVISIONS
2/8/19 |



END OF ROAD MARKERS (DEAD END)

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

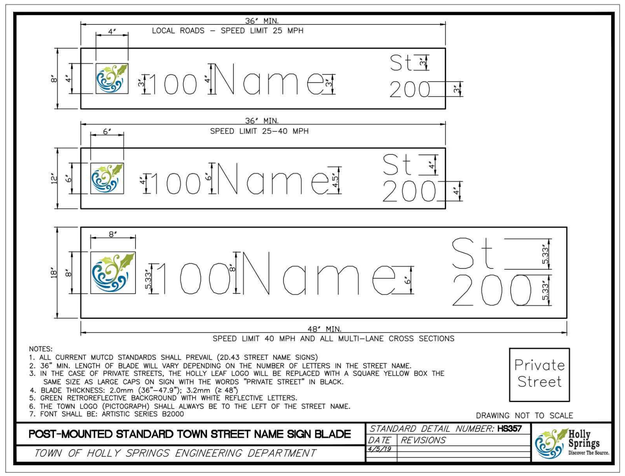
STANDARD DETAIL NUMBER: HS353
DATE | REVISIONS
2/22/19 |



END OF ROAD MARKERS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

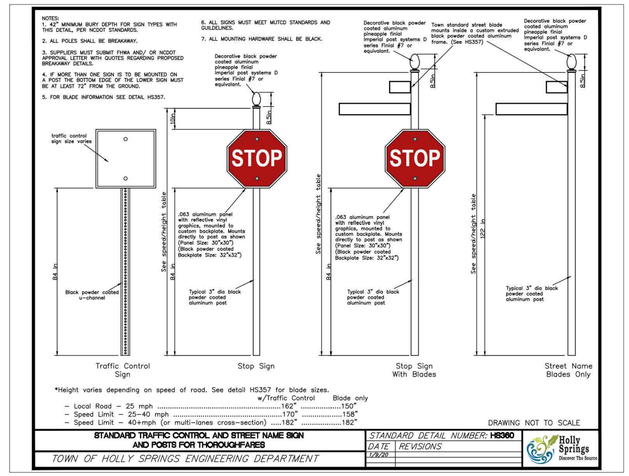
STANDARD DETAIL NUMBER: HS354
DATE | REVISIONS
7/8/19 |



POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357
DATE | REVISIONS
4/9/19 |



STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS360
DATE | REVISIONS
1/26/26 |

McAdams
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
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CLIENT

CAPITAL ASSOCIATES
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RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER CHRISTOPHER A. WAITE 10/8/21

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	10. 08. 2021

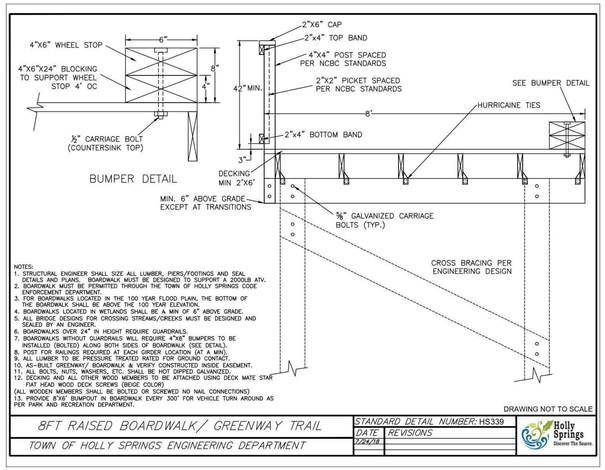
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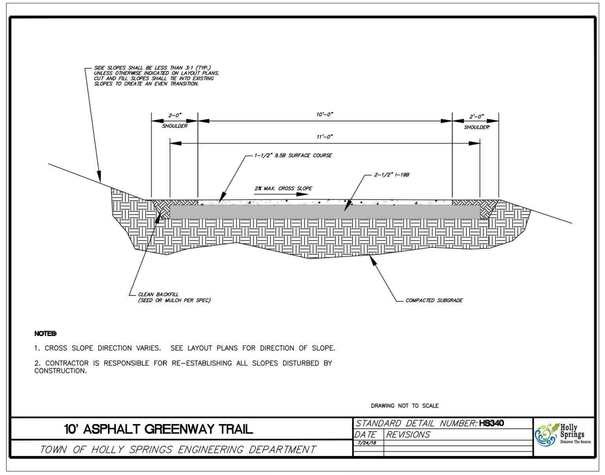
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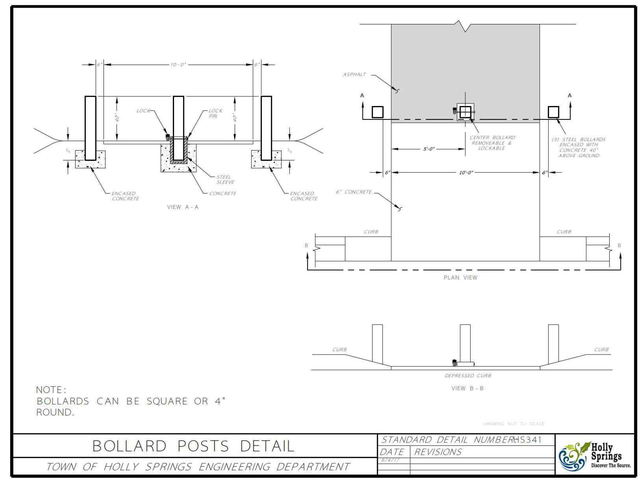
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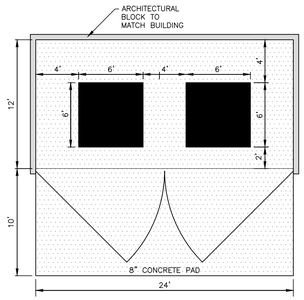
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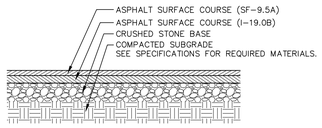


NOTES:
1. DUMPSTER PAD AND APPROACH PAD SHOULD BE 8" THICK CONCRETE REINFORCED WITH REBAR PER GEOTECHNICAL ENGINEER'S RECOMMENDATION
2. CURBS OR BUMPERS AT THE REAR OF EACH DUMPSTER ARE REQUIRED.
3. SEE ARCHITECTURAL DRAWINGS FOR ENCLOSURE AND GATE MATERIALS AND CONSTRUCTION INSTRUCTIONS.
4. IF THE 2 GATES ARE INCLUDED FOR EACH DUMPSTER WITH A POST IN THE CENTER, THE PAD MUST BE AN ADDITIONAL 4' WIDE.
5. ENCLOSURE WALLS SHALL BE A MINIMUM 6" HIGHER THAN THE DUMPSTERS, BUT NO LESS THAN 6' HIGH.



STANDARD DUMPSTER ENCLOSURE
N.T.S.

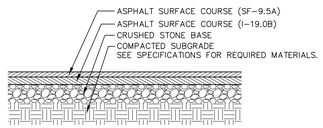
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL
N.T.S.

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

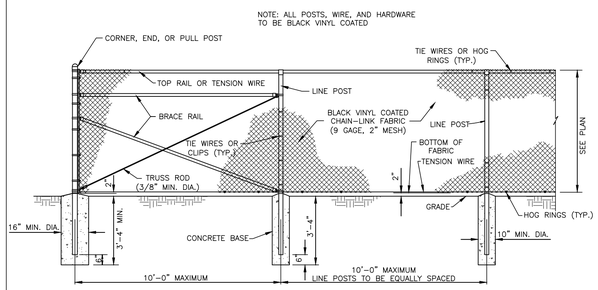


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

ON-SITE ASPHALT PARKING PAVEMENT DETAIL
N.T.S.

NOTE: ALL POSTS, WIRE, AND HARDWARE TO BE BLACK VINYL COATED



NOTE:
GATES ARE TO BE A DURABLE MATERIAL (EXCLUDING WOOD) AND OPAQUE

CHAIN-LINK FENCE (BLACK VINYL COATED) DETAIL
N.T.S.

FIGURE 2

PARKING LOT STALL DIMENSIONS

DIMENSIONS FOR 90-DEGREE PARKING

APPLICATION		(C1) STALL WIDTH (Feet)	(C2) STALL LENGTH (Feet)	(C3) STALL DEPTH (Feet)	(C4) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
CUSTOMER high turnover	RECOMMENDED	10	18	18	18	24	60
	MINIMUM	9.5	9.5	18	18	20	56
CUSTOMER AND EMPLOYEE high turnover	RECOMMENDED	10	18	18	18	23	59
	STANDARD	9.5	9.5	18	18	22	58
	MINIMUM	9	9	18	18	20	56

DIMENSIONS FOR 60-DEGREE PARKING

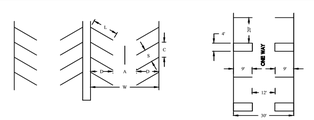
APPLICATION		(C1) STALL WIDTH (Feet)	(C2) STALL LENGTH (Feet)	(C3) STALL DEPTH (Feet)	(C4) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
CUSTOMER high turnover	RECOMMENDED	10	11.5	15.6	18	22.8	54
	MINIMUM	9.5	11	15.6	18	23.8	55
CUSTOMER AND EMPLOYEE low turnover	RECOMMENDED	10	11.5	15.6	18	20.8	52
	STANDARD	9.5	11	15.6	18	21.8	53
	MINIMUM	9	10.4	15.6	18	22.0	54

DIMENSIONS FOR 45-DEGREE PARKING

APPLICATION		(C1) STALL WIDTH (Feet)	(C2) STALL LENGTH (Feet)	(C3) STALL DEPTH (Feet)	(C4) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
CUSTOMER high turnover	RECOMMENDED	10	14.1	12.7	18	22.6	48
	MINIMUM	9.5	13.4	12.7	18	22.6	48
CUSTOMER AND EMPLOYEE low turnover	RECOMMENDED	10	14.1	12.7	18	21.6	47
	STANDARD	9.5	13.4	12.7	18	22.6	48
	MINIMUM	9	12.7	12.7	18	23.6	49

PROVIDE 4'-6" OF SPACING BETWEEN ABUTTING PARKING BAYS

NOTE: C=S FOR 90 DEGREE PARKING
D=L FOR 90 DEGREE PARKING
L=18 FT (FACE TO CURB)



DRAWING NOT TO SCALE
PARKING LOT STALL DIMENSIONS
STANDARD DETAIL NUMBER: HS350
DATE REVISIONS
5/8/20
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
Holly Springs Discover The Source.

McAdams
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1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C. PARK 10/8/21

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-D1
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	N.T.S.
DATE	10. 08. 2021

SHEET

SITE DETAILS
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DUKE ENERGY. PROGRESS

Outdoor Lighting

Enterprise LED



Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

LED *(Light Emitting Diode)*	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

Outdoor Lighting

Sanibel LED



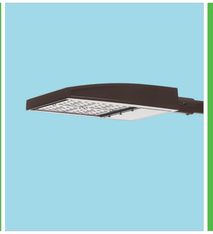
The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

LED *(Light Emitting Diode)*	75 watts, 150 watts
Mounting heights	12', 16', 29'
Color	Black
Pole	Smooth round concrete

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

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BUILDING A SMARTER ENERGY FUTURE®



DECORATIVE PEDESTRIAN CROSSING
*ALL PEDESTRIAN CROSSINGS SHALL BE STAMPED ASPHALT, RED, IN DIAGONAL HERRINGBONE PATTERN OR SIMILAR APPROVED BY OWNER AND THE TOWN OF HOLLY SPRINGS

Stamped Asphalt
Cable Stamping
Patterns

Pattern: Diagonal Herringbone
Item No: CSTA-HBD
Brick size: 9.75" x 4.75" (24.75 cm x 12.0 cm)
Cable size: .325" (.825 cm)

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1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER M. D. SHEA 10/8/21

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-D1
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	N.T.S.
DATE	10. 08. 2021

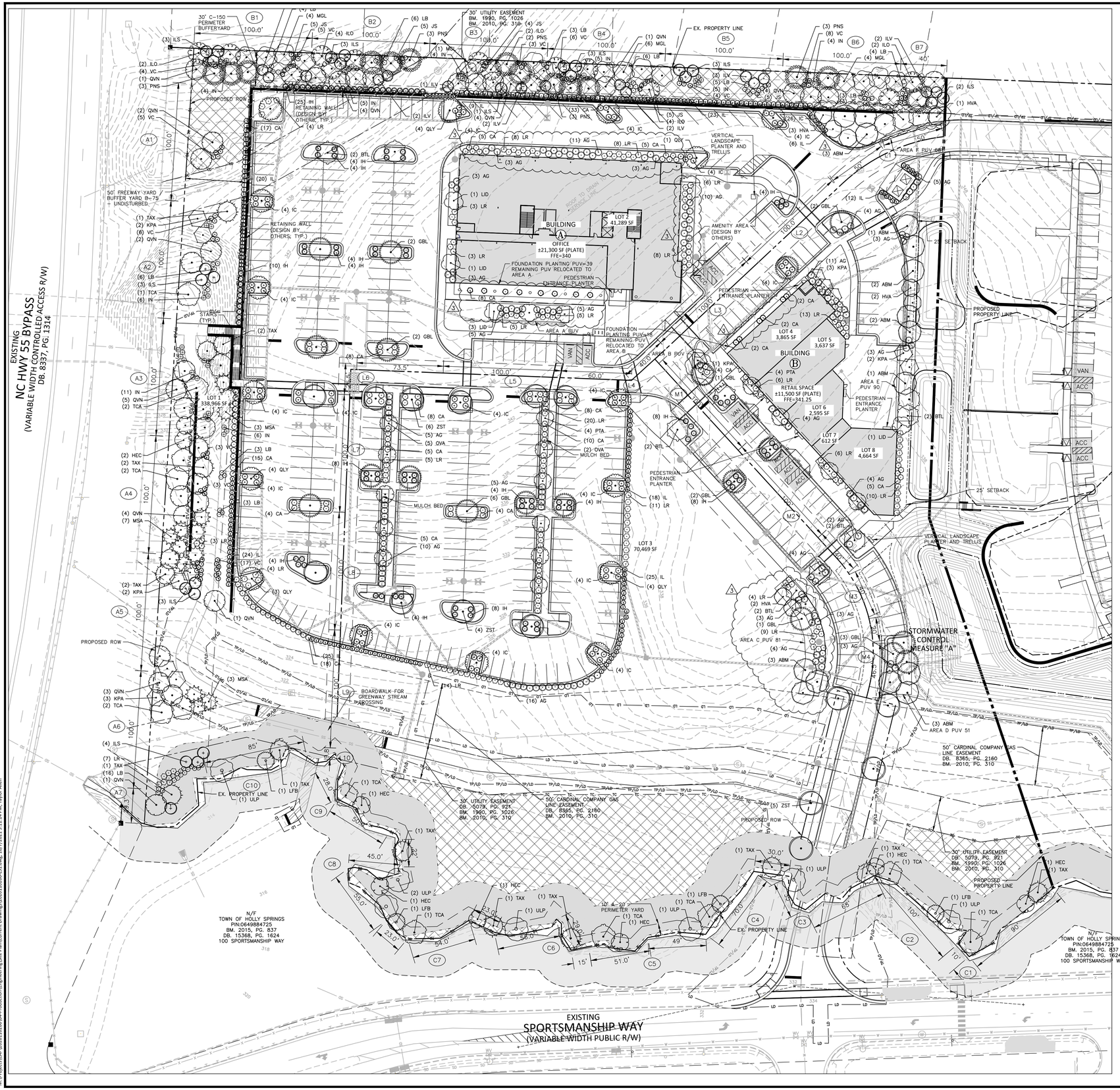
SHEET

SITE DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\Projects\CAP\2020110266\04-Production\Engineering\Site Plan\Current Drawing\2020110266-D1.dwg, 10/8/2021 9:39:38 AM, Chris Waite



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
	ABM	Trident Maple	Acer buergerianum
	BTL	Sweet Birch	Betula lenta
	GBL	Maidenhair Tree	Ginkgo biloba
	QLY	Overcup Oak	Quercus lyrata
	ZST	Sawleaf Zelkova	Zelkova serrata

SMALL DECIDUOUS TREES	CODE	COMMON NAME	BOTANICAL NAME
	HVA	Common Witch Hazel	Hamamelis virginiana
	KPA	Golden Rain Tree	Koelreuteria paniculata
	LID	Crape Myrtle	Lagerstroemia indica
	OVA	American Hophornbeam	Ostrya virginiana
	PTA	Common Hoptree	Ptelea trifoliata

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AG	Twist of Lime Glossy Abelia	Abelia x grandiflora 'Hopleys'
	CA	New Jersey Tea	Ceanothus americanus
	IC	Rotunda Dwarf Chinese Holly	Ilex cornuta 'Rotunda'
	IH	Heler Japanese Holly	Ilex crenata 'Helleri'
	IL	Steeds Japanese Holly	Ilex crenata 'Steeds'
	LR	Purpleleaf Fringe Flower	Loropetalum chinense rubrum

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Suite 201
Raleigh, NC 27603
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1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

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MY COMPUTER CAREER (MCC) COMMERCIAL TRACT TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 1898 DAVE C. TOHS

10/08/2021

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-LS1
CHECKED BY	ACP / MDS
DRAWN BY	TEA
SCALE	1"=40'
DATE	10. 08. 2021

SHEET

LANDSCAPE PLAN

L5.01

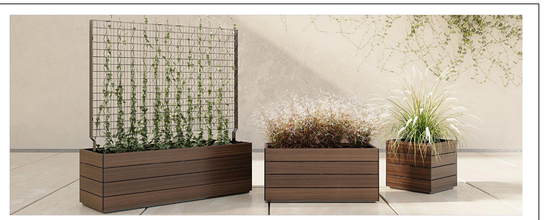
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PLANT SCHEDULE

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
	ABM	15	Trident Maple	Acer buergerianum	2.5" min	19.23%
	BTL	13	Sweet Birch	Betula lenta	2.5" min	16.67%
	GBL	19	Maidenhair Tree	Ginkgo biloba	2.5" min	24.36%
	QLY	16	Overcup Oak	Quercus lyrata	2.5" min	20.51%
	ZST	15	Sawleaf Zelkova	Zelkova serrata	2.5" min	19.23%

SMALL DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
	HVA	8	Common Witch Hazel	Hamamelis virginiana	1.5" min	22.86%
	KPA	6	Golden Rain Tree	Koelreuteria paniculata	1.5" min	17.14%
	LID	6	Crape Myrtle	Lagerstroemia indica	1.5" min	17.14%
	OVA	7	American Hophornbeam	Ostrya virginiana	1.5" min	20.00%
	PTA	8	Common Hoptree	Ptelea trifoliata	1.5" min	22.86%

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	REMARKS
	AG	132	Twist of Lime Glossy Abelia	Abelia x grandiflora 'Hopleys'	36"	16.28%
	CA	168	New Jersey Tea	Ceanothus americanus	24" min	20.72%
	IC	94	Rotunda Dwarf Chinese Holly	Ilex cornuta 'Rotunda'	24" min	11.59%
	IH	103	Heler Japanese Holly	Ilex crenata 'Helleri'	24" min	12.70%
	IL	162	Steeds Japanese Holly	Ilex crenata 'Steeds'	30" min	19.98%
	LR	152	Purpleleaf Fringe Flower	Loropetalum chinense rubrum	36"	18.73%



Boulevard Screen wood planters are made with a robust FRP fiberglass liner to make a beautiful, long-lasting commercial grade wood planter. The planter integrates bracket pockets into the interior wall. Brackets mount to either a 3D trellis panel or laser-cut windscreen or privacy panel. Check with your salesperson for alternative shapes or sizes.

Boulevard Screen Wood Planters

Part. No.	Trellis Grid	Total Height to top of Screen	Exterior Size	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
BVX3-481824-78	3"	78"	48"L x 18"W x 24"H	143	10.5	CWM-R1620-2k
BVX6-481824-78	6"	78"	48"L x 18"W x 24"H	146	10.5	CWM-R1620-2k
BVX-481824-78	Use WXS screen	78"	48"L x 18"W x 24"H	129	10.5	CWM-R1620-2k
BVX3-482424-78	3"	78"	48"L x 24"W x 24"H	161	13	CWM-R1620-2k
BVX6-482424-78	6"	78"	48"L x 24"W x 24"H	164	13	CWM-R1620-2k
BVX-482424-78	Use WXS screen	78"	48"L x 24"W x 24"H	147	13	CWM-R1620-2k
BVX3-721824-78	3"	78"	72"L x 18"W x 24"H	190	15.5	CWM-R1620-3k
BVX6-721824-78	6"	78"	72"L x 18"W x 24"H	193	15.5	CWM-R1620-3k
BVX-721824-78	Use WXS screen	78"	72"L x 18"W x 24"H	169	15.5	CWM-R1620-3k
BVX3-722424-78	3"	78"	72"L x 24"W x 24"H	214	21.5	CWM-R1620-3k
BVX6-722424-78	6"	78"	72"L x 24"W x 24"H	217	21.5	CWM-R1620-3k
BVX-722424-78	Use WXS screen	78"	72"L x 24"W x 24"H	193	21.5	CWM-R1620-3k
BVX3-961824-78	3"	78"	96"L x 18"W x 24"H	242	21	CWM-R1620-4k
BVX6-961824-78	6"	78"	96"L x 18"W x 24"H	247	21	CWM-R1620-4k
BVX-961824-78	Call for Information	78"	96"L x 18"W x 24"H	214	21	CWM-R1620-4k
BVX3-962424-78	3"	78"	96"L x 24"W x 24"H	272	29	CWM-R1620-4k
BVX6-962424-78	6"	78"	96"L x 24"W x 24"H	277	29	CWM-R1620-4k
BVX-962424-78	Call for Information	78"	96"L x 24"W x 24"H	241	29	CWM-R1620-4k
BVX3-481836-90	3"	90"	48"L x 18"W x 36"H	198	16	CWM-R1620-2k
BVX6-481836-90	6"	90"	48"L x 18"W x 36"H	201	16	CWM-R1620-2k
BVX-481836-90	Use WXS screen	90"	48"L x 18"W x 36"H	184	16	CWM-R1620-2k
BVX3-721836-90	3"	90"	72"L x 18"W x 36"H	265	24	CWM-R1620-3k
BVX6-721836-90	6"	90"	72"L x 18"W x 36"H	268	24	CWM-R1620-3k
BVX-721836-90	Use WXS screen	90"	72"L x 18"W x 36"H	244	24	CWM-R1620-3k
BVX3-961836-90	3"	90"	96"L x 18"W x 36"H	338	31.5	CWM-R1620-4k
BVX6-961836-90	6"	90"	96"L x 18"W x 36"H	343	31.5	CWM-R1620-4k
BVX-961836-90	Call for Information	90"	96"L x 18"W x 36"H	310	31.5	CWM-R1620-4k
WXS-4848	Patterns 2, 3, 4, 6, 7, 8		48"L x 48"W	30-40	Wind screen or privacy panel	
WXS-7248	Patterns 2, 3, 4, 6, 7, 8		72"L x 48"W	45-60	Wind screen or privacy panel	

Note: For BVX versions 96"long with privacy screen, they are not 2 panels; please call for options.

4

Tournesol SITEWORKS

GENERAL NOTES

1. BUFFER SEGMENTS NOT MEETING A-20 BUFFER REQUIREMENTS SHALL BE RE-PLANTED PER THE 20' PRESERVATION (A-20) GREENBELT DETAIL THIS PAGE.
2. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
3. ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE ANY STREET TREES OR LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
4. STREET TREES SHALL INCLUDE A ROOT GUARD LOCATED BETWEEN BACK OF CURB AND SIDEWALK PER TOWN OF HOLLY SPRINGS STANDARDS. SEE DETAIL THIS SHEET.
5. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT FROM THE CONTRACTOR, CERTIFIED BY THE LANDSCAPE ARCHITECT, MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
6. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
7. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
8. TREE LOCATIONS ARE SCHEMATIC AND MAY BE FIELD ADJUSTED DURING CONSTRUCTION TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES.

LANDSCAPING 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. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. 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.
10. 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.
11. 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.
12. 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.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
14. PROPOSED TREES TO BE PLANTED A MINIMUM 25 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
24. ALL PROPOSED PLANTINGS TO BE IN MULCH PLANTING BEDS UNLESS OTHERWISE SPECIFIED. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
25. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
26. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
27. 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.

3

28. PLANTING MATERIAL LOCATED WITHIN 5 FT OF BACK OF CURB AND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED NOT TO EXCEED 36 IN.

WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. INSTALLER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE PLANTING DATE. 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.
3. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
   - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
4. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPE BY KEEPING LAWNS MOWED, ALL PLANTINGS 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.

3

10' A-20 INTERNAL OUTLOT YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
L1	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L2	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L3	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L4	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L5	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L6	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L7	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 3	24	120%	A-20
L8	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (5) LARGE SHRUBS @ 36" HT (1 PUV)	16 5	21	105%	A-20
L9	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (6) LARGE SHRUBS @ 36" HT (1 PUV)	16 6	22	110%	A-20
L10 (9.8 LF)	(1) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV)	8	8 (2 REQ.)	400%	A-20

INTERIOR PARKING AREA

TOTAL PARKING SPACES 408 (9 OF 408 ACCESSIBLE)
PARKING ISLANDS REQUIRED: 41 (1 ISLAND PER 10 SPACES)
PARKING ISLANDS PROVIDED: 46 ISLANDS

CANOPY TREES REQUIRED: 41 (1/ISLAND)
CANOPY TREES PROVIDED: 46

SHRUBS REQUIRED: 164 (4/ISLAND)
SHRUBS PROVIDED: 184

FOUNDATION LANDSCAPING - BUILDING A

NORTH ELEVATION
REQUIRED AREA 187 LF X 2 = 374 SQ. FT.
PROVIDED AREA 1,513 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 38 PUV (187 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 38 PUV
33 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 33 PUV
10 SMALL SHRUBS AT 24" HEIGHT (0.5 POINTS/EA) = 5 PUV

WEST ELEVATION
REQUIRED AREA 110 LF X 2 = 220 SQ. FT.
PROVIDED AREA 559 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 22 PUV (110 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 22 PUV
2 SMALL DECIDUOUS TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 10 PUV
12 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 12 PUV

3

SOUTH ELEVATION - PARTIALLY RELOCATED TO 'AREA A'
REQUIRED AREA 190 LF X 2 = 380 SQ. FT.
PROVIDED AREA 1,080 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 38 PUV (190 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 39 PUV
3 SMALL DECIDUOUS TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 15 PUV
20 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 20 PUV
8 SMALL SHRUBS AT 24" HEIGHT (0.5 POINTS/EA) = 4 PUV

EAST ELEVATION
REQUIRED AREA 121 LF X 2 = 242 SQ. FT.
PROVIDED AREA 865 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 24 PUV (121 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 24 PUV
24 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 24 PUV

FOUNDATION LANDSCAPING - BUILDING B

NORTHEAST ELEVATION
REQUIRED AREA 194 LF X 2 = 388 SQ. FT.
PROVIDED AREA 629 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 39 PUV (194 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 39 PUV
3 SMALL DECIDUOUS TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 15 PUV
24 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 24 PUV

3

NORTHWEST ELEVATION - PARTIALLY RELOCATED TO 'AREA B'
REQUIRED AREA 92 LF X 2 = 184 SQ. FT.
PROVIDED AREA 295 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 18 PUV (92 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 18 PUV
1 LARGE DECIDUOUS TREE AT 2.5" CALIPER (8.0 POINTS/EA) = 8 PUV
1 SMALL TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 5 PUV
10 SMALL SHRUBS AT 24" HEIGHT (0.5 POINTS/EA) = 5 PUV

SOUTHWEST ELEVATION
REQUIRED AREA 201 LF X 2 = 402 SQ. FT.
PROVIDED AREA 589 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 40 PUV (201 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 40 PUV
4 SMALL DECIDUOUS TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 20 PUV
20 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 20 PUV

EAST ELEVATION
REQUIRED AREA 72 LF X 2 = 144 SQ. FT.
PROVIDED AREA 482 SQ. FT. (6' MIN. BED WIDTH)

REQUIRED PUV: 14 PUV (72 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 17.5 PUV
1 SMALL DECIDUOUS TREE AT 1.5" CALIPER (5.0 POINTS/EA) = 5 PUV
10 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 10 PUV
5 SMALL SHRUBS AT 24" HEIGHT (0.5 POINTS/EA) = 2.5 PUV

DUMPSTER LANDSCAPE SCREENING

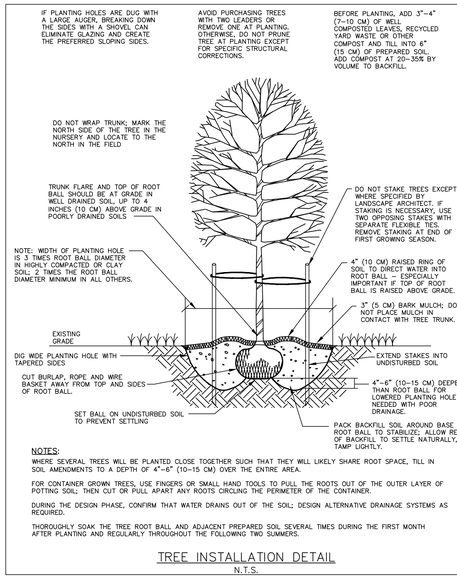
REQUIRED AREA 54 LF X 2 = 108 SQ. FT.
PROVIDED AREA 210 SQ. FT.

REQUIRED PUV: 11 PUV (54 LF X 20 PUV / 100 LF.)
PROVIDED PUV: 11 PUV
5 LARGE SHRUBS AT 36" HEIGHT (1.0 POINTS/EA) = 5 PUV
12 SMALL SHRUBS AT 30" HEIGHT (0.5 POINTS/EA) = 6 PUV

STREET TREES CALCULATIONS

ENTRANCE FROM SPORTSMANSHIP WAY 500 LF
TREES REQUIRED: 10 (1/50 LF)
TREES PROVIDED: 5 *DUE TO EXISTING EASEMENTS

10' A-20 INTERNAL OUTLOT YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
M1	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 2	23	115%	A-20
M2	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 2	23	115%	A-20
M3	(2) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE SHRUBS @ 36" HT (1 PUV)	16 5 2	23	115%	A-20
M4 (46.5 LF)	(1) LARGE DECIDUOUS TREE @ 2.5" CAL (8 PUV) (3) LARGE SHRUBS @ 36" HT (1 PUV)	8 3	11 (9 REQ.)	122%	A-20



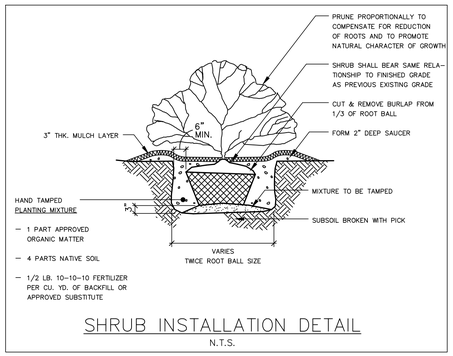
NOTES:
WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"-6" (10-15 CM) OVER THE ENTIRE AREA.

FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.

THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

TREE INSTALLATION DETAIL
N.T.S.

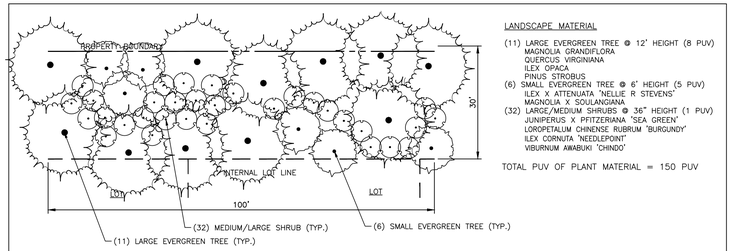


SHRUB INSTALLATION DETAIL
N.T.S.

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
STREET TREE PLACEMENT 'A'
SIDEWALK
CURB
RIGHT OF WAY
TREE CENTERED BETWEEN CURB AND SIDEWALK
DRAWING NOT TO SCALE
STANDARD ROOT GUARD INSTALL

PLANT SCHEDULE 30' C-150 PERIMETER BUFFERYARD

EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ILO	14	American Holly	Ilex opaca	–	12' min	6.93%
	MGL	15	Southern Magnolia	Magnolia grandiflora	–	12' min	7.43%
	QLA	14	Laurel Oak	Quercus laurifolia	–	12' min	6.93%
	QVN	14	Southern Live Oak	Quercus virginiana	–	12' min	6.93%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILV	15	Yaupon Holly	Ilex vomitoria	–	6'	7.43%
	ILS	15	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'	7.43%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	27	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		13.37%
	JS	27	Sea Green Pfitzer Juniper	Juniperus x pfitzeriana 'Sea Green'	36"		13.37%
	LB	31	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		15.35%
	VC	30	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		14.85%



LANDSCAPE MATERIAL

(11) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
MAGNOLIA GRANDIFLORA
QUERCUS VIRGINIANA
ILEX OPACA
PINUS STROBUS
(6) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV)
ILEX X ATTENUATA 'NELLIE R STEVENS'
MAGNOLIA X SOULANGIANA
(32) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
JUNIPERUS X PFITZERIANA 'SEA GREEN'
LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
ILEX CORNUTA 'NEEDLEPOINT'
VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 150 PUV

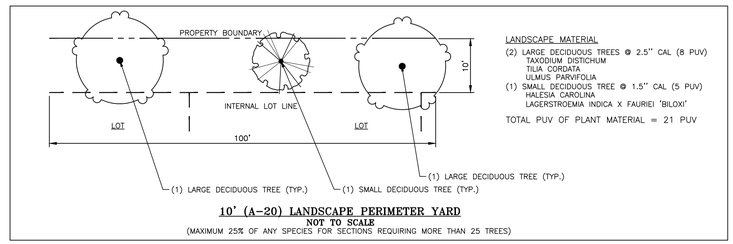
30' (C-150) LANDSCAPE PERIMETER BUFFERYARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' C-150 PERIMETER BUFFERYARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
B1 100 LF	*(3) EX LARGE DECIDUOUS TREES @ 2"–4" CAL (3 PUV) *(1) EX LARGE DECIDUOUS TREES @ 4"–6" CAL (6 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	9 6 88 30 17	 150	6.00% 4.00% 58.67% 20.00% 11.33%	C–150
B2 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"–6" CAL (6 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (26) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 88 30 26	 150	4.00% 58.67% 20.00% 17.33%	C–150
B3 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"–6" CAL (6 PUV) *(3) EX LARGE DECIDUOUS TREES @ >6" CAL (9) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 27 88 15 14	 150	4.00% 18.00% 58.67% 10.00% 9.33%	C–150
B4 100 LF	*(2) EX LARGE DECIDUOUS TREES @ 2"–4" CAL (3 PUV) *(1) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (22) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 9 88 25 22	 150	4.00% 6.00% 58.67% 16.66% 14.67%	C–150
B5 100 LF	(8) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (24) LARGE/MED SHRUBS @ 36" HT (1 PUV)	96 30 24	 150	64.00% 20.00% 16.00%	C–150
B6 100 LF	(4) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (1) EX LARGE EVERGREEN TREES @ 8"–12' HT (8 PUV) (10) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	48 8 80 14	 150	32.00% 5.33% 53.34% 9.33%	C–150
B7 40 LF	(4) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (4) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (8) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 20 8	 60	53.33% 33.33% 13.34%	C–150 (60 REQ)

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01–D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

PLANT SCHEDULE 10' A–20 LANDSCAPE PERIMETER YARD

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
	TAX	7	Bald Cypress	Taxodium distichum	2.5" min	23.33%
	TCA	6	Littleleaf Linden	Tilia cordata	2.5" min	20.00%
	ULP	7	Lacebark Elm	Ulmus parvifolia	2.5" min	23.33%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**REMARKS**
	HEC	6	Silverbell	Halesia carolina	1.5" min	20.00%
	LFB	4	Biloxi Crape Myrtle	Lagerstroemia indica x fauriei 'Biloxi'	1.5" min	13.33%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
TAXODIUM DISTICHUM
TILIA CORDATA
ULMUS PARVIFOLIA
(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
HALESIA CAROLINA
LAGERSTROEMIA INDICA X FAURIEI 'BILOXI'

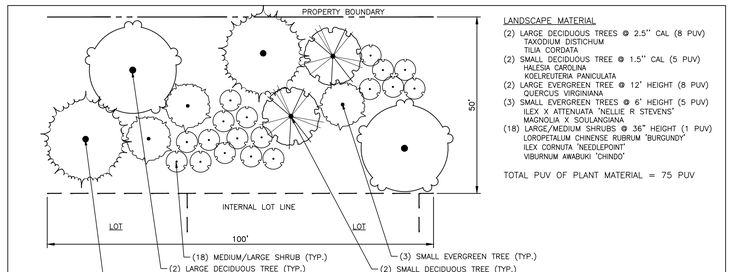
TOTAL PUV OF PLANT MATERIAL = 21 PUV

10' (A-20) LANDSCAPE PERIMETER YARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

10' A–20 PERIMETER YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
C1 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C3 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C4 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C7 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C8 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C9 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20
C10 85 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A–20 (17 REQ)

PLANT SCHEDULE 50' FREEWAY YARD/BUFFER AREA B–75 – UNDISTURBED

DECIDUOUS CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	TAX	8	Bald Cypress	Taxodium distichum	2.5" min		5.00%
	TCA	7	Littleleaf Linden	Tilia cordata	2.5" min		4.38%
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	QVN	18	Southern Live Oak	Quercus virginiana	–	12' min	11.25%
EVERGREEN UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	ILS	10	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	–	6'	6.25%
	MSA	13	Saucer Magnolia	Magnolia x soulangeana	–	6'	8.13%
SMALL DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**REMARKS**
	HEC	2	Silverbell	Halesia carolina	1.5" min		2.50%
	KPA	7	Golden Rain Tree	Koelreuteria paniculata	1.5" min		3.13%
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**REMARKS**
	IN	23	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"		14.38%
	LR	10	Purpleleaf Fringe Flower	Loropetalum chinense rubrum	36"		6.25%
	LB	28	Burgundy Fringe Flower	Loropetalum chinense rubrum 'Burgundy'	36"		17.50%
	VC	34	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	36"		21.25%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
TAXODIUM DISTICHUM
TILIA CORDATA
(2) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
HALESIA CAROLINA
KOELREUTERIA PANICULATA
(2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
QUERCUS VIRGINIANA
(3) SMALL EVERGREEN TREES @ 6' HEIGHT (5 PUV)
ILEX X ATTENUATA 'NELLIE R STEVENS'
MAGNOLIA X SOULANGIANA
(18) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
ILEX CORNUTA 'NEEDLEPOINT'
VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 75 PUV

50' FREEWAY YARD / BUFFER AREA (B–75) – UNDISTURBED
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

50' FREEWAY YARD / BUFFER AREA B–75–UNDISTURBED					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
A1 100 LF	(3) EX LARGE DECIDUOUS TREES @ 4"–6"CAL (12 PUV) *(2) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) LARGE/MED SHRUBS @ 36" HT (1 PUV)	36 18 16 5	 75	48.00% 24.00% 21.33% 6.67%	B–75
A2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MEDIUM SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	4.00% 58.67% 20.00% 17.33%	B–75
A3 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (5) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 5 40 15 15	 107	29.90% 4.67% 37.39% 14.02% 14.02%	B–75
A4 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (4) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 5 32 30 15	 114	28.07% 4.39% 28.07% 26.31% 13.16%	B–75
A5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (3) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 15 16 25 17	 89	17.98% 16.85% 17.98% 28.09% 19.10%	B–75
A6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (20) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 30 20	 92	17.39% 10.87% 17.39% 32.62% 21.73%	B–75
A7 29.3 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (1) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (3) LARGE/MED SHRUBS @ 36" HT (1 PUV)	8 8 5 3	 89	17.98% 16.85% 17.98% 28.09%	B–75 (22 REQ)

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01–D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

NOTE: ADDITIONAL PLANTINGS HAVE BEEN PROVIDED ALONG THE GREENWAY TRAIL THAT EXCEED THE PLANTING REQUIREMENTS BY ToHS IN THE UNDISTURBED BUFFER.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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fax 919. 361. 2269
license number: C-0293, C-187
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CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

MY COMPUTER CAREER (MCC) COMMERCIAL TRACT 1 - LOT 1 AND LOT 2

DEVELOPMENT PLANS
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT 1898 DAVE C. TOMS
10/08/2021

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	08. 20. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110266
FILENAME	2020110266-LS1
CHECKED BY	ACP / MDS
DRAWN BY	TEA
SCALE	
DATE	10. 08. 2021

SHEET

LANDSCAPE NOTES AND DETAILS

L5.03

X:\Projects\CAP\2020110266\04-Production\Engineering\Site Plan\Current Drawings\2020110266-LS1.dwg, 10/7/2021 3:19:12 PM, Taylor Allen

Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

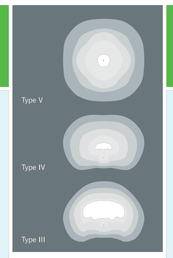
For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

Shoebox LED



light distribution pattern

Light source: LED *(white)*

Replacement for:* LED Wattage 150 – 250-watt HPS and metal halide;
LED Wattage 205 – up to 400-watt metal halide;
LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-U0-G3	IESNA Type V (circular)	19580	4,000K
LED 150	B3-U0-G4	IESNA Type IV (forward throw)	18459	
LED 150	B2-U0-G3	IESNA Type III (oval)	19006	
LED 220	B5-U0-G3	IESNA Type V *(circular)*	25870	
LED 220	B3-U0-G4	IESNA Type IV *(forward throw)*	24390	
LED 220	B2-U0-G4	IESNA Type III *(oval)*	25114	
LED 420	B5-U0-G5	IESNA Type V *(circular)*	48514	
LED 420	B3-U0-G5	IESNA Type IV *(forward throw)*	43765	
LED 530	B5-U0-G5	IESNA Type V *(circular)*	60296	
LED 530	B3-U0-G5	IESNA Type IV *(forward throw)*	54395	

** These are approximate replacement suggestions; actual conditions could be different.*

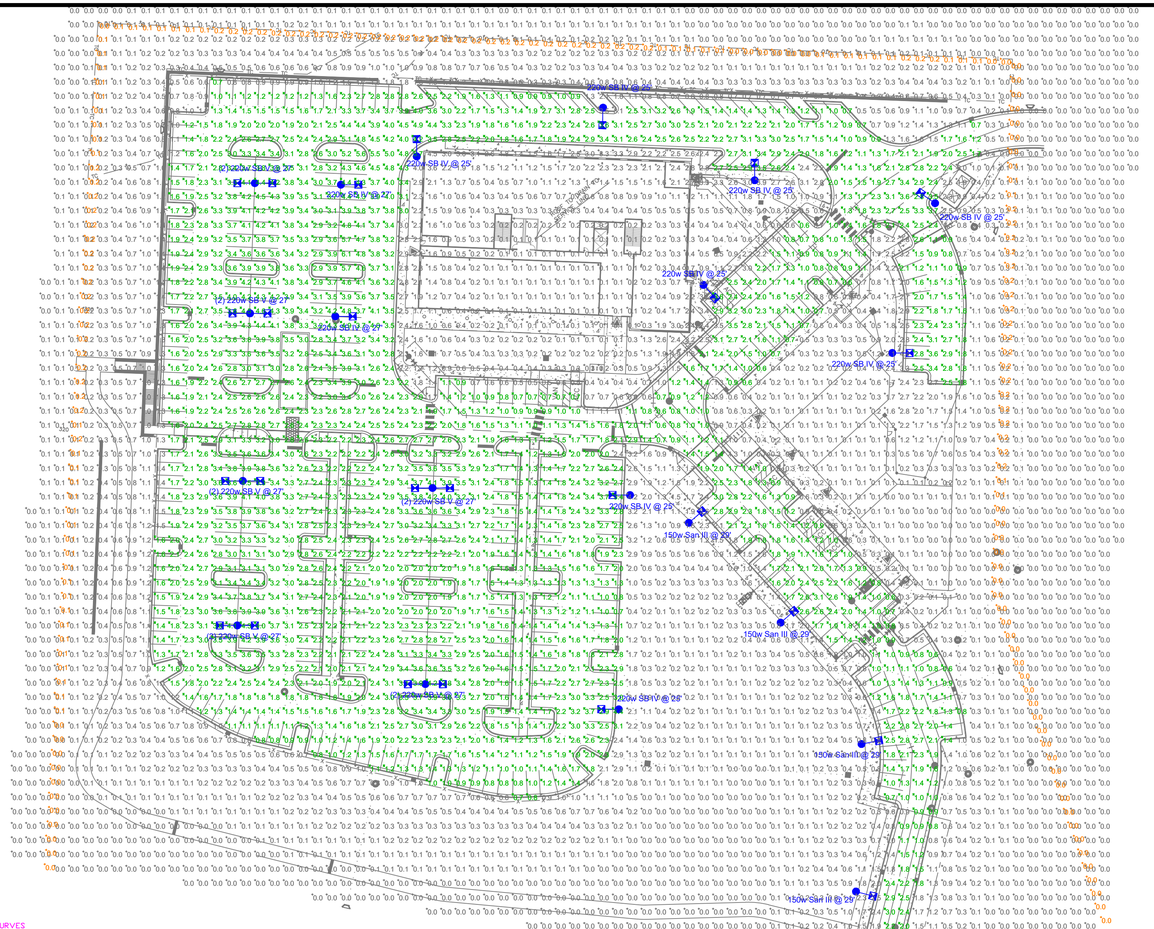
Poles available:

Name	*Mounting height*	*Color*
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Gray Bronze White
Fiberglass	30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

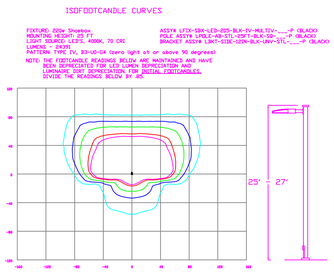
Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

**2' raised foundation available when required on metal poles only.*

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ISOFOOTCANDLE CURVES



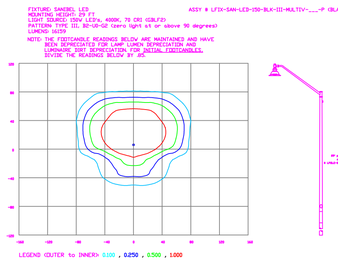
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking		2.3 fc	6.1 fc	0.6 fc	10.2:1	3.8:1
Property Line		0.1 fc	0.2 fc	0.0 fc	N/A	N/A

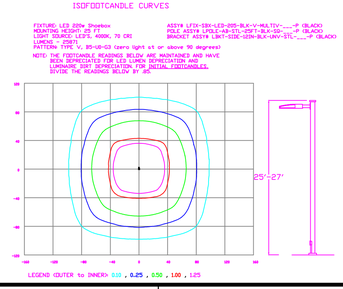
Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150w San III	5	LED 150w Sanibel - Type III - 4000K	1	15269	0.85
	220w SB IV	10	LED 220w Shoebox - Type IV - 4000K	64	381	0.85
	(2) 220w SB V	6	(2) LED 220w Shoebox - Type V - 4000K	64	404	0.85

ISOFOOTCANDLE CURVES



ISOFOOTCANDLE CURVES





Rev B	09/16/2021	LED 150w Sanibel , 220w Shoebox - Updated Site Plan	NJ
Rev A	05/27/2021	LED 150w Sanibel, 150w & 220w Shoebox	NJ
REV#	DATE	REVISION	BY

Customer approval _____
Date _____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

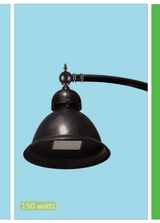
1317 MAIN STREET
Holly Springs, NC
SITE LIGHTING PLAN
Designed by DEP LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 50'
Date 09/16/2021 Size "Arch D"
Description LED 150w Sanibel & 220w Shoebox
Drawing No. 21-0171B Sht. 1 OF 1

DUKE ENERGY. PROGRESS

Outdoor Lighting

Sanibel LED





The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

LED *(Light Emitting Diode)*	75 watts, 150 watts
Mounting heights	12', 16', 29'
Color	Black
Pole	Smooth round concrete

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

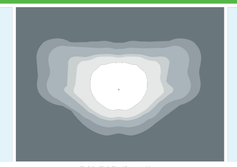
DUKE ENERGY. PROGRESS

Outdoor Lighting

Sanibel LED

Light source: LED *(white)*

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
75W	B1-U0-G1	IESNA Type III (oval)	6,320	4,000K
150W	B2-U0-G2		16,160	



light distribution pattern

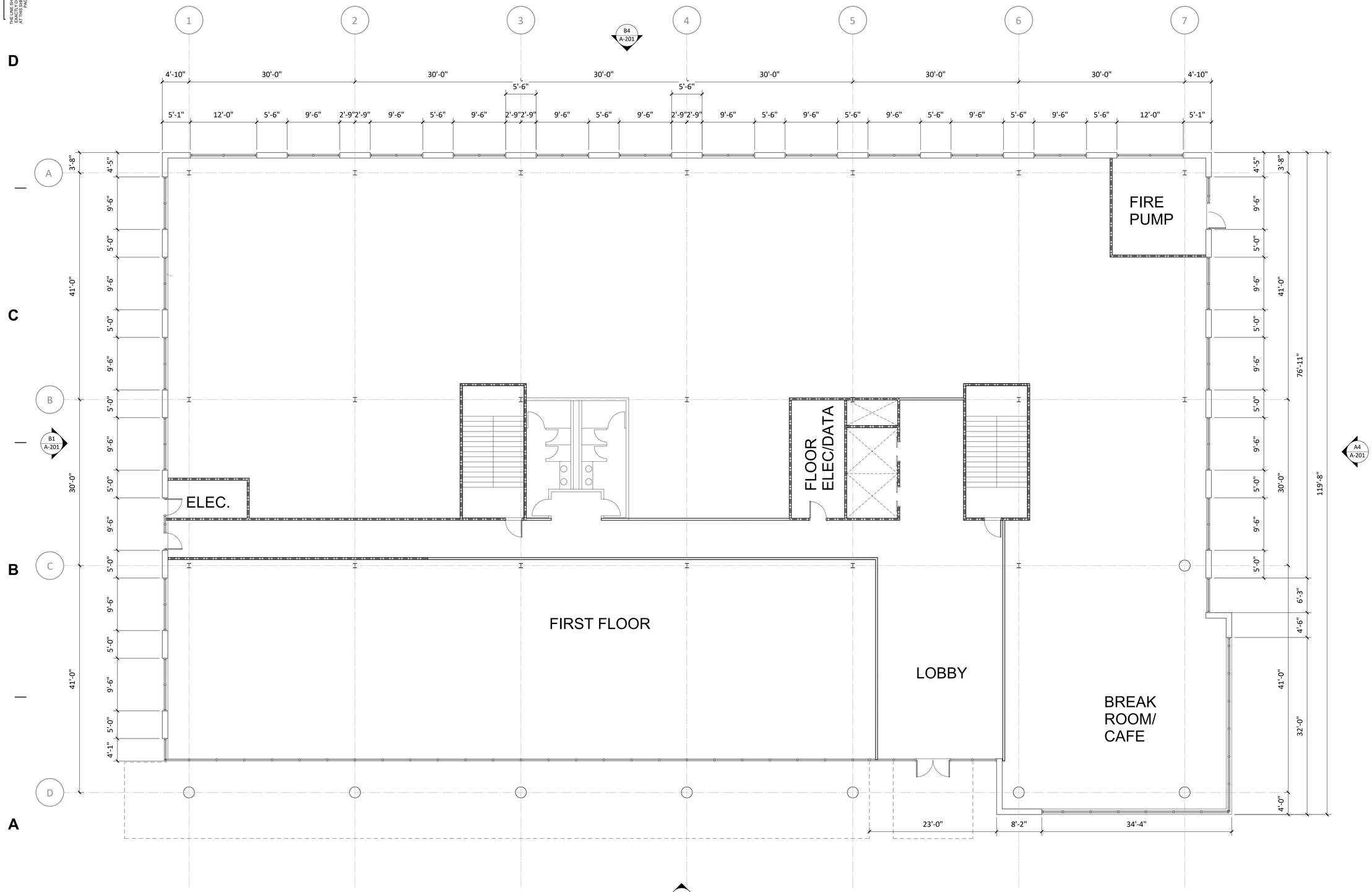
Pole available:

Name	*Mounting height*	*Color*
Smooth round concrete	12', 16', 29'	Black

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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THE LINE SHOWN ABOVE IS 1 INCH LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAPER SIZE



A1 OVERALL FLOOR PLAN- LEVEL 1

1/8" = 1'-0"

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LS3P

NORTH CAROLINA REGISTERED 15369 ARCHITECT 10.8.21 KEVIN HUNT

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CORPORATE HQ

CAPITAL ASSOCIATES
SPORTSMANSHIP WAY
HOLLY SPRINGS, NC 27540

LS3P PROJECT# 101-206100

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- LEVEL 1

ORIG SUBMISSION: 2021.09.17
CURRENT:

SHEET:
A-101

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE



ARCHITECTURAL PRECAST CONCRETE - FINISH 1 (56%)
PCI - INTEGRAL COLOR
WHITE, ACID ETCHED



ARCHITECTURAL PRECAST CONCRETE - FINISH 2 (13%)
PCI - INTEGRAL COLOR
GREY, SANDBLASTED



ARCHITECTURAL COMPOSITE PANEL - FINISH 2 (3%)
PARKLEX USA
AMERICAN OAK



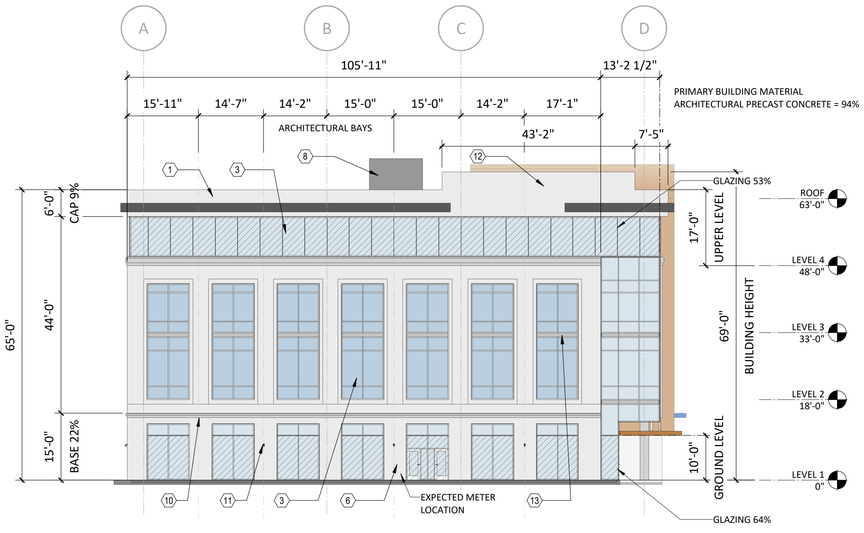
METAL PANEL CANOPY
MP-3 (6%)
BLUE

GLAZING
CLEAR GLASS

ELEVATION NOTES BY NUMBER

NUMBER	NOTE
1	ARCHITECTURAL PRECAST - COLOR 1
2	ARCHITECTURAL PRECAST - COLOR 2
3	STOREFRONT GLAZING
4	PARKLEX LIKE, WOOD LOOK PANEL, CONTINUE ONTO SLOPED ROOF
5	ARCHITECTURAL COMPOSITE PANEL FINISH 2
6	METERS TO BE PAINTED TO MATCH WALL WHERE PERMITTED
7	ARCHITECTURAL METAL COLUMN WRAP - METAL FINISH 3
8	MECHANICAL UNIT, SEE A-202 FOR SIGHT LINE STUDIES
9	ARCHITECTURAL METAL PANEL CANOPY MP-3
10	HUMAN SCALE ELEMENT - ARCHITECTURAL PRECAST CONTINUOUS SILL
11	HUMAN SCALE ELEMENT - DECORATIVE LIGHT FIXTURE AT REGULAR INTERVALS
12	LOCATION FOR SIGNAGE, SUBJECT TO A SEPARATE SIGN PERMIT
13	METAL TRIM TO MATCH WINDOW FRAME COLOR

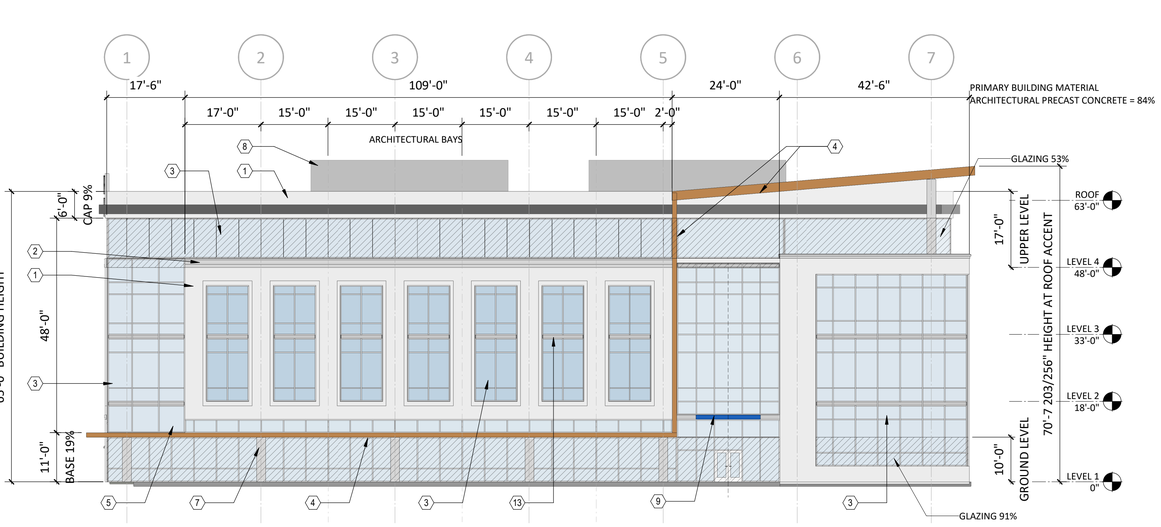
D1 EXTERIOR MATERIALS
1" = 30'-0"



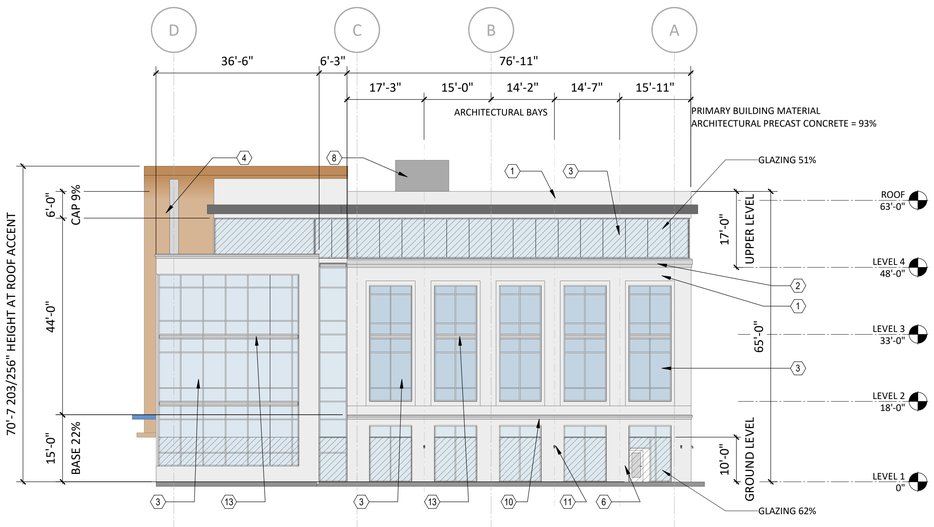
B1 WEST ELEVATION
1/16" = 1'-0"



B4 NORTH ELEVATION
1/16" = 1'-0"



A1 SOUTH ELEVATION
1/16" = 1'-0"



A4 EAST ELEVATION
1/16" = 1'-0"

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SPORTSMANSHIP WAY
HOLLY SPRINGS, NC 27540

LS3P PROJECT6101-206100

Δ	DATE	DESCRIPTION

SHEET NAME:
BUILDING ELEVATIONS

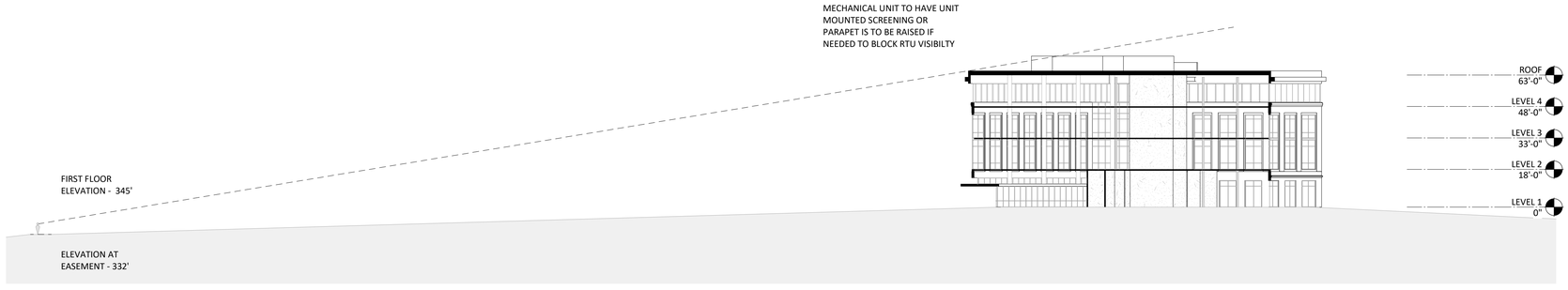
ORIG SUBMISSION: XXXX.XX.XX
CURRENT:

SHEET:
A-201

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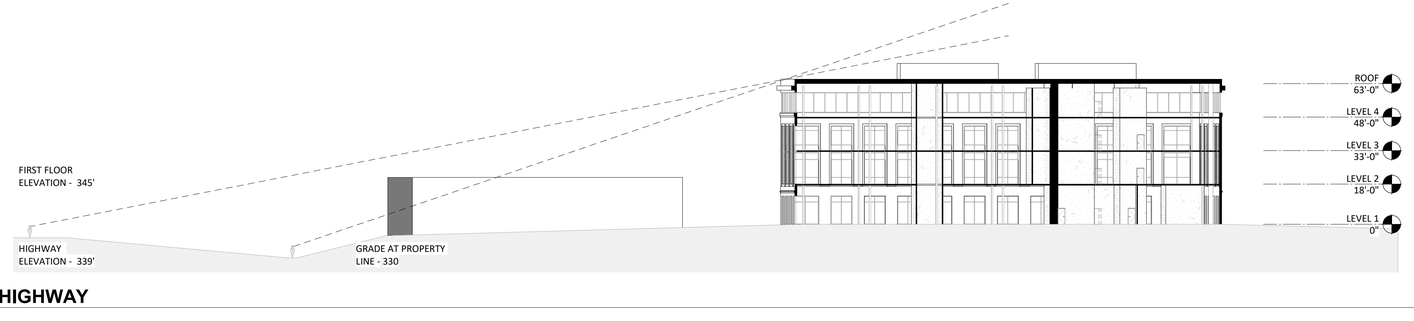
D



D1 VIEW STUDY - SPORTSMANSHIP WAY EASEMENT

1/32" = 1'-0"

C



C1 VIEW STUDY - HIGHWAY

1/32" = 1'-0"

B



B1 VIEW STUDY - NEIGHBORHOOD

1/32" = 1'-0"

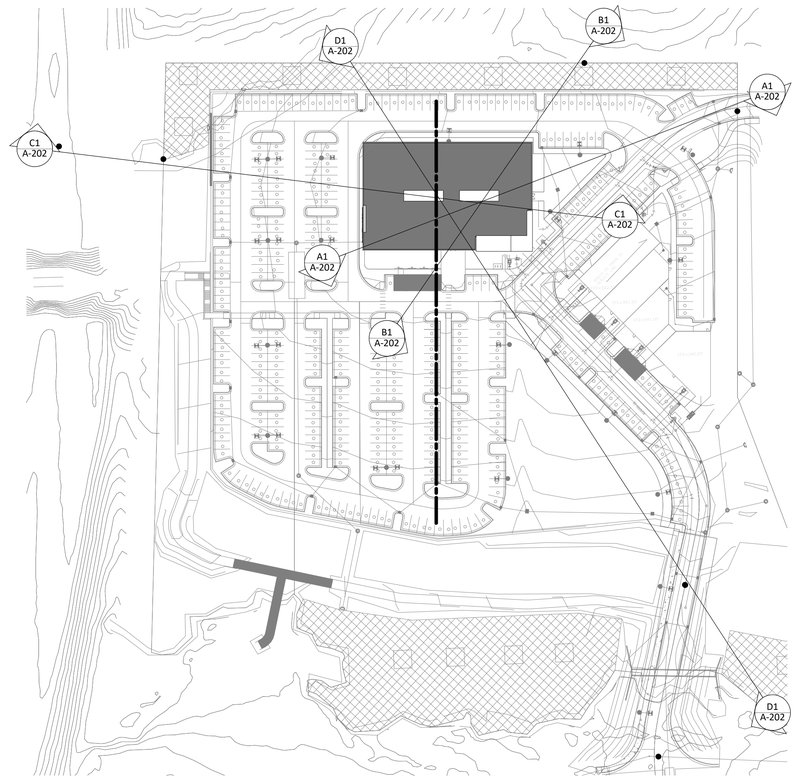
A



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A1 View Study - Townhomes

1/32" = 1'-0"



A4 SIGHTLINE STUDY SECTION LOCATIONS

1" = 80'-0"

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HOLLY SPRINGS, NC 27540

LS3P PROJECT# 101-206100

Δ	DATE	DESCRIPTION

SHEET NAME:
BUILDING ELEVATIONS

ORIG SUBMISSION: XXXX.XX.XX
CURRENT:

SHEET:
A-202

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CORPORATE HQ

CAPITAL ASSOCIATES
SPORTSMANSHIP WAY
HOLLY SPRINGS, NC 27540

LS3P PROJECT#101-206100

Δ	DATE	DESCRIPTION

SHEET NAME:
CORNER RENDERING

ORIG SUBMISSION: XXXX.XX.XX
CURRENT:

SHEET:
A-203

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Town *of* Holly Springs
Staff Report to the Planning Board

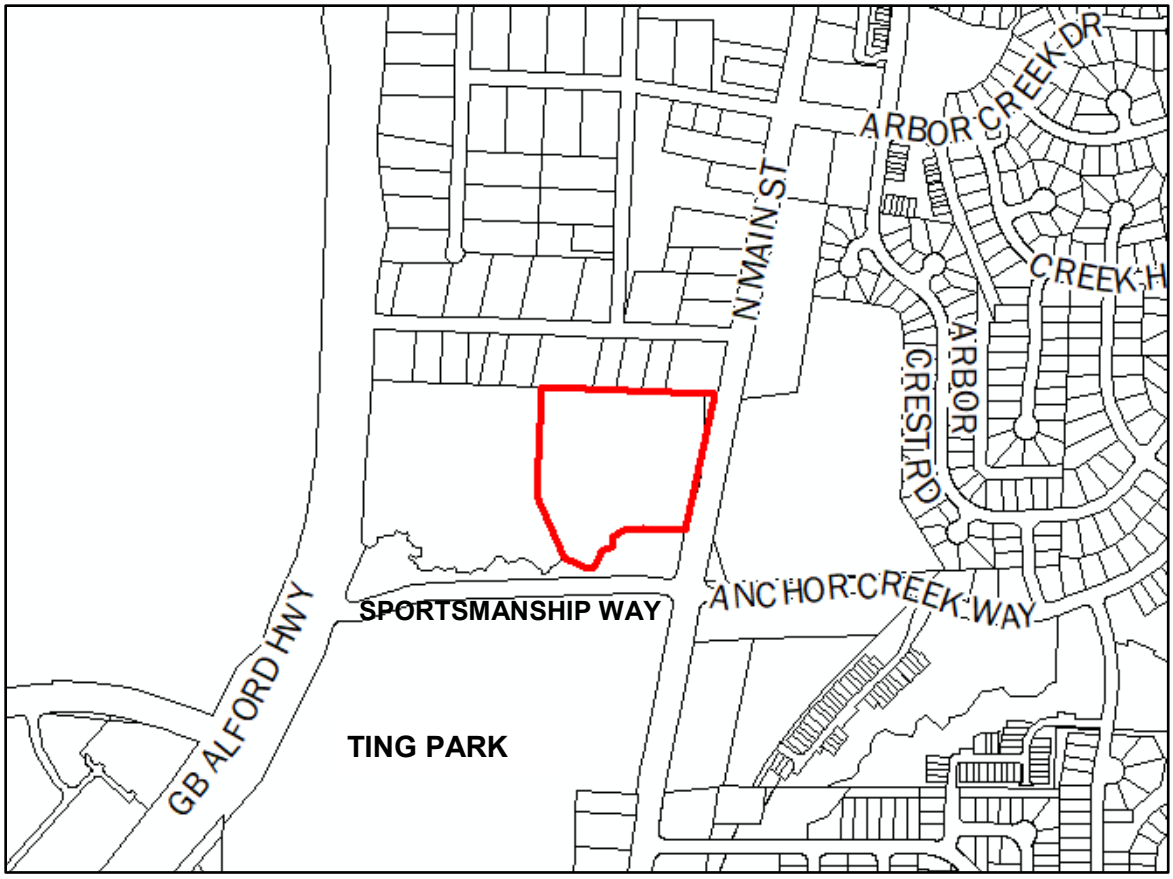
REQUEST FOR DEVELOPMENT PLAN
SPORTSMANSHIP CROSSING
21-DP-07

APPLICANT(S):
David Boyette
McAdams Company
One Glenwood Ave, Suite 201
Raleigh, NC 27603

DEVELOPER(S):
DHIC
Natalie Britt
113 S Wilmington St.
Raleigh, NC 27601

OWNER(S):
Wake County
Mark Edmondson, Attorney
P.O. Box 550
Raleigh, NC 27602

LOCATION:



[**X**] Within Corporate Limits of Holly Springs [ ] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 26, 2021
Town Council Action: November 17, 2021

STAFF CONTACTS: Cheryl Caines, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS:
Development Petition, Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Wake County	0649894163	R-MF-15: High Density Multifamily Residential	8.78± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	R-MF-15: High Density Multifamily Residential	Vacant
North	R-10	Single Family Residential
South	CB: Community Business	Ting Park
West	BT: Business and Technology	Vacant Wake County Landfill
East	PUD: Planned Unit Development	Multifamily Residential

PROPERTY HISTORY

Rezoning History
Rezoning Number: 20-REZ-03
Original Zoning: LB Limited
Proposed Zoning: CB CU and R-MF-15 CU
Approved by Town Council on: April 6, 2021
**see zoning conditions below*

Rezoning Number: 00-REZ-13
Original Zoning: LI and C-1
Proposed Zoning: O&I
Approved by Town Council on: August 15, 2000

Rezoning Number: 02-UDO-01
Original Zoning: O&I
Proposed Zoning: LB Limited
Approved by Town Council on: October 15, 2002

Subdivision History
Description: Minor Subdivision of County Land
Approved on: March 8, 2013

Master Plan History
Project Number: 21-MAS-03
Description: Detailed Master Plan
Approved by Town Council on: Pending

Waiver
Project Number: 21-WAV-10
Description: Reduction of Minimum Parking (25%)
Approved by Development Services Director

**20-REZ-03 Conditions:*

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
    a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
    b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
    c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24” and a minimum width of 18”.

11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town’s annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town’s annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
    This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project’s impact. This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
    a. Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
    b. Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Development Plan for Tract 2 of the 1317 N Main Master Plan (*21-MAS-03, pending Town Council approval*) located on 1317 N Main Street at the intersection with Sportsmanship Way. The request is to construct a 124-unit apartment building on Tract 2 of the Master Plan site. Six apartment buildings are proposed along with a clubhouse and outdoor recreation.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Land Use & Character Plan designation is 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. 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.

Character Area Features for Mixed-Use Centers include:

- Open Spaces & Natural Resources
    - 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.
    - Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
    - Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
    - Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
    - Green roof elements and/or rooftop gardens are encouraged.
- Street & Block Patterns
    - Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods.
    - 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.
    - Paved surface lots have shared parking agreements.
    - Formal and informal on-street parking is provided.
- Lot Size & Building Placement
    - In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.

    - Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Building Types & Massing
    - Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
    - Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
    - Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.
- Transportation Network
    - Suburban corridor character with curbs and formal street tree planting.
    - Primarily auto-oriented, but should also be located along corridors served by transit.
    - Sidewalks and bike facilities provide links to adjacent neighborhoods.

Other Planning & Zoning Topics

Affordable Housing

The proposed R-MF-15 district conditions provide the opportunity for affordable housing. The Land Use & Character Plan supports the increase in housing diversity and affordability of housing in Holly Springs. As stated in the plan, “in addition to the need for more varied home and neighborhood choices in Holly Springs, there is also a need for more affordable housing. An adequate supply of affordable housing ensures that the people who make Holly Springs a great place to live (teachers, police officers, public works staff, retail and restaurant workers, and more) can live in the same community where they work.”

Town Council’s Strategic Plan

The Town Council’s Strategic Plan includes initiatives related to this rezoning.

Responsible and Balanced Growth

5. Leverage Town and regional partners to mitigate resident housing displacement from NCDOT and Town infrastructure projects.

    Initiative 5.1: Support the Wake County Department of Housing Affordability and Community Revitalization’s efforts to increase housing options on County-owned property north of Ting Park.

Development Standards

Use:

Multifamily is a permitted use in the R-MF-15 district, and the proposed Master Plan lists multifamily dwellings as the proposed use. The proposal is for a 124 unit apartment development.

Per the zoning conditions, the following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development. The proposed units will meet this requirement.

Gross Density:

The proposed Master Plan has established the following criteria, as outlined in the Development Agreement:

Maximum Permitted: 15 unit per acre
Proposed: 13.91 units per acre gross density (14.12 units per acre net density)

Lot Area/Lot Size:

The proposed Master Plan has established the following lot criteria:
Minimum Number of Lots: 1
Maximum Number of Lots:10

Proposed Number of Lots Tract 2: 1

Minimum Yards and Setbacks:

Minimum Required Per Master Plan
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (N Main Street): 30 feet, Type-B-75

Provided:
Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75

Building Height:

Maximum Permitted: 60 feet/4 stories
Proposed: 3 stories

Parking & Loading:

Parking Required:

Multifamily Dwelling: 1.75 spaces per dwelling unit* + 10% of the total amount of spaces required for the entire project + 1 bike rack (5 spaces per bike rack)

Total Required: 239 spaces + 1 bike rack

Parking Provided: 239 spaces (217 on-site and 22 off-site) + 1 bike rack; off-site spaces provided on Tract 1 of 1317 Main Master Plan site through shared parking agreement

**The Director may grant a reduction in the minimum required off-street parking spaces of up to twenty-five (25) percent in all districts considering the use and location of the structure, maximum number of users, number of spaces in the development, preservation of vegetation, and land banking for parking. The applicant has submitted documentation for an Age Restricted Multi-family use not specified in the Uniform Development Code. The Director has reviewed this documentation and determined the requirements for this use.*

Loading Required: Residential does not require an off-street loading space
Loading Provided: N/A

Outdoor Operations

Only outdoor recreation (playground, open space, courtyard, gazebo) is proposed.

Open Space:

Minimum Open Space Required: 10% of project area or 34,176 sq., ft.,
Open Space Provided: 5.4% of project area or 35,459 sq. ft.

The Rezoning Conditions required that developed open space areas within the proposed developments feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos. A play area is proposed next to the clubhouse, and a gazebo is proposed in the courtyard.

Landscape Requirements:

Perimeter Yard/Bufferyard:

Minimum Required:

Adjacent to Residential: 30 feet, Type-B-75
Adjacent to Nonresidential: 30 feet, Type-B-40
Adjacent to Street Frontage (NC 55): 30 feet, Type-B-75

Provided:

Adjacent to Residential:30 feet, undisturbed B-75

Existing vegetation with supplemental evergreen plantings such as Needlepoint Holly, Yaupon Holly, Sea Green Juniper, Wax Myrtle, and Chinese Rubrum Lorapetalum.

Adjacent to Nonresidential: 30 feet, B-40

Plants include White Pine, Eastern Red Cedar, Eastern Dogwood trees and Wax Myrtle, Sweet Olive, and Viburnum shrubs.

Adjacent to Street Frontage (N Main St.): 30 feet, Type B-75

Plants include existing trees, Trident Maple and Crape Myrtle (Biloxi) as street trees per the Thoroughfare Planting Plan, Bald Cypress, Eastern Red Cedar, Southern Magnolia, and Live Oak trees and Chinese Rubrum Lorapetalum and Wax Myrtle shrubs,

Foundation:

Foundation landscaping has been provided with Crape Myrtle, Arborvitae, Serviceberry, various holly, Cleyera, Little Gem Magnolia, Northwind Switch Grass, among others

Interior Parking Lot Landscape Islands:

Required: 22 Landscape Islands containing 1 tree and 4 shrubs
Provided: 24 Landscape Islands containing 1 tree and 4 shrubs using October Glory Red Maple, White Oak, Sawtooth Oak, Bald Cypress, Nuttall Oak and Carissa Holly, Hoogendorn Japanese Holly, Coopertone Distyium and other shrubs

Parking Area Screening:

Parking area screening has been provided along all parking spaces which face an adjacent right-of-way or residentially zoned district. Bronze Beauty Cleyera, Chesapeake Japanese Holly, Emerald Heights Distylium, Schillings Holly and others are used to satisfy this requirement.

Tree Preservation

Required Area: 10% or 1.99 acres

Provided Area: 10% or 2.92 acres

*A Waiver for Alternate Compliance with Tree Preservation Requirements has been requested with the Master Plan (21-MAS-03). Alternate Compliance is requested because the applicant has not met the preservation priority area requirements in UDO Section 7.01 J.

General Regulations

Fences:

An ornamental fencing detail matching the fencing detail in the Main Master Plan was provided.

Trash Containers:

A trash enclosure is provided in the south parking area. A detail was provided. The enclosure materials/colors match the building elevations. Brick with Trex (composite) gate was proposed.

Architectural and Site Design Requirements

Building Design and Appearance

Multifamily buildings (i.e. apartments, condominiums) shall be subject to the architectural and site design requirement set forth in Section 2.07, D. – Architectural and Site Design Review.

All buildings, including community building / club house, storage buildings, maintenance buildings, garages and buildings containing dwelling units shall be constructed with at least four (4) of the five (5) requirements outlined in the code.

The building design and appearance elements proposed are:

- multiple building materials (stone and brick)*
- multiple surface textures
- façade modulations
- multiple colors with the primary color a minimum of sixty (60) percent of the façade

Design Features

Design Features shall be required for multifamily dwelling projects located in the R-MF-15 zoning district. The development includes the following design features:

- Clubhouse with multi-purpose room, café area, computer room, screen porch, and laundry facility.
- Decorative wood planters matching those in the commercial area at primary building entrances.
- Energy Star compliant buildings.
- Projecting bays on upper levels of multi-story buildings.
- Two distinct yet compatible building designs.
- Pedestrian scale light fixtures along sidewalks and pedestrian areas.

Lighting:

A lighting plan was provided that appears to satisfy the UDO requirements. The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties. The proposed light fixture is an LED shoebox fixture.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

The plans show a system of walkways connecting the buildings to each other, parking areas, adjacent public streets, recreation areas, and the adjacent commercial development. Pedestrian crossings are decorative. A detail matching the detail called out in the Master Plan is proposed.

PARKS & RECREATION

Recreational Facilities and Open Space Dedication Requirements (UDO Section 7.06, F.):
All Parkland dedication and/or fee-in-lieu will be made in compliance with Section 7.06 F of the Town's UDO.

Greenways (UDO Section 7.06, C.):
There are no required Greenways associated with this specific request, however the 1317 Sportsmanship Way Master Plan does show where additional greenways will be designed adjacent to this site in compliance with the Town's Comprehensive Plan, Chapter 3 Parks, Recreation and Greenways Master Plan.

CIVIL IMPROVEMENTS

Water Service:
Water service will be provided by this development through a connection to the existing waterline along N. Main St.

A Hydraulic Water Model and Fire Flow Analysis (FFA) report was completed for the development under the Master Plan submittal.

Sanitary Sewer Service:
Sanitary Sewer service will be provided by this development through a connection to the existing gravity sewer line that runs through the site. This line ultimately discharges to the Town's Twelve Oaks Pump Station which is scheduled for upgrades to accommodate this project. The terms of the Developer Agreement that was approved with the Rezoning associated with this development outlines the details.

A Sanitary Sewer Evaluation Report was completed at the time of Rezoning.

Transportation:
A Traffic Impact Analysis (TIA) was completed at the time of the rezoning for the property associated with this Development Plan.

The Town's Unified Development Ordinance (UDO) required N. Main St. to be widened to half of the ultimate street cross section in accordance with the Comprehensive Transportation Plan (CTP). N. Main St. will ultimately be a 4-lane median divided thoroughfare. The details of the road improvements design are included as part of the major infrastructure requirements under the Master Plan associated with this development. A fee-in-lieu of median construction will be contributed by the developer.

The development has met the Towns standards and ordinances for interconnectivity between parcels with in the Master Plan and surrounding area.

Environmental:
This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance, is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

MEMORANDUM OF AGREEMENT

The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property
Date of Adoption: July 21, 2020
Date of Amendment: November 17, 2020
Summary: The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.

DEVELOPMENT AGREEMENT

The Town Council approved a Development Agreement on April 6, 2021

The items below were considered as part of a Development Agreement that was approved by Town Council.

- The timing of sewer and pump station infrastructure improvements needed to accommodate the demand from the development.
- Transportation improvements and fee-in-lieu payments proportionate to project impact.
- Stormwater alternative design
- Timing of subdivision
- Building Height

TECHNICAL REVIEW COMMITTEE DISCUSSION

The Technical Review Committee discussed the initial concept for this project on July 7, 2020
Planning Board Representatives: Chris Deshazor
Town Council Representatives: Christine Kelly & Dan Berry
Summary of Discussion:

- The TRC preferred the applicant pursue two different zoning districts (CB and R-MF-15) rather than rezoning the entire parcel CB and suggested continued conversations with staff on the mixed-use option requirements.
- The TRC suggested it would be important to have interconnection through a project master plan to allow the two districts to operate as a single site.
- The TRC discussed that the TIA needed to be completed as soon as possible to understand the traffic impacts and that the project should consider transit stops.
- It was further discussed that the residential district needed to include affordable housing assurances.

Other topics of conversation included concerns about additional buffers and maintaining existing vegetation; meeting with adjacent neighborhoods as part of the zoning application, and completion of a sewer study.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: DEVELOPMENT PLAN

Motion that the Planning Board recommend approval/denial of Development Plan #21-DP-07 for Sportsmanship Crossing as submitted by McAdams Company, dated Revised 10/08/21 with the following conditions:

1. All previous conditions of approval for 1317 N Main Master Plan shall 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 fee annual budget or any unexpired development agreement.

2. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
   b. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   c. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   d. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   e. A fee-in-lieu of the relocation of existing overhead power lines underground along the project property frontage is required per UDO Section 7.08.
   f. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
   g. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
   h. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
   i. 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.
   j. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
4. The following must be submitted with the first Construction Drawing submittal:
   a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
   b. 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.
   c. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
   d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. No more than 85% of certificates of occupancy shall be issued prior to the completion of all developed recreational open space.
6. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
7. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 & Infrastructure, or stated in an approved Developer Agreement.
8. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being scheduled for Town Council.

9. Minor clean up revisions to the plan sheets shall be finalized prior to Town Council.

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☒ Multifamily
- ☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**
- ☐ New ☐ Family Child Care Home

** Specify purpose of amendment on Certificate of Plan Revisions*

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Sportsmanship Crossing
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision Sportsmanship Commercial Shopping Center/Lot# _____
Project Location: Sportsmanship Way/N. Main Street
Use street address. If none, use the closest intersection
☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0649894163 (portion of); 064989195 Real Estate ID: 0414980; 0414978
Project Acreage (rounded to nearest tenth): 8.78 Partial Parcel: ☐ No ☒ Yes (additional fee)
Current Zoning: R-MF-15 Proposed Use (see UDO Primary Use List): Affordable Apartment Units
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): 7.04
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Scoping Meeting Date: _____ Concept Meeting Date: 5/27/21
If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
Name David Boyette Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 244-9528 E-Mail boyette@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name Same as above Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Natalie Britt Company DHIC

Mailing Address 113 S Wilmington Street

City Raleigh State NC Zip 27601

Telephone # (919) 600-5364 E-Mail natalie@dhic.ord

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Jason Lettie Company Cline Design & Associates

Mailing Address 125 N Harrington Street

City Raleigh State NC Zip 27603

Telephone # (919) 833-6413 E-Mail jasonl@clinedesignassoc.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Chris Tingler Company Cline Design & Associates

Mailing Address 125 N Harrington Street

City Raleigh State NC Zip 27603

Telephone # (919)833-6413 E-Mail christ@clinedesignassoc.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____(any other contact that should receive comments and correspondence for this project)

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ Alternate Telephone # ( ) _____

Fax # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - *Required*

Name Mark Edmondson Company Wake County Attorney's Office

Mailing Address P.O. Box 550

City Raleigh State NC Zip 27602

Telephone # (919) 856-6176 E-Mail mark.edmondson@wakegov.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, David Boyette, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: _____ Date: 6/4/21

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company *Information*	
Company *Name*	DHIC
Company Phone *Number*	919-600-5364
Developer Representative *Name*	Natalie Britt
Developer Representative *Phone Number*	Same as above.
Developer Representative *Email*	Natalie@dhic.org

Please complete each section and return by email or fax to all:

WCPSS
Debra Adams
dbadams@wcpss.net
Judy Stafford
jstafford1@wcpss.net
Fax: 919-431-7302

WAKE
Bill Shroyer
bill.shroyer@wakegov.com
Fax: 919-856-6389

New Residential Subdivision *Information*	
Date of Application for Subdivision	6/4/21
City, Town or Wake County Jurisdiction	Holly Springs
Name of Subdivision	Sportsmanship Crossing
Address of Subdivision (if unknown enter nearest cross streets)	Sportsmanship Way/North Main Street
REID(s)	0414980;0414978
PIN(s)	0649894163; 0649991395

Projected Dates *Information*	
Subdivision *Completion Date*	Fall /Winter 2022
Subdivision *Projected First Occupancy Date*	Fall 2022

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments	124			50	60	14		TBD	TBD	N/A							
Other																	

SPORTSMANSHIP CROSSING

DEVELOPMENT PLAN

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA, 27540
ToHS PROJECT NUMBER: 21-DP-07
MASTER PLAN NUMBER: 21-MAS-03
PROJECT NUMBER: 2020110368
SUBMITTED: OCTOBER 08, 2021

ZONING CONDITIONS (FROM DEVELOPER AGREEMENT):

1) DESIGN AND CONSTRUCT HALF OF THE RECOMMENDED 86-FOOT, 4-LANE MEDIAN THOROUGHFARE WITH BIKE LANES ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY

2) DESIGN AND CONSTRUCT A NORTHBOUND LEFT TURN LANE (APPROXIMATELY 100 FEET IN LENGTH) ON N. MAIN STREET AT THE ACCESS POINT ON MAIN STREET NORTH OF SPORTSMANSHIP WAY, OPPOSITE TRELLIS POINTE DRIVE.

3) DEVELOPER WILL PROVIDE A FEE-IN-LIEU ("FIL") PAYMENT IN THE AMOUNTS SET FORTH BELOW FOR ITS PROPORTIONATE SHARE OF THE FOLLOWING PROJECTS AS REQUIRED BY THE TOWN, AND SUCH PAYMENT SHALL BE MADE UPON THE APPROVAL OF CIVIL CONSTRUCTION DRAWINGS:

4) FIL OF DESIGN AND CONSTRUCTION OF NORTHBOUND RIGHT TURN LANE ON N. MAIN STREET AT OLD SMITHFIELD ROAD / SUNSET LAKE ROAD, IN AN AMOUNT TO BE DETERMINED PRIOR TO MASTER PLAN APPROVAL, AS CALCULATED BY AN OPINION OF PROBABLY COST BY A LICENSED PROFESSIONAL ENGINEER THE SELECTION OF WHICH IS MUTUALLY AGREEABLE BY THE PARTIES

5) FIL OF DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNAL ON N. MAIN STREET AT KATHA DRIVE / ARBOR CREEK DRIVE IN THE AMOUNT OF $12,995

6) FIL OF HALF A 20-FOOT MEDIAN FROM THE TERMINUS OF THE EXISTING MEDIAN ON N. MAIN STREET [TRELLIS POINTE DRIVE] TO THE NORTHERN PROPERTY LINE OF THE PROPERTY, IN THE AMOUNT OF $10,325.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) CONSTRUCTION OF APPROXIMATELY 510 LINEAR FEET OF PEDESTRIAN SIDEWALK ALONG THE EASTERN BORDER OF THE PROPERTY ADJACENT TO AND RUNNING PARALLEL WITH MAIN STREET. IN THE EVENT THE PEDESTRIAN SIDEWALK SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN SIDEWALK ON ITS PROPERTY

9) CONSTRUCTION OF APPROXIMATELY 500 LINEAR FEET OF A PEDESTRIAN GREENWAY BEGINNING AT THE END OF THE EXISTING GREENWAY PATH JUST TO THE NORTH OF SPORTSMANSHIP WAY AND CONTINUING NORTH ALONG THE WESTERN BOUNDARY OF THE PROPERTY ENDING AT THE UNDERPASS BENEATH NORTH CAROLINA HIGHWAY 55. IN THE EVENT THE PEDESTRIAN GREENWAY SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN GREENWAY ON ITS PROPERTY

10) DEVELOPERS SHALL DEDICATE 20 FEET WIDTH OF RIGHT OF WAY TO THE TOWN FOR A FIL OF UPGRADES TO NC 55 ALONG THE WESTERN-MOST EDGE OF THE PROPERTY.

11) DEVELOPER SHALL DEDICATE 10+/- FEET WIDTH OF RIGHT OF WAY TO THE TOWN ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY (INCLUDED IN SUBPARAGRAPH 5(A) ABOVE.

12) DEVELOPERS SHALL BE ALLOWED TO CONSTRUCT A ROADWAY ACROSS THE LAND CURRENTLY OWNED BY THE TOWN ADJACENT SPORTSMANSHIP WAY IN ORDER TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE COMMERCIAL PROPERTY. SUCH ROADWAY SHALL BE A PUBLIC STREET FOR THE LENGTH OF THE EXISTING TOWN PROPERTY.

13) EACH DEVELOPER SHALL RECORD RECIPROCAL CROSS-ACCESS EASEMENTS FOR ALL INTERNAL DRIVE ACCESS AREAS, IN A FORM SUBJECT TO APPROVAL BY THE TOWN.

14) BUILDING HEIGHT: UNDER THE PROPOSED CB ZONING A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE (55) FEET IS STATED. THE OFFICE BUILDING IS ANTICIPATED ON BEING FOUR (4) STORIES WITH AN ANTICIPATED HEIGHT OF APPROXIMATELY SEVENTY-FIVE (75) FEET. DEVELOPERS ARE HEREBY APPROVED BY THE TOWN TO INCREASE THE BUILDING HEIGHT TO SEVENTY-FIVE (75) FEET FOR THE COMMERCIAL PORTION OF THE PROPERTY, SO LONG AS ANY SUCH BUILDING IS AT LEAST 50 FEET SET BACK FROM THE NORTHERN PROPERTY LINE ABUTTING EASTON ACRES RESIDENTIAL PROPERTIES. ADDITIONALLY, IN THIS NORTHERN BOUNDARY, THE DEVELOPER SHALL PROVIDE A 30 FOOT WIDE UNDISTURBED BUFFERYARD AND SUPPLEMENT THE UNDISTURBED BUFFERYARD WITH ADDITIONAL EVERGREEN TREE PLANTINGS TO ACHIEVE THE MINIMUM TYPE C-150 PLANT UNIT VALUE (AS DESCRIBED IN UDO § 7.01(K)). THE OWNER SHALL MAINTAIN THE BUFFERYARD IN PERPETUITY.

15) PARCEL SUBDIVISION: DEVELOPERS SHALL BE ALLOWED TO SUBDIVIDE THE PROPERTY AND RECORD ONE SUBDIVISION PLAT INTO THE TRACTS DESCRIBED HEREIN PRIOR TO THE COMPLETION OF ANY OFFSITE IMPROVEMENTS. DEVELOPERS SHALL COMPLETE ALL WORK DESCRIBED HEREIN PRIOR TO THE APPROVAL OF ANY SUBSEQUENT PLATS. FOLLOWING COMPLETION OF ANY OFFSITE IMPROVEMENTS ALONG WITH PAYMENT OF ANY FIL OBLIGATIONS FURTHER SUBDIVISION OF THE COMMERCIAL PARCEL SHALL BE PERMISSIBLE BY THE TOWN IF REQUESTED BY THE DEVELOPER AND CONSISTENT WITH THE APPROVED MASTER PLAN

16) PARKS AND RECREATION LAND DEDICATION. THE TOWN AS PART OF ITS UDO REQUIRES LAND DEDICATION FOR PARKS AND RECREATION PURPOSES, OR A FEE IN LIEU OF SUCH DEDICATION AT THE DISCRETION OF THE TOWN COUNCIL. THE TOWN AGREES TO ACCEPT A FEE IN LIEU OF LAND DEDICATION IN AN AMOUNT COMMENSURATE WITH THE VALUE OF THE LAND AT THE TIME OF SUBDIVISION. THE PARTIES CURRENTLY STIPULATE THAT THIS RESULTS IN A FEE IN LIEU AMOUNT AS CALCULATED OF $726,465, BASED ON THE MOST CURRENT APPRAISAL OBTAINED BY THE TOWN. AT ANY TIME PRIOR TO SUCH TIME AS THE DHIC DEVELOPER OBTAINS ITS FIRST CERTIFICATE OF OCCUPANCY, AS SUCH TIME THE FEE IS DUE, THE DEVELOPER MAY:

a. SUBMIT A MORE RECENT APPRAISAL, IF OBTAINED BY THE DEVELOPER AND OTHERWISE SATISFACTORY TO THE TOWN, AND RECALCULATE THE FEE ACCORDING TO THE NEW APPRAISAL.
b. PROVIDE ANY OFF-SITE PARKS AND RECREATION AMENITY FOR DEDICATION TO THE TOWN, IN THE SOLE DISCRETION OF THE TOWN, SUCH AS A DEDICATED GREENWAY ON THE WESTERN SIDE OF NC 55 BY-PASS, ON PROPERTY OWNED BY WAKE COUNTY.

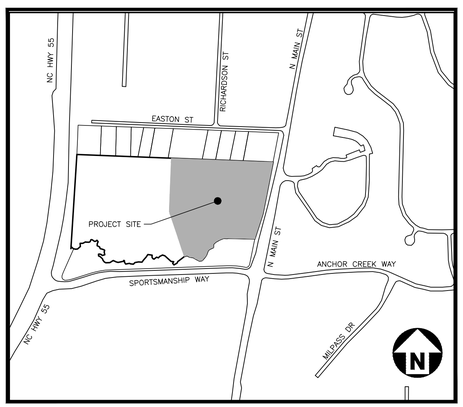
SEWER FLOW CALCULATIONS

1. TOTAL PROPOSED SEWER FLOW IS 29,760 GPD.

   124 2-BEDROOM APARTMENTS @ 240 GPD/DU = 29,760 GPD

2. ALL FLOWS ARE ESTIMATES AND ARE SUBJECT TO CHANGE AS PLANS ARE AMENDED AND DEVELOPED.

3. METHODOLOGY DERIVED FROM 2T RULES AND TOWN OF HOLLY SPRINGS PUBLIC UTILITIES HANDBOOK. FLOWS MEET OR EXCEED 2T RULES.



VICINITY MAP
1" = 500'

ZONING CONDITIONS (20-REZ-03):

1) THE FOLLOWING USES SHALL BE PROHIBITED USES WITHIN THE CB ZONING DISTRICT: AUTOMOTIVE SALES & SERVICE: AUTOMOBILE PARTS SALES (NEW); QUICK OIL CHANGE FACILITY; CAR WASH (AUTOMATIC OR SELF); GASOLINE SERVICE STATION WITHOUT REPAIR; MOTOR CYCLE/SCOOTER SALES; AUTOMOTIVE SALES & SERVICE: AUTOMOTIVE REPAIR - MINOR; GASOLINE SERVICE STATION WITH MINOR REPAIR (NOT TO EXCEED TWO (2) ACCESSORY INDOOR SERVICE BAYS); KENNELS (WITH OUTDOOR RUNS); FOOD SALES AND SERVICE: RESTAURANT - DRIVE THROUGH, STAND ALONE; PUBLIC FACILITIES: NEIGHBORHOOD RECYCLING COLLECTION POINT; COMMUNICATIONS/UTILITIES: ELECTRICITY RELAY STATION; RETAIL: SATELLITE DISH SALES AND SERVICE (OUTDOOR DISPLAY).

2) THE CB ZONING DISTRICT SHALL CONTAIN A CLASS A COMMERCIAL OFFICE BUILDING WITH A MINIMUM SQUARE FOOTAGE OF 70,000 SQUARE FEET WITH A MINIMUM BUILDING HEIGHT OF 2 STORIES.

3) THE FOLLOWING USES SHALL BE PERMITTED USES WITHIN THE R-MF-15 ZONING DISTRICT: RESIDENTIAL: MULTIFAMILY DWELLINGS. THE ALLOWED RESIDENTIAL USES MUST MEET THE REQUIREMENTS OF SECTION 42 OF THE INTERNAL REVENUE CODE OR A SUBSTANTIALLY EQUIVALENT FORM OF AFFORDABLE RENTAL HOUSING. 100% OF THE DWELLING UNITS DEVELOPED ON THE PROPERTY MUST MEET THIS REQUIREMENT. ACCORDINGLY, RENTS SHALL BE SET AT A PRICE THAT ON AVERAGE IS AFFORDABLE TO A HOUSEHOLD WITH AN ANNUAL INCOME THAT IS NO GREATER THAN 60% OF THE AREA MEDIAN INCOME FOR THE RESPECTIVELY-SIZED HOUSEHOLD IN THE RALEIGH, NC MSA, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4) THE CB AND R-MF-15 PARCELS WILL HAVE BOTH VEHICULAR AND PEDESTRIAN CONNECTIVITY SO THAT THE TWO ZONING PARCELS THAT MAKE UP THIS REQUEST WILL BE INTERCONNECTED AND FUNCTION AS A HORIZONTAL MIXED USE DEVELOPMENT. EACH PARCEL SHALL RECORD AN EASEMENT IN A FORM APPROVABLE BY THE TOWN ALLOWING CROSS ACCESS.

5) THE CB ZONED PARCEL SHALL PROVIDE A PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY. TO CREATE A WALKABLE STREET SCAPE ALONG THIS PRIMARY DRIVEWAY/STREET, A MINIMUM AND MAXIMUM BUILDING SETBACK WILL BE ESTABLISHED BY THE PROJECT MASTER PLAN. TO ESTABLISH THE INTENT OF COMMERCIAL BUILDING PLACEMENT, NO MORE THAN ONE BAY OF OFF-STREET PARKING SPACES SHALL BE CONSTRUCTED BETWEEN THE BUILDING AND PRIMARY DRIVEWAY/STREET.

6) OFF-STREET PARKING WITHIN THE CB ZONING DISTRICT SHALL UTILIZE SHARED PARKING. THIS SHARED PARKING SHALL BE MEMORIALIZED WITHIN A SHARED PARKING AGREEMENT. THE PROPERTY OWNERS INVOLVED IN THE JOINT USE OF OFF-STREET PARKING AREAS SHALL SUBMIT A LEGAL AGREEMENT APPROVED BY THE TOWN ATTORNEY AS TO FORM AND CONTENT GUARANTEEING THAT SAID REQUIRED OFF-STREET PARKING SHALL BE MAINTAINED SO LONG AS THE USE REQUIRING OFF-STREET PARKING IS IN EXISTENCE OR UNLESS THE REQUIRED OFF-STREET PARKING IS PROVIDED ELSEWHERE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. SUCH INSTRUMENT, WHEN APPROVED AS CONFORMING TO THE PROVISIONS OF THIS SECTION, SHALL BE RECORDED BY THE PROPERTY OWNER WITH THE WAKE COUNTY REGISTER OF DEEDS AND A COPY THEREOF FILED WITH THE DEPARTMENT OF DEVELOPMENT SERVICES.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) DEVELOPED OPEN SPACE AREAS WITHIN THE PROPOSED DEVELOPMENTS SHALL FEATURE AT LEAST ONE OF THE FOLLOWING: HARDSCAPE AREAS; OUTDOOR SEATING AREAS; PUBLIC ART; PLAYGROUND AND PERGOLAS/GAZEBOS.

9) A MINIMUM OF ONE OF THE FOLLOWING TYPES OF GREEN STORMWATER INFRASTRUCTURE SHALL BE USED IN CONNECTION WITH ANY DEVELOPMENT ON THE SUBJECT PROPERTY: PERMEABLE PAVEMENT PARKING SPACES OR PERVIOUS PAVERS IN PEDESTRIAN AREAS; OR RAINWATER HARVESTING (CISTERNS); OR BIO-SWALES. RECLAIMED WATER FOR COMMERCIAL IRRIGATION PURPOSES WHENEVER FEASIBLE SHALL BE UTILIZED.

10) EMPHASIS SHALL BE PLACED ON PLACEMAKING WITHIN THE DEVELOPMENT. TO ENSURE THIS OCCURS, THE

FOLLOWING LANDSCAPING PRACTICES SHALL BE UTILIZED:

a. THE USE OF VERTICAL LANDSCAPING OR PUBLIC ART SHALL BE UTILIZED ADJACENT TO A MINIMUM OF TWO (2) COMMERCIAL OUTDOOR SEATING OR GATHERING AREAS;

b. TO THE GREATEST EXTENT POSSIBLE, STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UDO REQUIREMENTS ALONG THE PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY.
c. WITHIN THE CB ZONING DISTRICT, THE USE OF PLANTERS SHALL BE POSITIONED AS TO ENERGIZE AND IDENTIFY PEDESTRIAN ENTRANCES, SUCH ENTRANCES SHALL BE FLANKED BY AT LEAST ONE PLANTER. PLANTERS SHALL HAVE A MINIMUM HEIGHT 24" AND A MINIMUM WIDTH OF 18".

11) THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

12) THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

13) THE PROPOSED DEVELOPMENT ASSOCIATED WITH THIS REZONING WILL BE SERVED BY PUBLIC SEWER. THE DEVELOPER ACKNOWLEDGES THAT THERE ARE SIGNIFICANT DOWNSTREAM GRAVITY SEWER AND PUMP STATION IMPROVEMENTS THAT ARE NEEDED TO ACCOMMODATE THE DEMAND FROM THIS PROJECT. THE DEVELOPER HAS SUBMITTED A SEWER AND PUMP STATION EVALUATION REPORT TO MEET THE TOWN OF HOLLY SPRINGS STANDARDS. THE DEVELOPER IS RESPONSIBLE TO CONTINUE COORDINATION WITH THE TOWN TO DETERMINE THE COST SHARING PARTNERSHIP THAT WILL FACILITATE THE NECESSARY SEWER INFRASTRUCTURE IMPROVEMENTS PROPORTIONATE TO THE PROJECT'S IMPACT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

14) TRANSPORTATION IMPROVEMENTS: THE DEVELOPER SHALL CONTRIBUTE, DESIGN, CONSTRUCT OR PERMIT THE FOLLOWING PUBLIC INFRASTRUCTURE RELATING TO TRANSPORTATION:

a) PAY FEE-IN-LIEU OR CONSTRUCT NORTHBOUND RIGHT TURN LANE AT N. MAIN STREET / OLD SMITHFIELD ROAD / SUNSET LAKE ROAD AS REQUIRED BY THE NCDOT.

b) CONTRIBUTE A FEE-IN-LIEU FOR DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNALIZATION AT THE INTERSECTION OF N. MAIN STREET / KATHA DRIVE / ARBOR CREEK DRIVE PROPORTIONATE TO PROJECT IMPACT.

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SITE DATA:

SITE ADDRESS:	1317 NORTH MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540
OWNER:	WAKE COUNTY 336 S. FAYETTEVILLE STREET, STE 1110 RALEIGH, NC 27601 EMAIL: MARK.EDMONDSON@WAKEGOV.COM PHONE: 919-856-6176
DEVELOPER:	DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC) 113 S WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601
PIN (& DEEDED ACREAGE):	0649894163 (19.89 AC.) 0649991395 (.12 AC.)
REAL ESTATE ID:	0414978
PARCEL AREA (TRACT 2):	387,980 SF (8.91 AC.)
NET PARCEL AREA:	382,463 SF (8.78 AC.)
ZONING:	R-MF-15
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
RIVER BASIN:	CAPE FEAR RIVER BASIN
WATERSHED:	SHEARON HARRIS RESERVOIR
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	3700649001 PANEL 0649 DATED MAY 2, 2006
RIGHT-OF-WAY DEDICATION:	10' ALONG N MAIN STREET (0.13 AC.)
MAX BUILDING HEIGHT	60' MAX PER DEVELOPER AGREEMENT, 3 STORIES PROPOSED
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING 1.75 SPACES PER UNIT - 124 UNITS * 1.75 = 217 SPACES VISITOR SPACES(10% OF REQUIRED PARKING) = 217 * 10% = 22 SPACES TOTAL = 217 + 22 = 239 SPACES PROVIDED PARKING 217 TOTAL SPACES; 22 VISITOR (PARKING AGREEMENT WITH ADJACENT PARCEL FOR 22 SPACES TO BE ENTERED INTO)
ACCESSIBLE PARKING SUMMARY:	REQUIRED ACCESSIBLE PARKING: 19 SPACES PROVIDED ACCESSIBLE PARKING: 19 SPACES (3 VAN ACCESSIBLE)
RECREATIONAL SPACE	REQUIRED: 34,176 SF (10% OF TOTAL LOT AREA) PROVIDED: 35,459 SF
GROSS DENSITY	14.12 DU/AC. (124 DU/8.78 ACRES)
GEODETIC MONUMENT:	HOLLY SPRINGS N:692052.70 E:2049732.38 Z:448.93 N 05°19'01" W

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT, ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON THIS SHEET. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
DAVID BOYETTE - DHIC
boyette@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT
DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5364

PROJECT DIRECTORY
DEVELOPER
DOWNTOWN HOUSING
IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON ST
RALEIGH, NC, 27601
PHONE: 919. 600. 5364
ARCHITECT
CLINE DESIGN ASSOCIATES
125 N HARRINGTON ST
RALEIGH, NC, 27603
PHONE: 919. 833. 6413

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033 ENGINEER M BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

DEVELOPMENT PLAN DRAWINGS FOR:
SPORTSMANSHIP CROSSING
1317 NORTH MAIN STREET
HOLLY SPRINGS, NC, 27540
PROJECT NUMBERS:
2020110368 - DHIC

M:\Projects\(OH)\2020110368\04-Production\Engineering\Construction Drawings\Current Drawings\2020110368-CS1.dwg, 10/8/2021 10:18:51 AM, Joann Jackson

SITE NOTES

1. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
2. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
3. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
4. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. 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.
8. 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.).
9. 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.
10. 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.
11. 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.
12. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

GENERAL NOTES

1. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
2. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISITNG UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. BOUNDARY, SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY ROBINSON & PLANTE, PLC PROFESSIONAL LAND SURVEYOR.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
7. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
8. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE DEVELOPMENT FEES PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE TOWN WITH A COPY OF THE PROPOSED HOMEOWNER ASSOCIATION (HOA) DOCUMENTS PRIOR TO RECORDING THE SUBDIVISION PLAT. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE LOTS.
10. THE SURVEYOR SHALL REFERENCE THE NEAREST TOWN INSTALLED MONUMENT AT THE TIME OF CONSTRUCTION DRAWINGS IF ONE EXISTS WITHIN 2,000 FEET OF ANY PORTION OF THIS SUBDIVISION.
11. EXISTING LOTS SHALL BE RECOMBINED IN CONJUNCTION WITH RECORDATION OF SUBDIVISION PLAT.
12. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT.
13. ALL DRIVEWAY LOCATIONS AND LENGTHS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CODE BASED ON DRIVEWAY WIDTH.
14. ALL NEW POWER LINES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
15. ALL OPEN SPACE WILL BE MAINTAINED BY THE HOA.
16. A FEE-IN-LIEU OF LAND DEDICATION (PARKS AND RECREATION) SHALL BE PROVIDED AT TIME OF RECORDING.
17. THE CMU WILL REQUIRE A UDO PERMIT PRIOR TO INSTALLATION AND SHALL MEET UDO STANDARDS.
18. RETAINING WALL WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
19. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
20. LOCATION OF STREET TREES AND STREET LIGHTING MUST BE FIELD-COORDINATED TO ELIMINATE CONFLICTS.

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/W'S).
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.
13. ALL LETTERING USED FOR ADDRESSING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

EASEMENTS

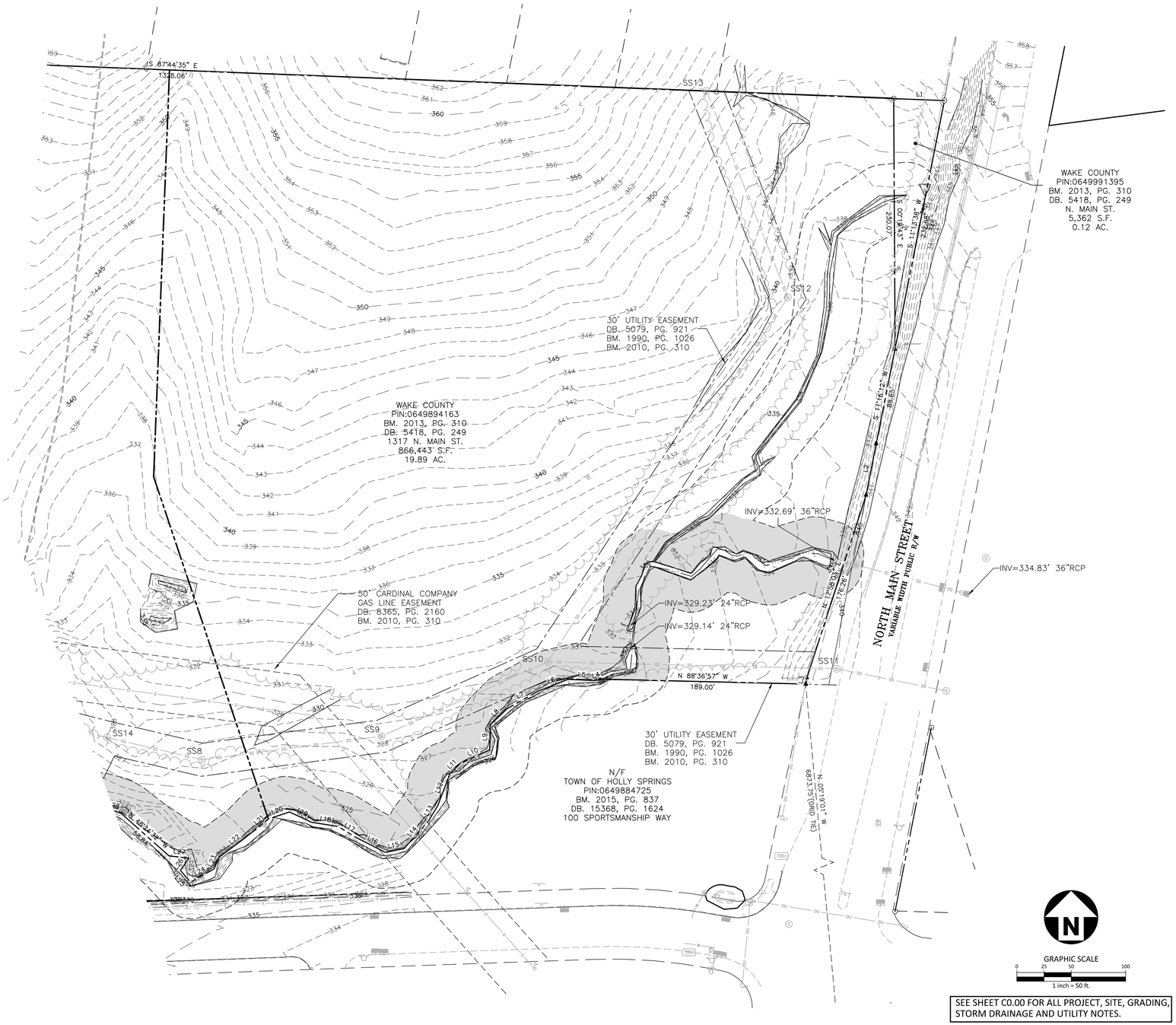
1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALITIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
5. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING

DEVELOPMENT PLAN

HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033... ENGINEER M BOYETTE
2021.10.08
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

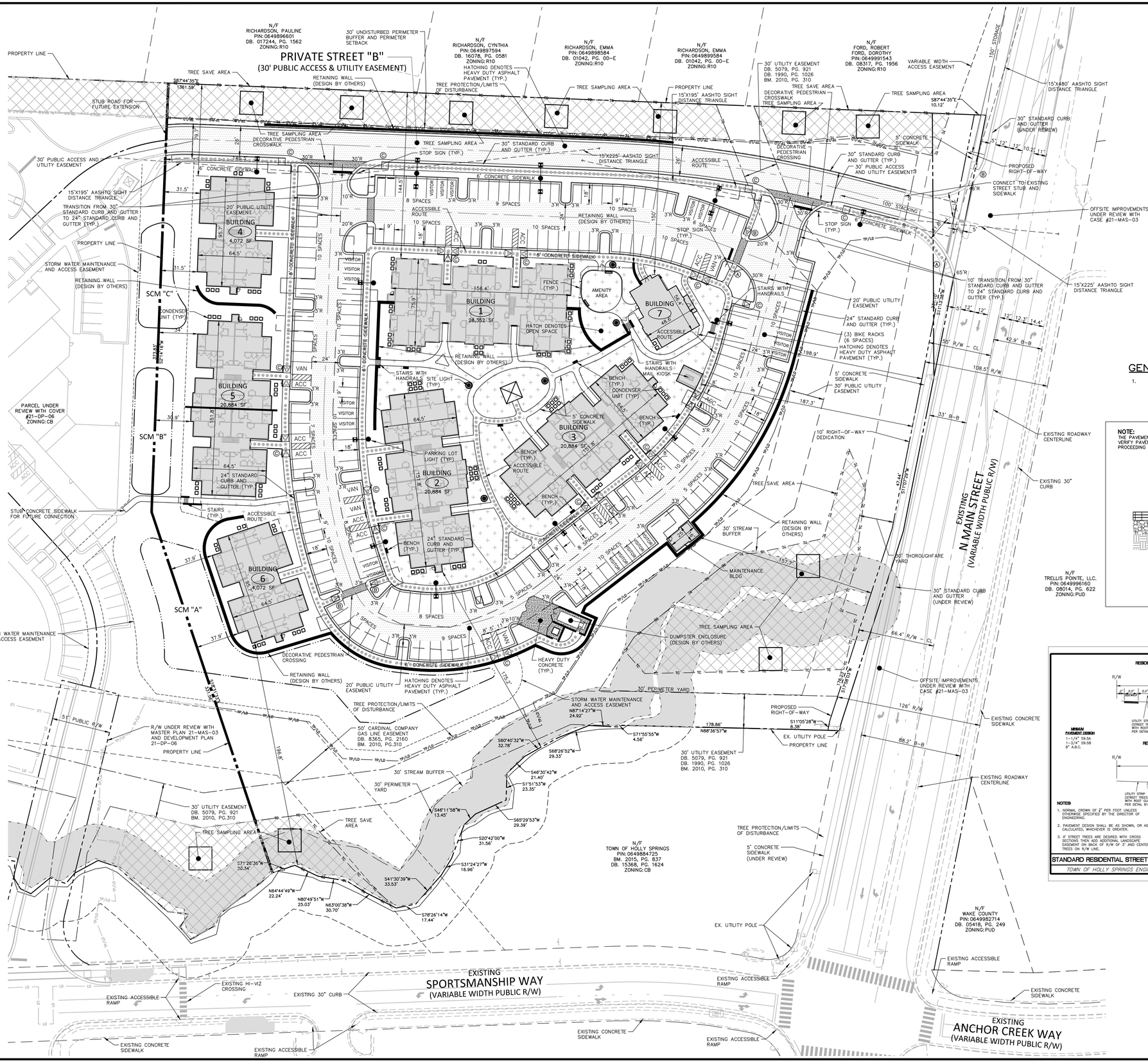
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FILENAME	2020110368-XC1
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DRAWN BY	ILP
SCALE	1" = 50'
DATE	10.08.2021

SHEET

EXISTING CONDITIONS

C1.00

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SITE LEGEND

- SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- TYPE A / TYPE B / TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- OPEN SPACE

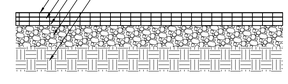
REQUIRED SETBACKS:

NORTH – 30'
EAST – 30'
SOUTH – 30'
WEST(INTERNAL) – NOT REQUIRED
PER UDO SECTION 1.20 J. 2

GENERAL NOTES:

1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

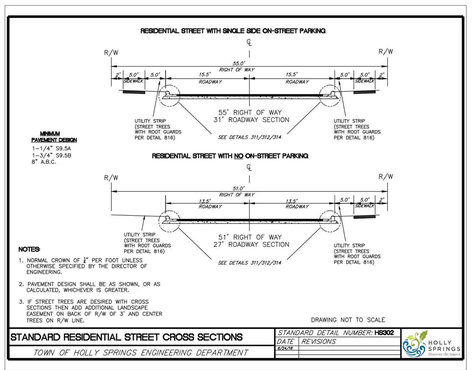
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

PRIVATE STREET PAVEMENT DETAIL
N.T.S.

STREET "B" TYPICAL SECTION



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

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DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033742 ENGINEER JOHN R. BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07.16.2021	REVISED PER TOHS 1ST REVIEW COMMENTS
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3	10.08.2021	REVISED PER TOHS 3RD REVIEW COMMENTS

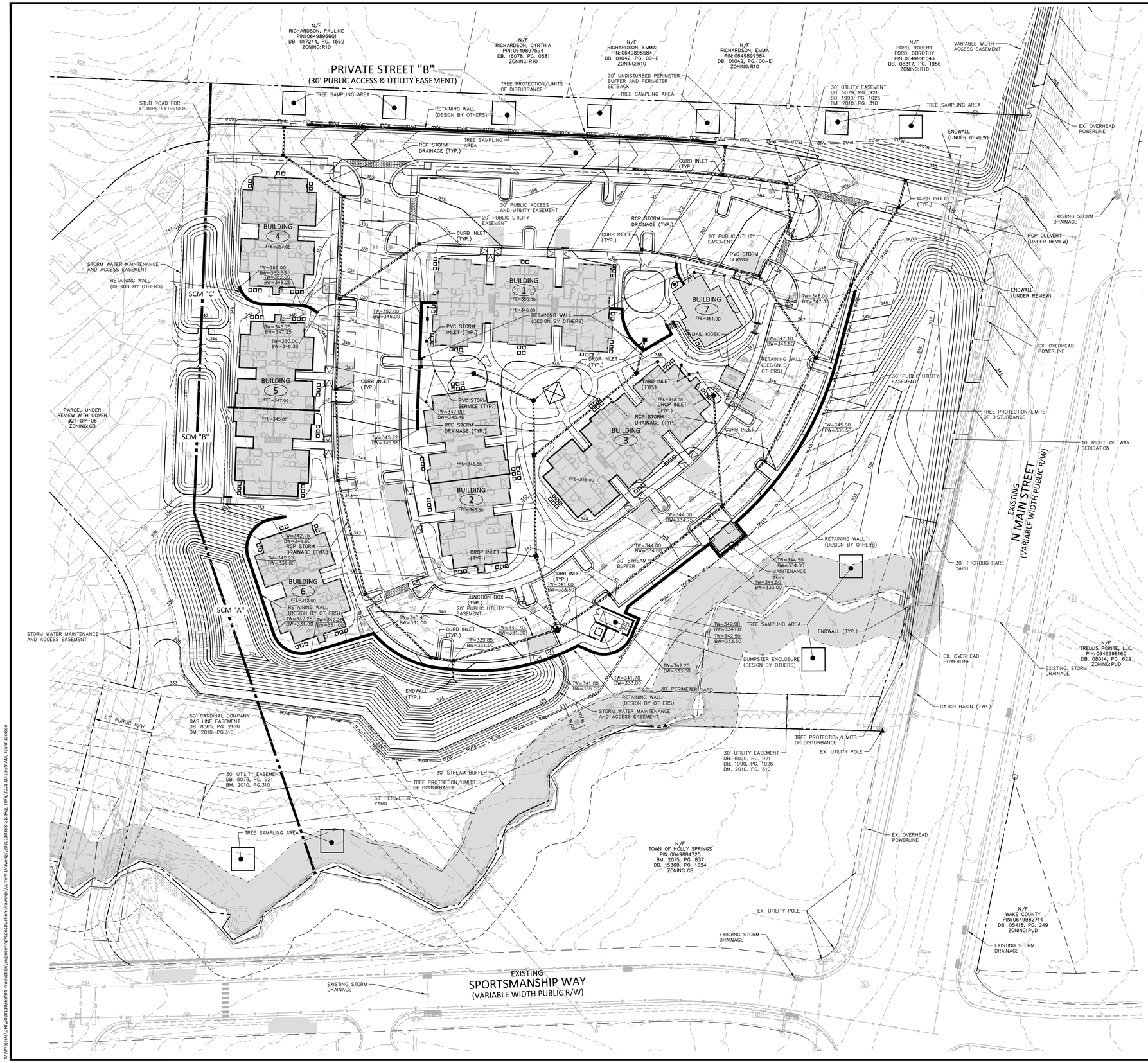
PLAN INFORMATION

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FILENAME	2020110368-S1
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SCALE	1" = 40'
DATE	10.08.2021

SHEET

SITE PLAN
C2.00

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GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- STREAM BUFFER

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER JOHN R. BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

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3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

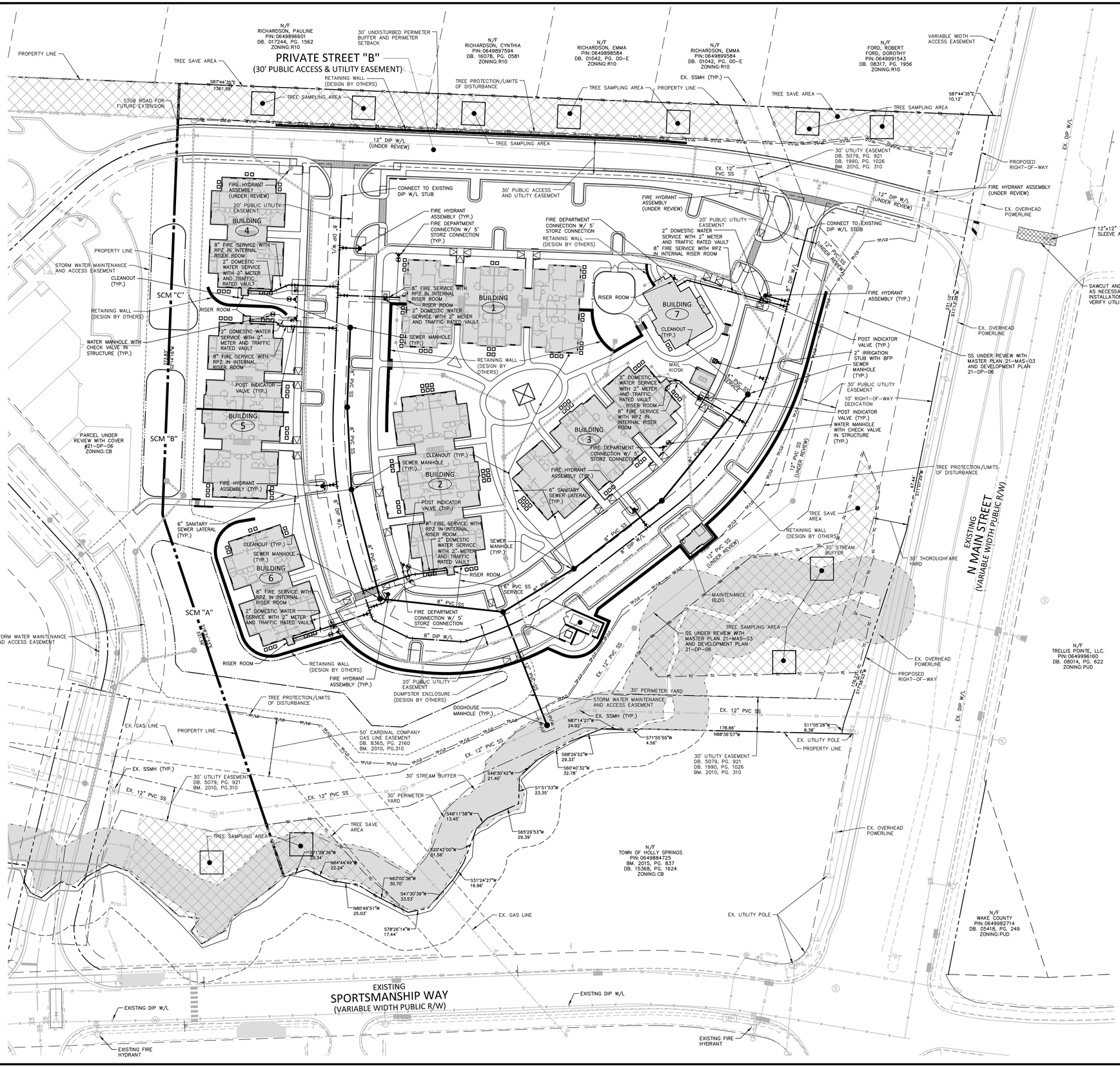
PROJECT NO.	2020110368
FILENAME	2020110368-G1
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SCALE	1" = 40'
DATE	10.08.2021

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GRADING AND STORM DRAINAGE PLAN

C3.00

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- EASEMENT LINE
- STREAM BUFFER

UTILITY NOTES:

1. ALL FDCs SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS AND SHALL HAVE A 5" STORZ CONNECTION.
2. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS AND SHALL BE YELLOW IN COLOR WITH 2 1/2" SIDE OUTLETS AND 1 – 5" STORZ CONNECTION.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 037174 ENGINEER IAN L BOYETT
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

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1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
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3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

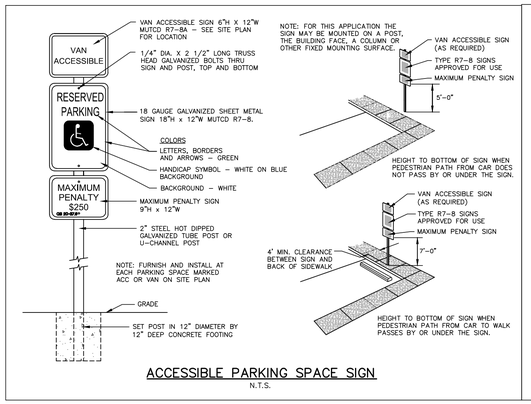
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DATE	10.08.2021

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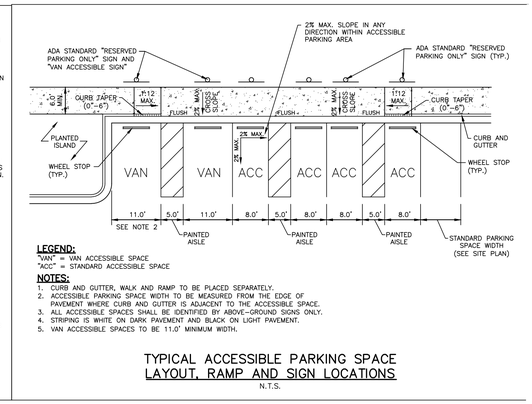
UTILITY PLAN

C4.00

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ACCESSIBLE PARKING SPACE SIGN
N.T.S.



LEGEND:
"VAN" = VAN ACCESSIBLE SPACE
"ACC" = STANDARD ACCESSIBLE SPACE

NOTES:
1. CURB AND GUTTER, WALK AND RAMP TO BE PLACED SEPARATELY.
2. ACCESSIBLE PARKING SPACE WIDTH TO BE MEASURED FROM THE EDGE OF PAVEMENT WHERE CURB AND GUTTER IS ADJACENT TO THE ACCESSIBLE SPACE.
3. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
4. STRIPING IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT.
5. VAN ACCESSIBLE SPACES TO BE 11.0' MINIMUM WIDTH.

TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS
N.T.S.



DECORATIVE PEDESTRIAN CROSSING
*ALL PEDESTRIAN CROSSINGS SHALL BE STAMPED ASPHALT, RED, IN DIAGONAL HERRINGBONE PATTERN OR SIMILAR APPROVED BY OWNER AND THE TOWN OF HOLLY SPRINGS

Stamped Asphalt Cable Stamping Patterns

Pattern: Diagonal Herringbone
Item No: CSTA-HBD
Brick size: 9.75" x 4.75" (24.75 cm x 12.0 cm)
Cable size: .325" (.825 cm)

Pattern Paving Products
1750 Hwy 160 West
Unit 109-330
Fort Mill, SC 29708
888-434-8611 toll free
704-996-7248 direct
215-893-4527 fax
www.patternpaving.com

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.

Four–sided (360–degree) architecture shall be incorporated on all building elevations.

The use of prototype design shall be prohibited.

The architectural theme shall make use of both Continuity and Variation:
1. **Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.**
2. **Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.**
3. **Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.**

Nonresidential/Mixed Use Building Materials, Colors, Textures and Architecture

1. **Building Materials.**

Building Materials shall be subject to UDO Section 3.08 A. 1. c. (1) Building Materials, provided however that the following shall also apply:
(a) Building Material – Use of precast stone for building base with precast accents
a. Precast shall match or coordinate with other existing projects on site in color and texture.
(a) Building Material – Use of anodized aluminum window frames
(b) Parapet to be painted fiber cement or other coordinating material approved by the UDO.
(c) All ground floor windows, and glass doors shall be clear glass. Spandrel glass on the ground floor may be allowed in areas where clear glass is not appropriate, provided that the color of the glass is a solid color black or gray.

Residential Building Materials, Colors, Textures and Architecture.

1. **Building Materials**

Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. **Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.**
2. **Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.**
3. **Roof mounted equipment to be screened from view at the ground elevation.**

Fencing
All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

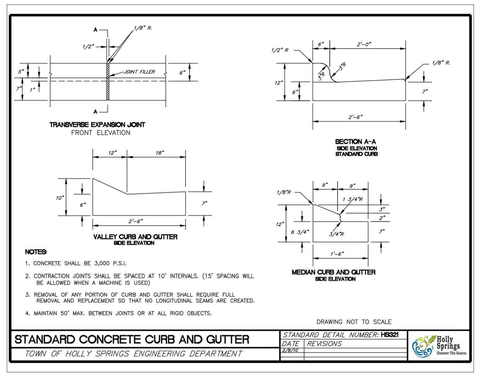
Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the town but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

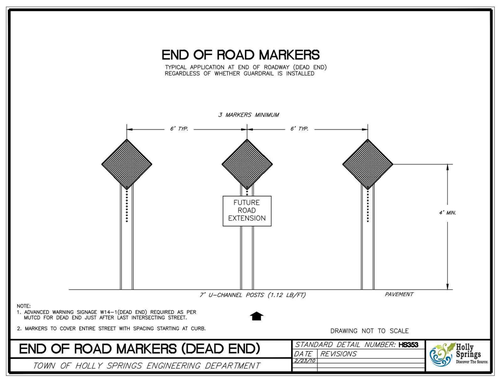


NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS321**
DATE | REVISIONS
2/8/16

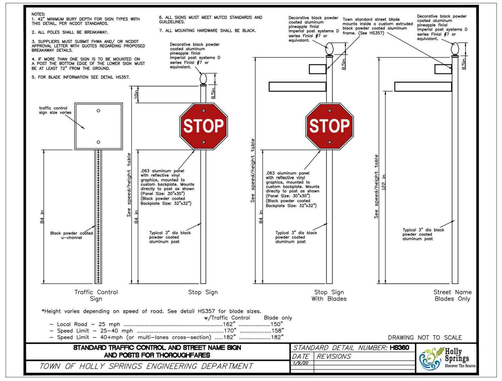


NOTE:
1. ADVANCED WARNING SIGNAGE W14-1(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

DRAWING NOT TO SCALE

END OF ROAD MARKERS (DEAD END)
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

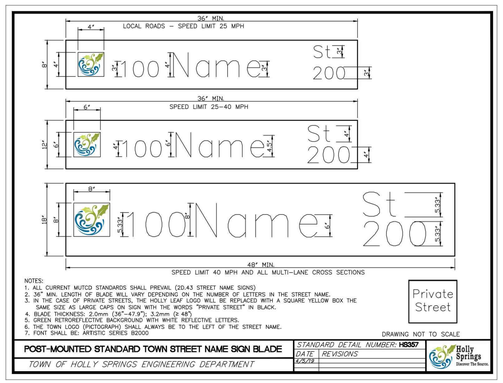
STANDARD DETAIL NUMBER: **HS353**
DATE | REVISIONS
2/8/16



DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS360**
DATE | REVISIONS
1/8/08



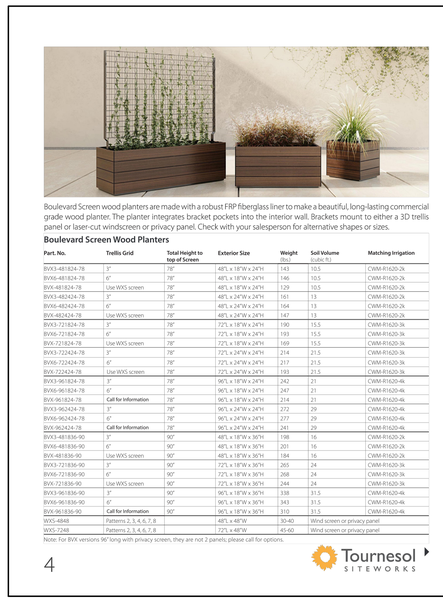
NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (20.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (.06"–47.9"); 3.2mm (≥ 48")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES BOOOO

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS357**
DATE | REVISIONS
6/24/14





McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033744 ENGINEER M BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-D1
CHECKED BY	DB
DRAWN BY	ILP
SCALE	1" = 40'
DATE	10.08.2021

SHEET

SITE DETAILS
C8.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\DWI\2020110368\04-Production\Engineering\Construction Drawing\Current Drawing\2020110368-D1.dwg, 10/8/2021 10:20:04 AM, Joann Jackson

BIORETENTION AREA CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.

2. THE FINAL CERTIFICATION FOR THIS FACILITY WILL INCLUDE A CERTIFICATION BY THE ON-SITE GEOTECHNICAL ENGINEER THAT THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING SUCH THAT THE ON-SITE GEOTECHNICAL ENGINEER CAN CERTIFY THE CONSTRUCTION OF THE DAM EMBANKMENT AND SPILLWAY. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY.

3. ALL CONSTRUCTION ACTIVITY RELATED TO THE PROPOSED STORMWATER CONTROL MEASURE SHALL BE PER THE DETAILS AND SPECIFICATIONS SHOWN IN THESE DRAWINGS. SOILS, COMPACTION, AND OTHER MISCELLANEOUS DETAILS AND SPECIFICATIONS MAY BE MODIFIED PER THE RECOMMENDATIONS OF THE ON-SITE GEOTECHNICAL ENGINEER. HOWEVER, PRIOR TO IMPLEMENTATION, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THESE DESIGN DRAWINGS, INCLUDING SHOP DRAWINGS FOR ANY PROPOSED MODIFICATION.

4. DURING THE INITIAL STAGES OF CONSTRUCTION, THE STORMWATER CONTROL MEASURE MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. IF SO, THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
   A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, DAM, KEY TRENCH, ETC.) WITH THE EXCEPTION OF THE INTERIOR FINE GRADING AND THE BIORETENTION MEDIA FOR THE FACILITY. THE INTERIOR FINE GRADING AND BIORETENTION MEDIA WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
   B. THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) SHALL BE CONNECTED TO THE 6" UNDERDRAIN OUTLET ORIFICE.
   C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E. - PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
   D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING SHOWN ON THIS SHEET.
   E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF THE STORMWATER CONTROL MEASURE PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED VEGETATION PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL), ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.
   F. ONCE THE ENGINEER HAS APPROVED THE AS-BUILT GRADING, THE CONTRACTOR SHALL PLANT THE PROPOSED STORMWATER CONTROL MEASURE PLANTS SHOWN ON THE LANDSCAPE PLAN FOR THE FACILITY. AFTER COMPLETION OF THE PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER TO THE ENGINEER CERTIFYING THAT THE PLANTS HAVE BEEN INSTALLED PER THE APPROVED STORMWATER CONTROL MEASURE PLANTING PLAN. THE CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY FOR ALL PLANTS INSTALLED.

5. ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A NC P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF AN EXCAVATION PLAN IS REQUIRED. THE JOHN R. MCADAMS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.

6. IT IS ANTICIPATED THAT DEWATERING WILL BE NECESSARY IN THE EXCAVATION AREAS (E.G. - EMBANKMENT SUB GRADE, INTERIOR PORTIONS OF THE STORMWATER CONTROL MEASURE, KEY TRENCH, ETC.). THEREFORE, THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE STORMWATER CONTROL MEASURE SITE. DURING PLACEMENT OF FILL WITHIN THESE AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION / CONSTRUCTION AREAS. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE, WITH NO SEDIMENT DISCHARGED FROM THE SITE (I.E. PUMPED WATER MAY NEED TO BE DIRECTED TO AN APPROVED EROSION CONTROL DEVICE SUCH AS A DIRT BAG (ACF ENVIRONMENTAL), OR ENGINEER APPROVED EQUIVALENT, PRIOR TO DISCHARGE).

7. PRIOR TO CONSTRUCTION, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE FILTRATION AND PERMEABILITY ASPECTS OF THE PROPOSED BIORETENTION MATERIALS. SPECIAL ATTENTION SHALL BE PAID TO PREVENT MIGRATION OF FINER SOIL PARTICLES THROUGH UNDERLYING GRAVEL LAYERS.

8. PRIOR TO PLACING THE BIORETENTION AREA BACKFILL MATERIAL, THE CONTRACTOR SHALL REQUEST AN ON-SITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE BACKFILL FOR THE BIORETENTION AREA PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE / REPLACE, AS NECESSARY, ANY BACKFILL MATERIAL NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE BIORETENTION AREA NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.

9. THE GRADES SHOWN ON THIS PLAN ARE FINISHED GRADES. IF THE EXISTING SOIL LAYER AFTER CONSTRUCTION / COMPACTION IS NOT DETERMINED SUITABLE BY A LANDSCAPE PROFESSIONAL FOR THE BIORETENTION AREA PLANTINGS, THEN THE CONTRACTOR SHALL AMEND THE PLANTING AREA OF THE BIORETENTION AREA AS DIRECTED BY A LANDSCAPE PROFESSIONAL.

10. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE DAM EMBANKMENT. PLEASE NOTE THE TOPSOIL SHALL BE AMENDED, AS DIRECTED BY A LANDSCAPE PROFESSIONAL, PRIOR TO INSTALLATION ON THE EMBANKMENT.

11. ONCE CONSTRUCTION OF THE BIORETENTION INTERIOR IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF ANY LANDSCAPING/PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED LANDSCAPING PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL), ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.

12. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN ON SHEET C9.01 FOR THE PERMANENT PLANTING PLAN/SCHEDULE FOR THE INTERIOR OF THE BIORETENTION AREA. THE PERMANENT VEGETATION FOR THE PROPOSED DAM EMBANKMENT SHALL BE TALL FESCUE. PLEASE NOTE THAT NO TREES/SHRUBS OR WOODY VEGETATION OF ANY TYPE MAY BE PLANTED ON THE PROPOSED DAM EMBANKMENT (FILL AREAS). THE INTERIOR SLOPES OF THE BIORETENTION AREA ARE TO BE PROVIDED WITH A TALL FESCUE SOD STRIP AROUND THE ENTIRE PERIMETER OF THE CELL FROM ELEVATION 302.50'-308.00'.

13. ANY EXPOSED EDGE/SIDE OF THE BIORETENTION CELL SHALL BE SODDED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETE. PLEASE REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

CONSTRUCTION PREPARATION

1. PRIOR TO PLACEMENT OF THE NEW FILL, THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED AND STRIPPED OF TOPSOIL, TREES, ROOTS, VEGETATION, AND OTHER OBJECTIONABLE MATERIAL. THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED.

2. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.

3. TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FORMATION PREPARATION (I.E., TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.

BIORETENTION PLANTING SOIL MIX SPECIFICATIONS

1. THE PLANTING SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE-HALF INCH IN DIAMETER. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, JOHNSON GRASS, QUACK GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADA THISTLE, OR OTHER NOXIOUS WEEDS.

2. THE MEDIA SHALL BE A HOMOGENOUS SOIL MIX ENGINEERED MEDIA BLEND WITH APPROXIMATE VOLUMES OF:
   A. 75% TO 85% MEDIUM TO COARSE WASHED SAND (ASTM C33, AASHTO M6/M80, ASTM C330, AASHTO M195, OR APPROVED EQUIVALENT)
   B. 8% TO 15% FINES (SILT AND CLAY, PASSING #200 SIEVE)
   C. 5% TO 10% ORGANIC MATTER

3. THE P-INDEX OF THE MEDIA SHALL NOT EXCEED 30.

4. THE FOLLOWING TEST FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS: ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST PER 200 CUBIC YARDS. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR MIX COMPOSITION AND PHOSPHORUS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED BIORETENTION SOIL.
   NOTE:
   - SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY.

5. AFTER INSTALLATION OF THE MEDIA, AN INFILTRATION TEST SHALL BE PERFORMED. THE MINIMUM INFILTRATION RATE OF THE INSTALLED MEDIA IS 1.0 IN/HR.

6. THE MEDIA SHALL NOT BE MECHANICALLY COMPACTED. IT IS RECOMMENDED TO EITHER WATER OR WALK ON THE MEDIA AS IT IS PLACED.

7. TRIPLE SHREDDED HARDWOOD MULCH SHALL BE USED FOR THE BIORETENTION AREA. MULCH SHALL BE UNIFORMLY PLACED TWO TO FOUR INCHES DEEP.

TESTING OF THE EMBANKMENT

1. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REPORTS TO VERIFY THAT THE DAM EMBANKMENT MEETS THE SPECIFIED COMPACTION REQUIREMENTS. COMPACTION REPORTS WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER FACILITY. THEREFORE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPACTION TESTS ARE PROPERLY PERFORMED DURING CONSTRUCTION.

2. TESTING WILL BE REQUIRED ALONG THE 15"Ø O-RING OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL.

3. TESTING OF THE DEGREE (%) OF COMPACTION OF THE PLACED FILL IN THE DAM SHALL BE PERFORMED AS A PART OF THE PERMITTEE'S NORMAL QUALITY CONTROL PROGRAM FOR THE CONSTRUCTION OF THE DAM. TESTS SHALL BE CONDUCTED CONCURRENT WITH THE INSTALLATION OF COMPACTED FILL AND THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE DAM SO THAT TESTING CAN BE COMPLETED. SHOULD THE RESULTS OF THE TESTS INDICATE THAT THE SPECIFIED DEGREE OF COMPACTION HAS NOT BEEN OBTAINED; THE PORTIONS OF THE DAM REPRESENTED BY SUCH TESTS SHALL BE REWORKED OR REBUILT. ALL PORTIONS OF THE DAM SHALL ACHIEVE THE SPECIFIED MINIMUM DEGREE OF COMPACTION.

STATEMENT OF RESPONSIBILITY

ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

BIORETENTION AREA MATERIAL SPECIFICATIONS

1. THE MULCH SHALL CONSIST OF DOUBLE OR TRIPLE SHREDDED HARDWOOD. MULCH SHALL BE WELL-AGED AND UNIFORM IN COLOR. WELL-AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS. MULCH SHOULD BE FREE OF WEED SEEDS, SOIL, ROOTS, OR ANY OTHER SUBSTANCE NOT CONSISTING OF EITHER BOLE OR BRANCH WOOD AND BARK. THE MULCH DEPTH SHALL BE 2-4 INCHES UNIFORMLY PLACED. GRASS CLIPPINGS ARE UNSUITABLE FOR MULCH AND SHOULD BE AVOIDED FOR USE WITHIN THE BIORETENTION AREA.

2. THE GRAVEL LAYER SHALL CONSIST OF NCDOT WASHED #57 STONE OR ENGINEER APPROVED EQUIVALENT

3. THE WASHED SAND SHALL MEET REQUIREMENTS OF WASHED ASTM-C-33 FINE AGGREGATE CONCRETE SAND. IN ADDITION TO THE ASTM-C-33 SPECIFICATION, THE WASHED SAND MUST MEET THE FOLLOWING CONDITIONS:
   - SAND MUST MEET GRADATION REQUIREMENTS FOR ASTM-C-33 FINE AGGREGATE CONCRETE SAND. AASHTO M-6/M-80, ASTM C330, AASHTO M195 GRADATION IS ALSO ACCEPTABLE.
   - SAND MUST BE SILICA BASED. NO LIMESTONE BASED PRODUCTS MAY BE USED. IF THE MATERIAL IS WHITE OR GRAY IN COLOR, IT IS PROBABLY NOT ACCEPTABLE.
   - SAND MUST BE CLEAN. NATURAL, UNWASHED SAND DEPOSITS MAY NOT BE USED. LIKEWISE, SAND THAT HAS BECOME CONTAMINATED BY IMPROPER STORAGE OR INSTALLATION PRACTICES WILL BE REJECTED.
   - MANUFACTURED SAND OR STONE DUST IS NOT ACCEPTABLE UNDER ANY CIRCUMSTANCE.

4. THE CHOKING STONE LAYER SHALL BE WASHED #8 OR WASHED #89 STONE LAYER MEETING THE REQUIREMENTS OF ASTM-C-33.

5. THE UNDERDRAIN PIPING FOR THE BIORETENTION AREA SHALL BE 6"Ø ADS N-12 PIPE. THE PIPE AND FITTINGS SHALL BE TYPE 'S' AND SHALL MEET THE REQUIREMENTS OF AASHTO M-252. THE 6"Ø PERFORATED PIPE SHALL CONTAIN CIRCULAR PERFORATIONS MEETING AASHTO CLASS II. THE PERFORATIONS SHALL BE ⅜" DIAMETER AT 6" ON CENTER MEETING PERFORATION PATTERN 'E' (6 AT 60°).

BIORETENTION AREA BACKFILLING SEQUENCE

1. UNDERCUT BIORETENTION AREA TO NECESSARY DEPTH (SEE BIORETENTION AREA CROSS SECTION ON SHEET C9.XX).

2. PLACE 6"Ø SCHEDULE 40 OR SDR 35 SMOOTH WALL PVC UNDERDRAIN PIPES AND GEOTEXTILE LAYER. GEOTEXTILE SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE ENDS OF THE UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED. THE COLLECTOR PIPES SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%.

3. PLACE 2" OF CHOKING STONE AND 4" OF WASHED SAND PER THE CROSS-SECTION ON SHEET C9.XX.

4. PLACE LAYER OF PLANTING SOIL (PER PLANTING SOIL SPECIFICATION) TO ELEVATION 336.75'/341.75'. PLACEMENT OF THE SOIL IN THE BIORETENTION AREA SHOULD BE IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED.

5. PLACE 3" LAYER OF MULCH (PER MULCH SPECIFICATIONS) TO GRADE.

6. BIORETENTION SURFACE AREA SHALL BE 2,456 SF (MINIMUM) AT EL. 337.00/342.00. THIS REQUIRED SURFACE AREA EXCLUDES THE SURFACE AREA OCCUPIED BY THE INLET RIPRAP VELOCITY DISSIPATOR.

COMPACTION OF THE BIORETENTION AREA

1. CONTRACTOR SHALL MINIMIZE THE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, CONTRACTOR SHALL USE EXCAVATION HOES TO REMOVE THE ORIGINAL SOIL. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. COMPACTION AT THE BASE OF THE BIORETENTION AREA CAN BE ALLEVIATED BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

2. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE REQUIRED GRAVEL LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.

3. WHEN BACKFILLING THE BIORETENTION AREA, PLACE SOIL IN LIFTS OF 12 INCHES TO 18 INCHES. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION AREA. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

BERM SOIL AND COMPACTION SPECIFICATIONS

1. PRIOR TO CONSTRUCTION, THE ON-SITE GEOTECHNICAL ENGINEER SHALL IDENTIFY BORROW / FILL AREAS AND VERIFY THEIR SUITABILITY FOR USE WITHIN THE DAM EMBANKMENT. ALSO, THE ON-SITE GEOTECHNICAL ENGINEER SHALL PERFORM STANDARD PROCTORS ON THE PROPOSED BORROW MATERIAL TO ENSURE THAT OPTIMUM MOISTURE CONTENT AND COMPACTION CAN BE ACHIEVED / CONTROLLED DURING CONSTRUCTION.

2. ALL FILL MATERIALS TO BE USED FOR THE DAM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE DAM EMBANKMENT AND KEY TRENCH: ML AND CL. ALL FILL MATERIALS SHALL BE APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER FOR THE INTENDED USE.

3. FILL PLACEMENT FOR THE EMBANKMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT. FILL MATERIAL ADJACENT TO ALL SPILLWAY AND DRAINAGE STRUCTURES SHALL BE PLACED IN 4-INCH (UNCOMPACTED) LIFTS AND HAND-COMPACTED TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT.

4. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ON-SITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.

5. THE DESIGN ENGINEER SHALL BE PROVIDED WITH REPORTS AND CERTIFICATION, BY THE ON-SITE GEOTECHNICAL ENGINEER, THAT THE GEOTECHNICAL ASPECTS OF THE FACILITY HAVE BEEN CONSTRUCTED PER PLAN. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY. THESE REPORTS AND CERTIFICATION WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER CONTROL MEASURE. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TESTING AND OBSERVATION WITH THE ON-SITE GEOTECHNICAL ENGINEER.

6. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS RECOMMENDED BY THE ON-SITE GEOTECHNICAL ENGINEER.

7. TESTING WILL BE REQUIRED ALONG THE XX"Ø RCP OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 15"Ø RCP OUTLET BARREL SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76-LATEST. THE PIPES SHALL HAVE CONFINED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443-LATEST. THE PIPE JOINTS SHALL BE TYPE R-4

2. THE STRUCTURAL DESIGN FOR THE 4' X 4' (INTERNAL DIMENSIONS) RISER BOX WITH EXTENDED BASE SHALL BE BY OTHERS. PRIOR TO ORDERING THE STRUCTURES, THE CONTRACTOR SHALL PROVIDE, TO THE DESIGN ENGINEER FOR REVIEW, SHOP DRAWINGS AND SUPPORTING STRUCTURAL CALCULATIONS SEALED BY A P.E. REGISTERED IN NORTH CAROLINA DEMONSTRATING THE PERTINENT VERTICAL LOADS ARE SUPPORTED BY THE CONCRETE RISER STRUCTURE.

3. THE RISER BOX OUTLET STRUCTURE SHALL BE PROVIDED WITH STEPS 16" ON CENTER. STEPS SHALL BE PROVIDED ON THE INNER WALL OF THE RISER BOX. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 840.66. PLEASE REFER TO SHEET C9.XX FOR LOCATION OF THE RISER STEPS. NOTE THE STEPS SHALL LINE UP WITH THE ACCESS HATCH OF THE TRASH RACK.

5. THE CONCRETE ANTI-FLOTATION BLOCK SHALL BE CAST-IN-PLACE. STEEL REINFORCEMENT AND CONNECTION TO THE RISER SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAIL ON SHEET C9.XX. THE CONTRACTOR SHALL ENSURE THE WEIGHT OF THE ENTIRE RISER STRUCTURE IS GREATER THAN OR EQUAL TO XX,XXX LBS. IN LIEU OF CAST-IN-PLACE, THE CONTRACTOR MAY OPT FOR A PRECAST ANTI-FLOTATION BLOCK. SHOP DRAWINGS FOR THE PRECAST BLOCK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE PRECAST ANTI-FLOTATION BLOCK SHALL HAVE A SHIPPING WEIGHT OF XX,XXX LBS.

6. THE RISER BOX JOINTS SHALL BE SEALED USING BUTYL RUBBER SEALANT CONFORMING TO ASTM-C990-LATEST. IF NECESSARY, THE CONTRACTOR SHALL INCORPORATE A WATERSTOP INTO THE RISER BOX JOINT TO ENSURE A WATERTIGHT CONNECTION. THE CONTRACTOR SHALL PARGE JOINTS ON BOTH THE INSIDE AND OUTSIDE WITH NON-SHRINK GROUT. JOINT STRAPS SHALL BE PROVIDED PER THE DETAIL ON C9.XX.

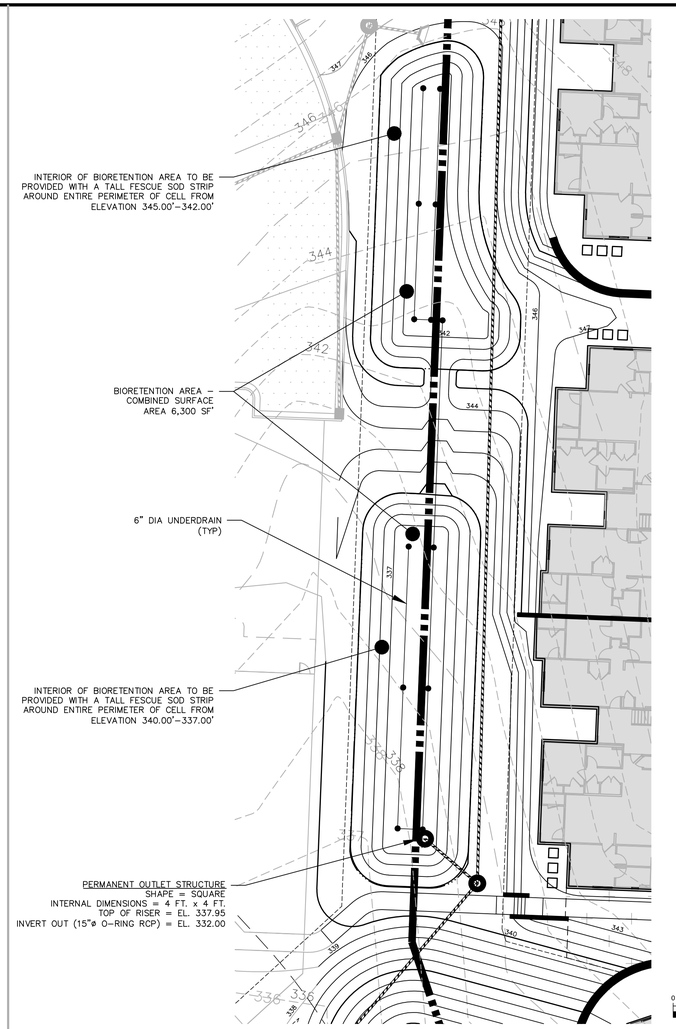
7. PRIOR TO ORDERING, THE CONTRACTOR SHALL SUBMIT TRASH RACK SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. CONTRACTOR SHALL ENSURE THAT AN ACCESS HATCH IS PROVIDED WITHIN THE TRASH RACK (SEE DETAIL FOR LOCATION) THAT WILL ALLOW FOR FUTURE MAINTENANCE ACCESS. CONTRACTOR SHALL ALSO PROVIDE A CHAIN AND LOCK FOR SECURING THE ACCESS HATCH. NOTE THE ACCESS HATCH SHALL LINE UP WITH THE ACCESS STEPS AFTER INSTALLATION.

8. ALL POURED CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
   -MINIMUM 3000 PSI (28 DAY)
   -SLUMP = 3" - 5"
   -ENTRAINED AIR = 5% - 7%

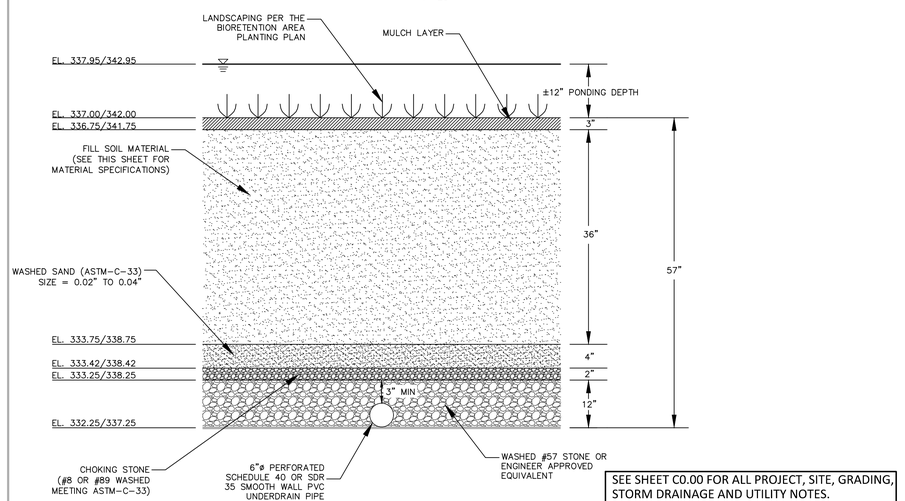
   PLEASE NOTE NO CONCRETE SHALL BE POURED WHEN THE AMBIENT AIR TEMPERATURES ARE EXPECTED TO BE ABOVE 85°F OR BELOW 40°F. CAST-IN-PLACE CONCRETE SHALL BE "WET CURED" AFTER FINISHING FOR A MINIMUM OF 48 HOURS.

   ON-SITE GEOTECHNICAL ENGINEER TO ENSURE AND CERTIFY ALL POURED CONCRETE MEETS THE ABOVE SPECIFICATIONS.

9. GEOTEXTILE FABRIC FOR THE 15Ø RCP OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).



BIORETENTION AREA PLAN VIEW
1"=20'



BIORETENTION AREA SECTION
N.T.S.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033141 ENGINEER JOHN M. BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110

BIORETENTION AREA PLANTING PLAN

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	TYPE	SPACING
12		BETULA NIGRA	RIVER BIRCH	2" CALIPER 8' MINIMUM HEIGHT	AS SHOWN
27		ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3 GALLON POT	AS SHOWN
32		ILEX VERTICILLATA	WINTERBERRY	3 GALLON POT	AS SHOWN
26		ILEX GLABRA	INKBERRY	3 GALLON POT	AS SHOWN
125		CAREX AMPHIBOLA	CREEK SEDGE	1 GALLON POT	AS SHOWN

TREE AND SHRUB REQUIREMENT CALCULATIONS

6,300 SF/435 = 14.5 TREES, 15 TREES PROVIDED

6,300 SF/30 = 210 SHRUBS, 210 SHRUBS PROVIDED

TEMPORARY SEEDING SCHEDULE

SEEDING DATE	SEEDING MIXTURE	APPLICATION RATE
JAN 1 - MAY 1	RYE (GRAIN)	120 LBS/AC
MAY 1 - AUG 15	GERMAN MILLET	40 LBS/AC
AUG 15 - DEC 30	RYE (GRAIN)	120 LBS/AC

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 750 LB/AC 10-10-10 FERTILIZER (FROM AUG 15 - DEC 30, INCREASE 10-10-10 FERTILIZER TO 1000 LB/AC).

MULCH

APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

JAN 1 - AUG 15: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

AUG 15 - DEC 30: REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOP DRESS WITH 50 LB/AC OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

NOTE: USE THE TEMPORARY SEEDING SCHEDULE ONLY WHEN DATE IS NOT CORRECT TO USE THE PERMANENT SEEDING SCHEDULE.

PERMANENT SEEDING SCHEDULE (DAM EMBANKMENTS)

SEEDING DATE	SEEDING MIXTURE	APPLICATION RATE
AUG 25 - OCT (BEST) FEB - APR 15 (POSSIBLE)	TALL FESCUE	200 LBS/AC

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 4,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 1000 LB/AC 10-10-10 FERTILIZER.

MULCH

APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

INSPECT AND REPAIR MULCH FREQUENTLY. REFERTILIZE IN LATE WINTER OF THE FOLLOWING YEAR; USE SOIL TESTS OR APPLY 150 LB/AC 10-10-10 FERTLIZER. MOW REGULARLY TO A HEIGHT OF 2-4 INCHES.

NOTE: PERMANENT SEEDING SCHEDULE IS FOR SLOPES OF THE BASIN AND TOP OF BERM.

PLANTING INSTRUCTIONS

PLANTING TECHNIQUES

A. INSURE THAT ROOTS, ONCE REMOVED FROM POT, ARE STRAIGHTENED AND FACE DOWNWARD.
B. CREATE PLANTING AREA FOR EACH PLANT AND EXCAVATE PIT.
C. PLACE PLANTS IN PIT INSURING ROOTS ARE FACING COMPLETELY DOWNWARD.
D. HEEL IN SOIL AROUND PLANT AND PROCEED TO NEXT PLANTING LOCATION.
E. NEWLY PLANTED PLANTS NEED TO BE FASTENED TO THE SUBSTRATE FOR THE ESTABLISHMENT OF NEW ROOTS.
F. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS HALL BE CUT OFF CLEANLY.
G. THE DIAMETER OF THE PITS FOR ALL VEGETATIVE STOCK SHALL BE AT LEAST THREE TIMES THE DIAMETER OF THE ROOT MASS. PLANT PIT WALL SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
H. SET THE PLANTS UPRIGHT, IN THE CENTER OF THE PIT. THE BOTTOM OF THE ROOT MASS SHOULD BE RESTING ON UNDISTURBED SOIL.
I. PLACE THE BACKFILL AROUND THE BASE AND SIDES OF THE ROOT MASS, AND WORK EACH LAYER TO SETTLE BACKFILL AND TO ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF THE BACKFILL. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
J. BROKEN OR DAMAGED PARTS WILL BE CUT BACK TO UNDAMAGED TISSUE, LEAVING AS MUCH GREEN BASAL TISSUE AS POSSIBLE ABOVE THE ROOTS. IF MORE THAN FIFTY PERCENT (50%) OF THE PLANT IS DAMAGED THEN CONTRACTOR SHALL REPLACE THE PLANT.

CONTAINER STOCK

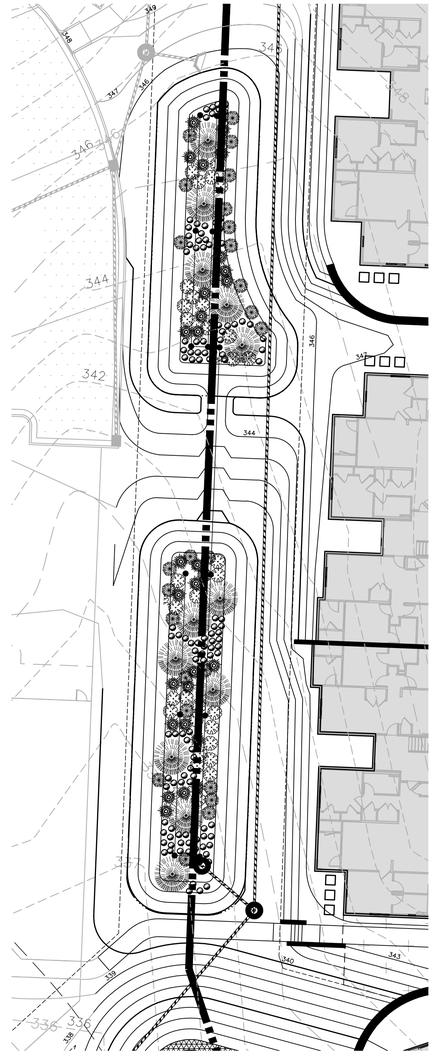
A. STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER ONCE REMOVED FROM THE CONTAINER.
B. CONTAINER PLANTS WILL NEED TO BE WATERED REGULARLY AND PLACED IN SHADY CONDITIONS UNTIL PLANTING OCCURS.

PLANT LOCATIONS

A. NEW PLANTINGS SHALL BE LOCATED WHERE SHOWN ON PLAN EXCEPT WHERE CHANGES HAVE BEEN MADE IN PROPOSED CONSTRUCTION.
B. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY AFTER APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

WATER

WATER SHALL BE POTABLE AND SHALL NOT CONTAIN ELEMENTS TOXIC TO PLANT LIFE.



BIORETENTION AREA LANDSCAPE PLAN

1"=20'

GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING

DEVELOPMENT PLAN

HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033174 ENGINEER M BOYETTE

NOT FOR CONSTRUCTION

2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-SW1
CHECKED BY	DB
DRAWN BY	ILP
SCALE	1" = 40'
DATE	10.08.2021

SHEET

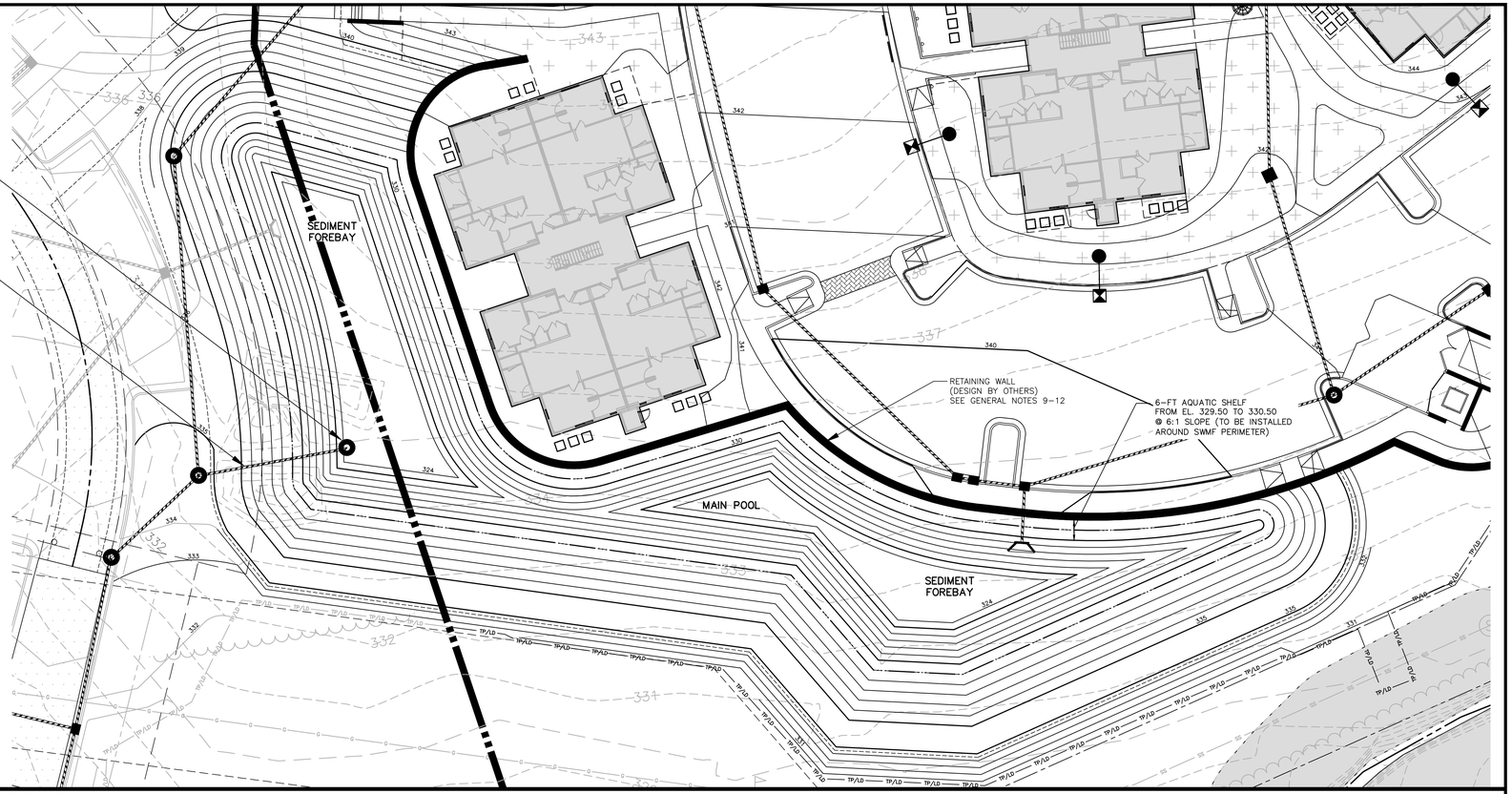
SCM "A" & "B" LANDSCAPE PLAN

C9.01

M:\Projects\DHI\2020110368\04-Production\Engineering\Construction Drawings\Current Drawings\2020110368-SW1.dwg, 10/8/2021 10:20:28 AM, Joann Jackson

PRECAST RISER OUTLET STRUCTURE
SHAPE = SQUARE
INTERNAL DIMENSIONS = 4 FT. x 4 FT.
TOP OF RISER = 332.50
(2) 1.0' X 1.0' ORIFICE INVERT EL. = 331.90
2" INVERTED INTAKE ORIFICE = 330.50
INVERT OUT (18"ø O-RING RCP) = 325.00
(SEE DETAIL ON THIS SHEET)

44 LF 18"ø CLASS III
O-RING RCP @ 1.00%
(JOINTS WRAPPED
IN GEOTEXTILE FABRIC)



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

STORMWATER CONTROL MEASURE 'C' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
2. THE PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF HOLLY SPRINGS CODE OF ORDINANCES. (SECTION 8.00)
3. THE FINAL CERTIFICATION FOR THIS FACILITY WILL INCLUDE A CERTIFICATION BY THE ON-SITE GEOTECHNICAL ENGINEER THAT THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING SUCH THAT THE ON-SITE GEOTECHNICAL ENGINEER CAN CERTIFY THE CONSTRUCTION OF THE DAM EMBANKMENT AND SPILLWAY. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY.
4. ALL CONSTRUCTION ACTIVITY RELATED TO THE PROPOSED STORMWATER CONTROL MEASURE SHALL BE PER THE DETAILS AND SPECIFICATIONS SHOWN IN THESE DRAWINGS. SOILS, COMPACTION, AND OTHER MISCELLANEOUS DETAILS AND SPECIFICATIONS MAY BE MODIFIED PER THE RECOMMENDATIONS OF THE ON-SITE GEOTECHNICAL ENGINEER, HOWEVER, PRIOR TO IMPLEMENTATION, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THESE DESIGN DRAWINGS, INCLUDING SHOP DRAWINGS FOR ANY PROPOSED MODIFICATION.
5. DURING THE INITIAL STAGES OF CONSTRUCTION, THE STORMWATER CONTROL MEASURE MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. IF SO, THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
   A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, DAM, ETC.) WITH THE EXCEPTION OF THE INTERIOR FINE GRADING FOR THE FACILITY. THE INTERIOR FINE GRADING WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
   B. THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) SHALL BE CONNECTED TO THE PERMANENT 2"Ø DIP DRAIN PIPE.
   C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E. - PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
   D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING SHOWN ON THIS SHEET.
   E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF THE STORMWATER CONTROL MEASURE PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED VEGETATION PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL), ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.
   F. ONCE THE ENGINEER HAS APPROVED THE AS-BUILT GRADING, THE CONTRACTOR SHALL PLANT THE PROPOSED STORMWATER CONTROL MEASURE PLANTS SHOWN ON THE LANDSCAPE PLAN FOR THE FACILITY. AFTER COMPLETION OF THE PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER TO THE ENGINEER CERTIFYING THAT THE PLANTS HAVE BEEN INSTALLED PER THE APPROVED STORMWATER CONTROL MEASURE PLANTING PLAN.
6. ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A NC P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF AN EXCAVATION PLAN IS REQUIRED. THE JOHN R. MCADAMS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.
7. ON-SITE GEOTECHNICAL ENGINEER TO DETERMINE IF IN-SITU SOILS ENCOUNTERED WOULD MAINTAIN A STORMWATER CONTROL MEASURE PERMANENT POOL AT DESIGN ELEVATION. IF HIGHLY PERMEABLE SOILS ARE ENCOUNTERED THAT WOULD NOT MAINTAIN THE PERMANENT POOL ELEVATION AS DESIGNED, A CLAY LINER MAY BE REQUIRED TO MAINTAIN A PERMANENT POOL OF WATER IN THE STORMWATER CONTROL MEASURE. FINAL DETERMINATION IF A CLAY LINER IS NEEDED SHALL BE THE RESPONSIBILITY OF THE ON-SITE GEOTECHNICAL ENGINEER. UPON DETERMINATION OF HIGHLY PERMEABLE SOIL CONDITIONS, ON-SITE GEOTECHNICAL ENGINEER WILL INFORM THE DESIGN ENGINEER AND RECOMMEND LINER SPECIFICATIONS.
8. IT IS ANTICIPATED THAT DEWATERING WILL BE NECESSARY IN THE EXCAVATION AREAS (E.G. - EMBANKMENT SUB GRADE, INTERIOR PORTIONS OF THE STORMWATER CONTROL MEASURE, KEY TRENCH, ETC.). THEREFORE, THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE STORMWATER CONTROL MEASURE SITE. DURING PLACEMENT OF FILL WITHIN THESE AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION / CONSTRUCTION AREAS. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE, WITH NO SEDIMENT DISCHARGED FROM THE SITE (I.E. PUMPED WATER MAY NEED TO BE DIRECTED TO AN APPROVED EROSION CONTROL DEVICE SUCH AS A DIRT BAG (ACF ENVIRONMENTAL), OR ENGINEER APPROVED EQUIVALENT, PRIOR TO DISCHARGE).
9. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM.
10. THE RETAINING WALL IS TO BE A DESIGN-BUILD PROJECT(S) BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED PROFESSIONAL ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALL.
11. THE RETAINING WALL SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS CONTRACTOR CAN PROVIDE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
12. 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 SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
13. THE ON-SITE GEOTECHNICAL ENGINEER SHOULD BE GIVEN AN OPPORTUNITY TO REVIEW ALL RETAINING WALL PLANS AND DESIGNS RELEVANT TO GEOTECHNICAL CONSIDERATIONS PRIOR TO FINAL DESIGN OF THE WALLS.
14. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE DAM EMBANKMENT AND AQUATIC SHELF. PLEASE NOTE THE TOPSOIL SHALL BE AMENDED, AS DIRECTED BY A LANDSCAPE PROFESSIONAL, PRIOR TO INSTALLATION ON THE EMBANKMENT AND AQUATIC SHELF.
15. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE FOR THIS FACILITY. CONTRACTOR SHALL COORDINATE WITH A LANDSCAPE PROFESSIONAL REGARDING SCHEDULING FOR PLANT INSTALLATION. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED DAM EMBANKMENT (FILL AREAS).

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT AND AN "APPROVAL TO CONSTRUCT" FROM THE TOWN OF HOLLY SPRINGS AND ALL OTHER NECESSARY PERMITS FROM APPLICABLE AGENCIES (E.G. 404 / 401 PERMITS)
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT, AS REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQUIRED BY GOVERNING AGENCIES, PRIOR TO ANY CLEARING.
3. CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSED DAM CONSTRUCTION. ALL TREES AND THEIR ENTIRE ROOT SYSTEMS MUST BE REMOVED FROM THE DAM FOOTPRINT AREA AND BACKFILLED WITH SUITABLE SOIL MATERIAL. THE BACKFILLED AREAS SHALL BE COMPACTED TO THE SAME STANDARDS AS THE DAM EMBANKMENT. THE REMAINING AREA OF THE EMBANKMENT SHALL BE STRIPPED TO A SUITABLE DEPTH AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER. ANY RESIDUAL SOILS TO BE LEFT IN PLACE MUST BE WELL SCARIFIED TO PROMOTE BONDING OF THE NEW EMBANKMENT FILL. NO EMBANKMENT MATERIAL SHALL BE PLACED FOR THE DAM OR KEY TRENCH UNTIL APPROVAL OF THE DAM SUBGRADE IS OBTAINED FROM THE ON-SITE GEOTECHNICAL ENGINEER.
4. EXCAVATE FOR THE NEW KEY TRENCH ALONG THE CENTERLINE OF THE PROPOSED DAM EMBANKMENT. THE TRENCH SHALL EXTEND A MINIMUM OF 5 FT BELOW EXISTING GRADE OR 2 FT BELOW THE 18"Ø RCP OUTLET BARREL AND SHALL HAVE A MINIMUM BOTTOM WIDTH OF 5 FEET. THE KEY TRENCH SIDESLOPES SHALL BE A MINIMUM OF 1:1 (H:V). WHEN EXCAVATING THE KEY TRENCH, IF ANY DEBRIS IS ENCOUNTERED TO AN EXTENT THAT SUCH DEBRIS MAY EXIST IN OTHER INSITU PORTIONS OF THE DAM EMBANKMENT, IT SHOULD ALSO BE REMOVED. THE KEY TRENCH SHALL BE COMPACTED TO THE SAME SPECIFICATIONS LISTED IN ITEM 4 OF THIS SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS." DEPENDING UPON ON-SITE SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION, THE ON-SITE GEOTECHNICAL ENGINEER MAY VARY THE DEPTH AND DIMENSIONS OF THE KEY TRENCH AS DEEMED NECESSARY. THE ON-SITE GEOTECHNICAL ENGINEER SHALL RETAIN DOCUMENTATION OF ANY VARIATION FOR FUTURE AS-BUILT SUBMITTALS TO THE TOWN OF HOLLY SPRINGS.
5. BEGIN PLACEMENT OF BACKFILL WITHIN THE KEY TRENCH. THE KEY TRENCH SHALL BE COMPACTED TO THE SPECIFICATIONS LISTED ITEM 4 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS." THE KEY TRENCH SHALL BE TESTED PER THE SPECIFICATIONS LISTED IN THAT SECTION.
6. PRIOR TO INSTALLATION, SUBGRADE CONDITIONS ALONG THE SPILLWAY PIPES SHOULD BE EVALUATED BY THE ON-SITE GEOTECHNICAL ENGINEER TO ASSESS WHETHER SUITABLE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL. SHOULD SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE ENCOUNTERED ALONG THE PIPE ALIGNMENTS, THESE MATERIALS SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE UNDERCUT MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FILL, LEAN CONCRETE OR FLOWABLE FILL AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. IN ORDER TO HELP PROTECT THE SOIL SUBGRADE FROM DETERIORATION (DUE TO EXPOSURE, RAINFALL, SEEPAGE, AND RUNOFF) BEFORE THE CRADLE CAN BE POURED, IT IS STRONGLY RECOMMENDED THAT A 3" TO 4" THICK CONCRETE MUD MAT BE POURED OVER THE SUBGRADE ONCE IT IS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE MUD MAT WILL ALSO PROVIDE BEARING FOR THE BLOCKS THAT TEMPORARILY SUPPORT THE SPILLWAY PIPE UNTIL THE CRADLE CAN BE POURED. THE METHOD OF BLOCK SUPPORT FOR THE PIPE PROPOSED BY THE CONTRACTOR SHOULD BE SUBMITTED TO THE JOHN R. MCADAMS COMPANY FOR REVIEW.
8. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ON-SITE GEOTECHNICAL ENGINEER. FILL LIFTS SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL. IF IT IS NECESSARY, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
9. AS CONSTRUCTION OF THE EMBANKMENT MOVES FORWARD, IT WILL BE NECESSARY TO INSTALL THE CONCRETE CRADLE. SEE NOTE ON CRADLE DETAIL (SHEET C9.XX). THIS MAY BE CONSTRUCTED USING ONE OF THE FOLLOWING METHODS:
   A. IF THE PROPOSED STRUCTURAL FILL MATERIAL IS UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN THE STRUCTURAL FILL SHOULD BE INSTALLED AND COMPACTED UP TO THE TOP OF CONCRETE CRADLE ELEVATION. ONCE THE STRUCTURAL FILL REACHES THE NEXT DOWNSTREAM JUNCTION BOX OR HEADWALL AND IS COMPACTED TO THE ELEVATION OF THE TOP OF THE CONCRETE CRADLE, EXCAVATE THE CONCRETE CRADLE TRENCH PER THE PROVIDED DETAILS AND CONSTRUCT THE CONCRETE CRADLE AS PER THE PROVIDED CONCRETE CRADLE DETAIL.
   B. IF THE PROPOSED STRUCTURAL FILL IS NOT UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN PRIOR TO CONSTRUCTING THE STRUCTURAL FILL EMBANKMENT, THE FORMWORK FOR THE CONCRETE CRADLE SHOULD BE INSTALLED ON EXISTING GROUND AND/OR THE MUD MAT. THE CONCRETE CRADLE SHALL BE CONSTRUCTED PER THE PROVIDED DETAILS
10. AS AN ALTERNATE TO A CONCRETE CRADLE UNDER THE BARREL PIPE (SEE SHEET C9.XX), THE CONTRACTOR MAY CHOOSE TO ELIMINATE THE CONCRETE CRADLE AND USE COMPACTED BACKFILL IF THE ON-SITE GEOTECHNICAL ENGINEER WILL PROVIDE A NC PE SEALED LETTER CERTIFYING THAT THE COMPACTION UNDER, AROUND, AND ABOVE THE BARREL MEETS THE SPECIFICATIONS OF THE EMBANKMENT COMPACTION REQUIREMENTS AND MOISTURE CONTENT. THIS CERTIFICATION LETTER MUST BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO BACKFILL. THIS SEPARATE CERTIFICATION MUST BE SPECIFIC TO THE BARREL PIPE FOR THE FACILITY, AND MUST CLEARLY STATE THAT ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE MEETS THE BERM AND SOIL COMPACTION SPECIFICATIONS ON THIS SHEET. THIS CERTIFICATION IS TO INCLUDE REFERENCE TO BOTH MATERIAL AND COMPACTION, AND MUST STATE THAT ALL MATERIALS UNDER, AROUND, AND ABOVE THE BARREL HAVE BEEN COMPACTED PER THE BERM MATERIAL SPECIFICATIONS (AT LEAST 95% OF MAXIMUM DRY DENSITY USING ASTM D698 STANDARD PROCTOR) WITH NO VOID SPACES PRESENT. THE CONTRACTORS INTENT TO UTILIZE THIS ALTERNATIVE MUST BE STATED PRIOR TO CONSTRUCTION TAKING PLACE. THIS CONTRACTORS CERTIFICATION MUST BE PRESENTED TO THE DESIGN ENGINEER BEFORE AN AS-BUILT CERTIFICATION CAN BE ISSUED FOR THIS FACILITY.
11. INSTALL RISER / BARREL ASSEMBLY, ALONG WITH THE EMERGENCY DRAIN SYSTEM. INSTALL 18" RCP OUTLET BARREL SPILLWAY FILTER FROM THE DETAILS SHOWN ON SHEET C9.XX.
12. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ON-SITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE STANDARDS SET FORTH IN "BERM AND SOIL COMPACTION SPECIFICATIONS", INCLUDING COMPACTION AND MOISTURE REQUIREMENTS. IF NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO PROPER FINAL GRADE. ANY HAND COMPACTION ACTIVITIES AROUND SPILLWAY OR DRAIN STRUCTURES SHALL BE CONDUCTED IN 4-INCH LOOSE LIFTS AND BE TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER AND AS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS".
13. UPON COMPLETION OF DAM EMBANKMENT, PROMPTLY STABILIZE AND SEED DAM EMBANKMENT PER SEEDING SCHEDULE. PERMANENT GROUND COVER SHALL BE ESTABLISHED PER THE PERMANENT SEEDING SCHEDULE FOUND ON SHEET C9.03.
14. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER AND SURVEYOR. AN AS-BUILT INSPECTION AND SURVEY SHALL BE SCHEDULED BEFORE IMPOUNDING WATER IN THE FACILITY AND A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF CERTIFICATION APPROVAL. ANY COMMENTS OR DEFICIENCIES IN THE SCM CONSTRUCTION MUST BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND OWNER BEFORE CERTIFICATION SHALL BE GRANTED.

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 18"Ø RCP OUTLET BARREL SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76-LATEST. THE PIPES SHALL HAVE CONFINED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443-LATEST. THE PIPE JOINTS SHALL BE TYPE R-4.
2. THE STRUCTURAL DESIGN FOR THE 4' 4' X' (INTERNAL DIMENSIONS) RISER BOX WITH EXTENDED BASE SHALL BE BY OTHERS. PRIOR TO ORDERING THE STRUCTURES, THE CONTRACTOR SHALL PROVIDE, TO THE DESIGN ENGINEER FOR REVIEW, SHOP DRAWINGS AND SUPPORTING STRUCTURAL CALCULATIONS SEALED BY A P.E. REGISTERED IN NORTH CAROLINA DEMONSTRATING THE PERTINENT VERTICAL LOADS ARE SUPPORTED BY THE CONCRETE RISER STRUCTURE.
3. THE RISER BOX OUTLET STRUCTURE SHALL BE PROVIDED WITH STEPS 16" ON CENTER. STEPS SHALL BE PROVIDED ON THE INNER WALL OF THE RISER BOX. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 840.66. PLEASE REFER TO SHEET C9.XX FOR LOCATION OF THE RISER STEPS. NOTE THE STEPS SHALL LINE UP WITH THE ACCESS HATCH OF THE TRASH RACK.
4. THE CONCRETE ANTI-FLOTATION BLOCK SHALL BE CAST-IN-PLACE. STEEL REINFORCEMENT AND CONNECTION TO THE RISER SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAIL ON SHEET C9.XX. THE CONTRACTOR SHALL ENSURE THE WEIGHT OF THE ENTIRE RISER STRUCTURE IS GREATER THAN OR EQUAL TO XX,XXX LBS. IN LIEU OF CAST-IN-PLACE, THE CONTRACTOR MAY OPT FOR A PRECAST ANTI-FLOTATION BLOCK. SHOP DRAWINGS FOR THE PRECAST BLOCK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE PRECAST ANTI-FLOTATION BLOCK SHALL HAVE A SHIPPING WEIGHT OF XX,XXX LBS.
5. THE RISER BOX JOINTS SHALL BE SEALED USING BUTYL RUBBER SEALANT CONFORMING TO ASTM-C990-LATEST. IF NECESSARY, THE CONTRACTOR SHALL INCORPORATE A WATERSTOP INTO THE RISER BOX JOINT TO ENSURE A WATERTIGHT CONNECTION. THE CONTRACTOR SHALL PARGE JOINTS ON BOTH THE INSIDE AND OUTSIDE WITH NON-SHRINK GROUT AND INSTALL GALVANIZED STEEL STRAPS PER DETAIL ON SHEET C9.XX.
6. PRIOR TO ORDERING, THE CONTRACTOR SHALL SUBMIT TRASH RACK SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. CONTRACTOR SHALL ENSURE THAT AN ACCESS HATCH IS PROVIDED WITHIN THE TRASH RACK (SEE DETAIL FOR LOCATION) THAT WILL ALLOW FOR FUTURE MAINTENANCE ACCESS. CONTRACTOR SHALL ALSO PROVIDE A CHAIN AND LOCK FOR SECURING THE ACCESS HATCH. NOTE THE ACCESS HATCH SHALL LINE UP WITH THE ACCESS STEPS AFTER INSTALLATION.
7. ALL POURED CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

   -MINIMUM 3000 PSI (28 DAY)
   -SLUMP = 3" - 5"
   -ENTRAINED AIR = 5% - 7%

   PLEASE NOTE NO CONCRETE SHALL BE POURED WHEN THE AMBIENT AIR TEMPERATURES ARE EXPECTED TO BE ABOVE 85°F OR BELOW 40°F. CAST-IN-PLACE CONCRETE SHALL BE "WET CURED" AFTER FINISHING FOR A MINIMUM OF 48 HOURS.

   ON-SITE GEOTECHNICAL ENGINEER TO ENSURE AND CERTIFY ALL POURED CONCRETE MEETS THE ABOVE SPECIFICATIONS.
8. GEOTEXTILE FABRIC FOR THE 18"Ø RCP OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).
9. STORMWATER CONTROL MEASURE EMERGENCY DRAW DOWN IS VIA AN 2"Ø PLUG VALVE. THE VALVE SHALL BE A M&H STYLE 1820 ECCENTRIC VALVE OR APPROVED EQUAL. THIS VALVE IS IN ACCORDANCE WITH AWWA C-517, AND SHALL BE OPERABLE FROM TOP OF OUTLET STRUCTURE VIA A HAND WHEEL (SEE DETAIL SHEET C9.XX). THE CONTRACTOR SHALL PROVIDE A REMOVABLE VALVE WRENCH WITH A HAND WHEEL ON TOP FOR OPERATION OF THE 2"Ø PLUG VALVE.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. PRIOR TO CONSTRUCTION, THE ON-SITE GEOTECHNICAL ENGINEER SHALL IDENTIFY BORROW / FILL AREAS AND VERIFY THEIR SUITABILITY FOR USE WITHIN THE DAM EMBANKMENT. ALSO, THE ON-SITE GEOTECHNICAL ENGINEER SHALL PERFORM STANDARD PROCTORS ON THE PROPOSED BORROW MATERIAL TO ENSURE THAT OPTIMUM MOISTURE CONTENT AND COMPACTION CAN BE ACHIEVED / CONTROLLED DURING CONSTRUCTION.
2. ALL FILL MATERIALS TO BE USED FOR THE DAM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE DAM EMBANKMENT AND KEY TRENCH: ML AND CL. ALL FILL MATERIALS SHALL BE APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER FOR THE INTENDED USE.
3. FILL PLACEMENT FOR THE EMBANKMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT. FILL MATERIAL ADJACENT TO ALL SPILLWAY AND DRAINAGE STRUCTURES SHALL BE PLACED IN 4-INCH (UNCOMPACTED) LIFTS AND HAND-COMPACTED TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT.
4. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ON-SITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
5. THE DESIGN ENGINEER SHALL BE PROVIDED WITH REPORTS AND CERTIFICATION, BY THE ON-SITE GEOTECHNICAL ENGINEER, THAT THE GEOTECHNICAL ASPECTS OF THE FACILITY HAVE BEEN CONSTRUCTED PER PLAN. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY. THESE REPORTS AND CERTIFICATION WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER CONTROL MEASURE. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TESTING AND OBSERVATION WITH THE ON-SITE GEOTECHNICAL ENGINEER.
6. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS RECOMMENDED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. TESTING WILL BE REQUIRED ALONG THE 18"Ø RCP OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THE STORMWATER CONTROL MEASURE SHALL BE THE RESPONSIBILITY OF THE OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 037... ENGINEER M BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	202011036
FILENAME	202011036-SW1
CHECKED BY	DB
DRAWN BY	ILP
SCALE	1" = 40'
DATE	10.08.2021

SHEET

SCM "C" PLAN AND DETAILS

C9.02

M:\Projects\(04)\202011036\04-Production\Engineering\Construction Drawings\Current Drawings\202011036-SW1.dwg, 10/8/2021 10:20:37 AM, Joann Jackson

STORMWATER CONTROL MEASURE 'X' LANDSCAPE SPECIFICATIONS

LEGEND

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HATCH	TYPE	SPACING
SHALLOW WATER						
210	IV	IRIS VIRGINIANA	BLUE FLAG IRIS		4-INCH CONTAINER	24" O.C.
210	PC	PONTEDERIA CORDATA	PICKEREL WEED		4-INCH CONTAINER	24" O.C.
205	ST	SCHOENOPLECTUS TABERNAEMONTANI	SOFT-STEM BULRUSH		4-INCH CONTAINER	24" O.C.
SHALLOW LAND						
210	CS	CAREX SPP.	SEDGES		4-INCH CONTAINER	24" O.C.
210	CA	CRINUM AMERICANUM	AMERICAN CRINUM LILY		4-INCH CONTAINER	24" O.C.
205	HA	HIBISCUS ACULEATUS	PINELANDS MALLOW		4-INCH CONTAINER	24" O.C.

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3-4 INCHES DEEP OVER ADVERSE SOIL CONDITIONS. TOPSOIL SHOULD BE INCORPORATED INTO THE FINAL GRADING OF THE BASIN SIDE SLOPES AND AQUATIC SHELF. CONTRACTOR SHOULD SCARIFY THE TOP 3-4 INCHES OF THE COMPACTED FILL TO PROMOTE BONDING WITH TOPSOIL.
2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. PER ONE TIME ONLY, APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. AFTER PERMANENT COVER IS ESTABLISHED.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT.

TEMPORARY SEEDING SCHEDULE

SEEDING DATE	SEEDING MIXTURE	APPLICATION RATE
JAN 1 - MAY 1	RYE (GRAIN)	120 LBS/AC
	KOBE LESPEDEZA	50 LBS/AC
MAY 1 - AUG 15	GERMAN MILLET	40 LBS/AC
AUG 15 - DEC 30	RYE (GRAIN)	120 LBS/AC

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 750 LB/AC 10-10-10 FERTILIZER (FROM AUG 15 - DEC 30, INCREASE 10-10-10 FERTILIZER TO 1000 LB/AC).

MULCH
APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
JAN 1 - AUG 15: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

AUG 15 - DEC 30: REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOP DRESS WITH 50 LB/AC OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

NOTE: USE THE TEMPORARY SEEDING SCHEDULE ONLY WHEN DATE IS NOT CORRECT TO USE THE PERMANENT SEEDING SCHEDULE.

PERMANENT SEEDING SCHEDULE (DAM EMBANKMENTS)

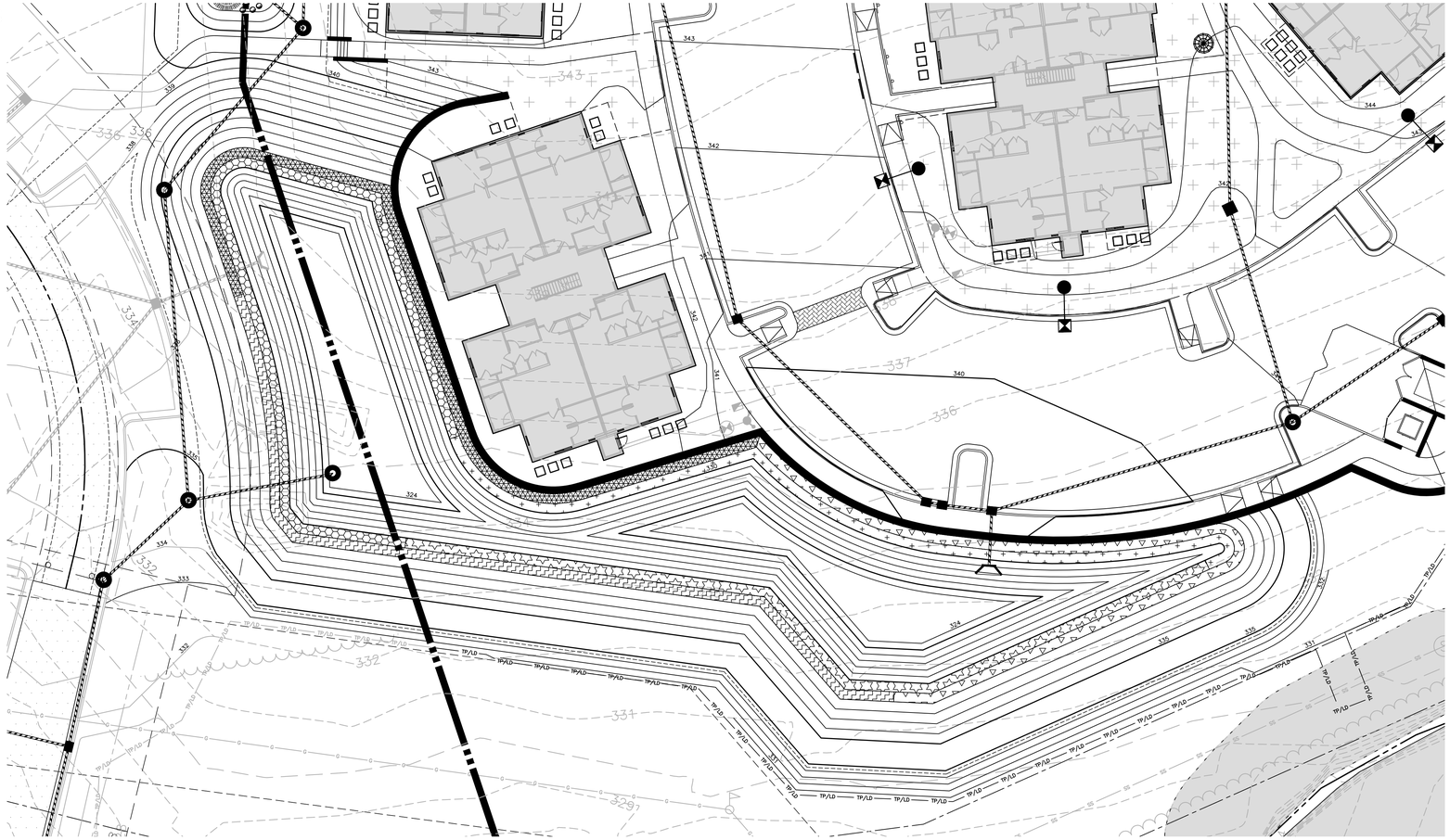
SEEDING DATE	SEEDING MIXTURE OPTIONS (CHOOSE ONE)	APPLICATION RATE
MAY 1 - AUG 31	CENTIPEDE RAW	30 LBS/AC
APRIL 1 - SEPT 1	SUMMER MIX (80% HULLED BERMUDA/20% MILLET)	200 LBS/AC
OCT 1 - MARCH 1	FALL MIX (80% TALL FESCUE/20% ANNUAL RYEGRASS)	200 LBS/AC

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 4,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 1000 LB/AC 10-10-10 FERTILIZER.

MULCH
APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
INSPECT AND REPAIR MULCH FREQUENTLY. REFERTILIZE IN LATE WINTER OF THE FOLLOWING YEAR; USE SOIL TESTS OR APPLY 150 LB/AC 10-10-10 FERTILIZER. MOW REGULARLY TO A HEIGHT OF 2-4 INCHES.

NOTE: PERMANENT SEEDING SCHEDULE IS FOR SLOPES OF THE BASIN AND TOP OF BERM.



PLANTING INSTRUCTIONS

PLANTING TECHNIQUES
A. INSURE THAT ROOTS, ONCE REMOVED FROM POT, ARE STRAIGHTENED AND FACE DOWNWARD.
B. CREATE PLANTING AREA FOR EACH PLANT AND EXCAVATE PIT.
C. PLACE PLANTS IN PIT INSURING ROOTS ARE FACING COMPLETELY DOWNWARD.
D. HEEL IN SOIL AROUND PLANT AND PROCEED TO NEXT PLANTING LOCATION.
E. NEWLY PLANTED PLANTS NEED TO BE FASTENED TO THE SUBSTRATE FOR THE ESTABLISHMENT OF NEW ROOTS.
F. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS HALL BE CUT OFF CLEANLY.
G. THE DIAMETER OF THE PITS FOR ALL VEGETATIVE STOCK SHALL BE AT LEAST THREE TIMES THE DIAMETER OF THE ROOT MASS. PLANT PIT WALL SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
H. SET THE PLANTS UPRIGHT, IN THE CENTER OF THE PIT. THE BOTTOM OF THE ROOT MASS SHOULD BE RESTING ON UNDISTURBED SOIL.
I. PLACE THE BACKFILL AROUND THE BASE AND SIDES OF THE ROOT MASS, AND WORK EACH LAYER TO SETTLE BACKFILL AND TO ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF THE BACKFILL. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
J. BROKEN OR DAMAGED PARTS WILL BE CUT BACK TO UNDAMAGED TISSUE, LEAVING AS MUCH GREEN BASAL TISSUE AS POSSIBLE ABOVE THE ROOTS. IF MORE THAN FIFTY PERCENT (50%) OF THE PLANT IS DAMAGED THEN CONTRACTOR SHALL REPLACE THE PLANT.

CONTAINER STOCK / BARE ROOT
A. STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER ONCE REMOVED FROM THE CONTAINER.
B. CONTAINER PLANTS WILL NEED TO BE WATERED REGULARLY AND PLACED IN SHADY CONDITIONS UNTIL PLANTING OCCURS.
C. BARE ROOT PLANTS ARE FOR IMMEDIATE PLANTING, OTHERWISE SEE D) BELOW.
D. IF BARE ROOTS SPECIMENS ARE NOT TO BE PLANTED WITHIN FOUR (4) DAYS, TEMPORARY HOLDING OF BARE ROOT SPECIMENS ARE TO BE COVERED ENTIRELY BY A SUITABLE MEDIUM (ETC. SOIL, SAWDUST, MULCH OR THE LIKE) AND WATERED REGULARLY SO AS TO NOT DRY OUT.

PLANT LOCATIONS
A. NEW PLANTINGS SHALL BE LOCATED WHERE SHOWN ON PLAN EXCEPT WHERE CHANGES HAVE BEEN MADE IN PROPOSED CONSTRUCTION.
B. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY AFTER APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

WATER
WATER SHALL BE POTABLE AND SHALL NOT CONTAIN ELEMENTS TOXIC TO PLANT LIFE.

PLANTING SCHEDULE

1. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF THE STORMWATER MANAGEMENT FACILITY PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED VEGETATION PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL) ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.

2. ONCE THE ENGINEER HAS APPROVED THE AS-BUILT GRADING, THE CONTRACTOR SHALL PLANT THE PROPOSED STORMWATER MANAGEMENT FACILITY PLANTS SHOWN ON THE LANDSCAPE PLAN FOR THE FACILITY. AFTER COMPLETION OF THE PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER TO THE ENGINEER CERTIFYING THAT THE PLANTS HAVE BEEN INSTALLED PER THE APPROVED STORMWATER MANAGEMENT FACILITY PLANTING PLAN.

3. OPTIMAL PLANTING PERIODS RANGE APPROXIMATELY FROM APRIL 15TH THRU JUNE 30TH AND SEPTEMBER 1ST THRU OCTOBER 31ST. FOR FINAL DETERMINATION OF THE SITE'S PLANTING PERIOD, THE CONTRACTOR SHALL COORDINATE WITH A LANDSCAPE PROFESSIONAL REGARDING SCHEDULING FOR PLANT INSTALLATION.

4. IT IS RECOMMENDED THAT THE CONTRACTOR TAKE MEASURES TO PREVENT WILDLIFE FROM DAMAGING OR CONSUMING WETLAND PLANTINGS.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

DOWNTOWN HOUSING IMPROVEMENT CORPORATION
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: NATALIE BRITT
PHONE: 919.600.5364

SPORTSMANSHIP CROSSING
DEVELOPMENT PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL SEAL 033111 ENGINEER M BOYETTE
NOT FOR CONSTRUCTION
2021.10.08

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOHS 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOHS 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOHS 3RD REVIEW COMMENTS

PLAN INFORMATION

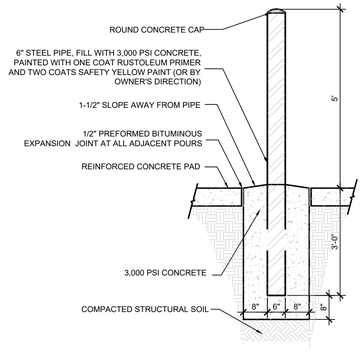
PROJECT NO.	2020110368
FILENAME	2020110368-SW1
CHECKED BY	DB
DRAWN BY	ILP
SCALE	1" = 40'
DATE	10.08.2021

SHEET

SCM "C" LANDSCAPE PLAN

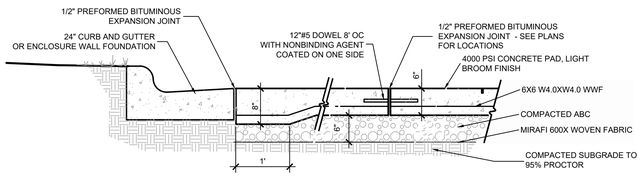
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Bollard 06

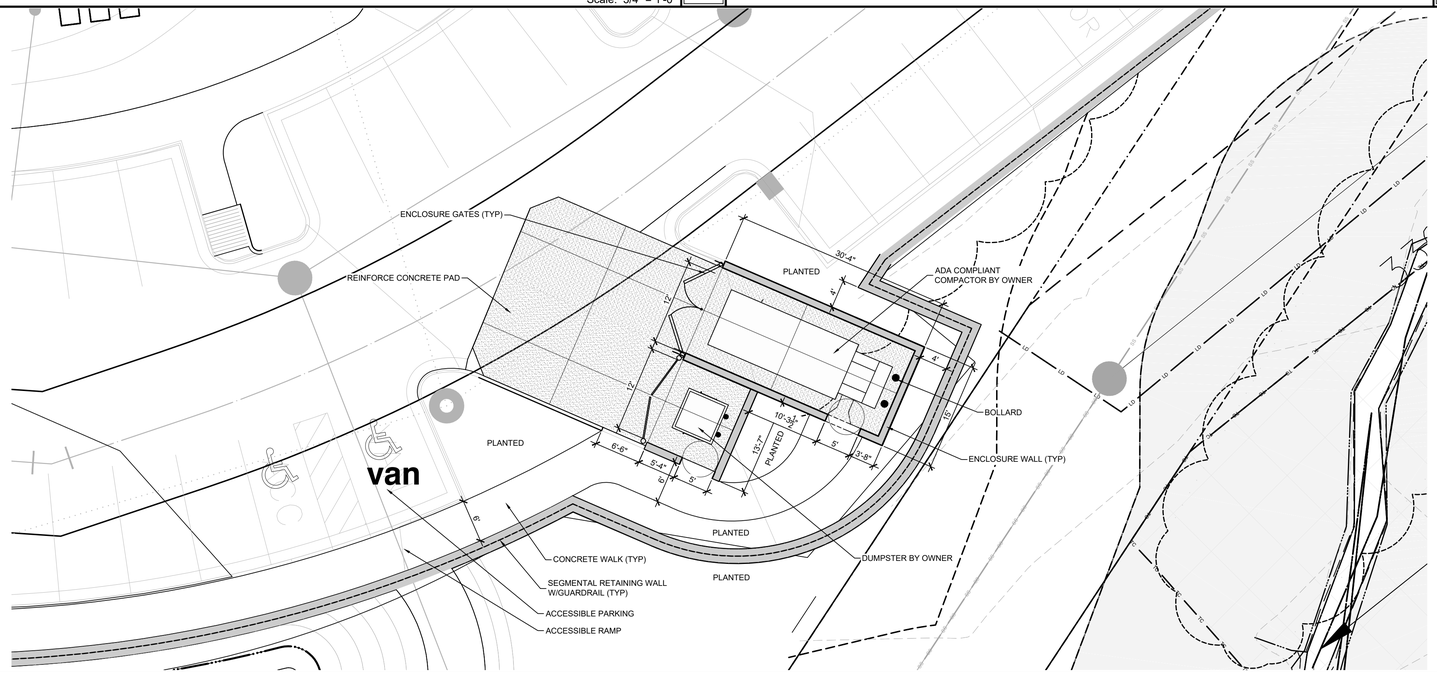
Scale: 1/2" = 1'-0"



Reinforced Concrete 05

Scale: 3/4" = 1'-0"

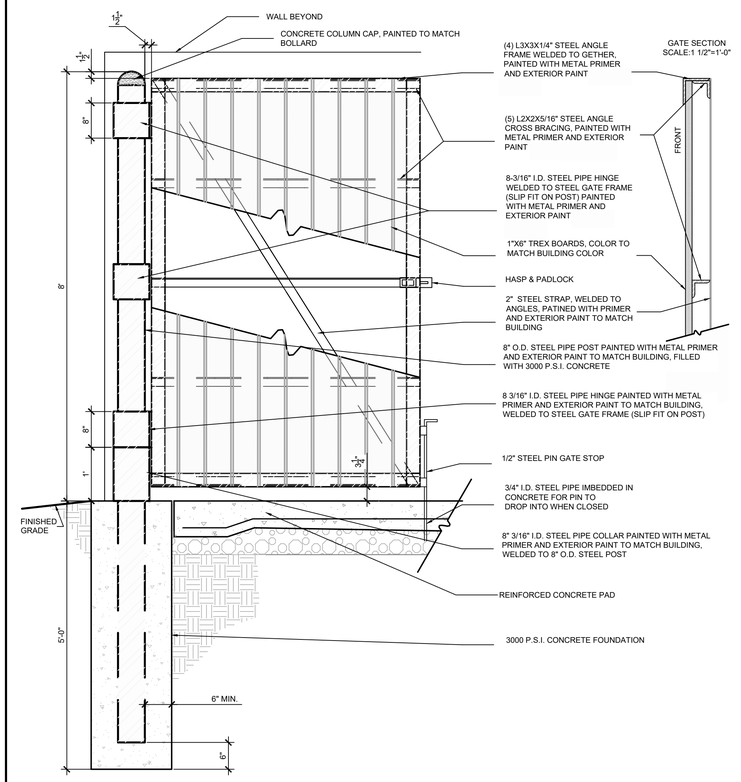
Not in Use 04



Refuse Area 03

Scale: 1" = 10'

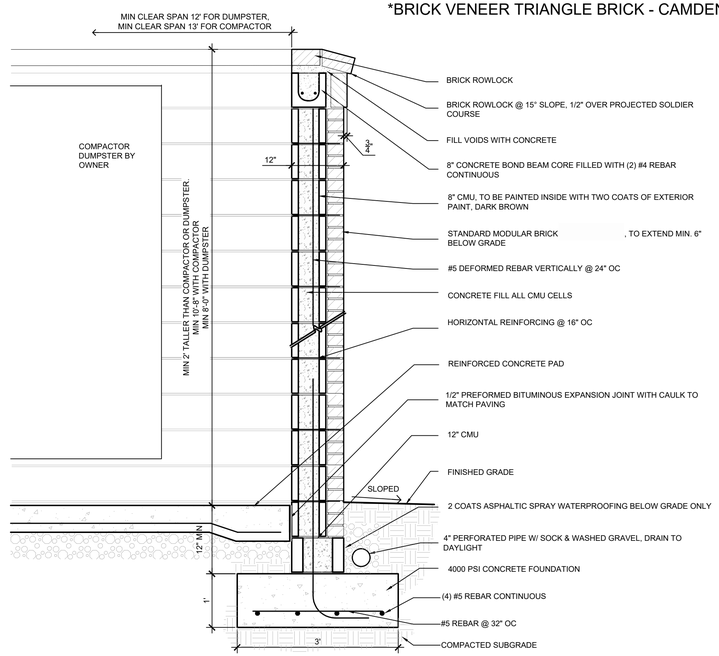
*MATERIAL COLORS:
METAL POST & HARDWARE- BLACK
TREX BOARDS - SW 2806 ROOKWOOD BROWN



Trex Enclosure Gate 02

Scale: 3/4" = 1'-0"

*BRICK VENEER TRIANGLE BRICK - CAMDEN



Enclosure Wall 01

Scale: 3/4" = 1'-0"

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

dhic HOME TO OPPORTUNITY

DHIC
Sportsmanship Crossing
Holly Springs, North Carolina

Site Plan Submission
Not for Construction

CLINE DESIGN ASSOCIATES, PA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-143 RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER 10.8.2021

PROJECT: 020027
DATE: 06.04.2021

REVISIONS:	DATE
Town Comments	07.16.2021
Town Comments	09.17.2021
Town Comments	10.08.2021

DRAWN BY: CT
CHECKED BY: MWL

Refuse Enclosure Details

SD2.00

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INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
S1	2 EX. LG DECID TREES 2.5" CAL	12		30.0%	TYPE B-40
	2 EX. LG EVRGRN TREES >12' HT	24		60.0%	
	4 LG SHRUBS 36" HT	4	40	10.0%	TYPE B-40
S2	2 LG EVRGRN TREES >12' HT	24		60.0%	
	16 LG SHRUBS 36" HT	16	40	40.0%	TYPE B-40
S3	1 EX. SM DECID TREES 1.5" CAL	5		12.5%	TYPE B-40
	2 LG EVRGRN TREES >12' HT	24		60.0%	
	11 LG SHRUBS 36" HT	11	40	27.5%	
S4	1 LG DECID TREES 2.5" CAL	8		20.0%	TYPE B-40
	2 LG EVRGRN TREES >12' HT	24		60.0%	
	8 LG SHRUBS 36" HT	8	40	20.0%	
S5 SEE S3 FOR S5 PLANTING REDISTRIBUTION	3 LG EVRGRN TREES >12' HT	24		60.0%	TYPE B-40
	1 EX. SM DECID TREES 3" CAL	2		5.0%	
	3 SM DECID TREES 1.5" CAL	15	41	37.5%	
S6 SEE S1 FOR S6 PLANTING REDISTRIBUTION	1 SM EVRGRN TREES 6' HT	5		100.0%	TYPE B-40 5 PUV REQ.

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
E1	3 LG DECID TREES 2.5" CAL	24		42.9%	TYPE B-75
	5 LG EVRGRN TREES 6' HT	25		44.6%	53% EVGRN
	3 SM EVGRN TREES 6' HT	15		26.8%	
	11 LG SHRUBS 36" HT C	11	75	19.6%	
E2	2 LG DECID TREES 2.5" CAL	16		21.3%	TYPE B-75
	3 LG EVRGRN TREES >12' HT	24		32.0%	48% EVGRN
	5 SM EVGRN TREES 6' HT	25		33.3%	
	10 LG SHRUBS 36" HT C	10	75	13.3%	
E3	2 LG DECID TREES 2.5" CAL	16		21.3%	TYPE B-75
	4 LG EVRGRN TREES >12' HT	32		42.7%	48% EVGRN
	2 SM DECID TREES 1.5" CAL	10		13.3%	
	17 LG SHRUBS 36" HT C	17	75	22.7%	
E4	1 LG DECID TREES 2.5" CAL	8		10.7%	TYPE B-75
	5 LG EVRGRN TREES >12' HT	40		53.3%	53% EVGRN
	2 SM DECID TREES 1.5" CAL	10		13.3%	
	17 LG SHRUBS 36" HT C	17	75	22.7%	
E5	5 LG EVRGRN TREES >12' HT	40		53.3%	TYPE B-75
	2 LG DECID TREES 2.5" CAL	12		16.0%	53% EVGRN
	1 SM DECID TREES 1.5" CAL	5		6.7%	
	18 LG SHRUBS 36" HT C	18	75	24.0%	
E6	2 LG EVRGRN TREES >12' HT	16		41.0%	TYPE B-75
	2 SM DECID TREES 1.5" CAL	10		25.6%	
	13 LG SHRUBS 36" HT C	13	39	33.3%	41% EVGRN

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
N1	2 EX. LG EVRGRN TREES >12' HT	24		32.0%	TYPE B-75
	1 *EX. LG DECID TREES >6" CAL	9		12.0%	44% EVGRN
	1 EX. LG DECID TREES >6" CAL	18		24.0%	
	24 LG SHRUBS 36" HT	24	75	32.0%	
N2	2 EX. LG EVRGRN TREES >12' HT	24		32.0%	TYPE B-75
	1 EX. LG DECID TREES >6" CAL	18		24.0%	42% EVGRN
	1 EX. LG DECID TREE 4" CAL	6		8.0%	
	1 EX. SM DECID TREES 3" CAL	2		2.7%	
	1 SM EVRGRN TREES 6' HT	5		7%	
	8 LG SHRUBS 36" HT	8	75	10.7%	
N3	3 EX. LG EVRGRN TREES >12' HT	36		48%	TYPE B-75
	31 LG SHRUBS 36" HT	31	75	41.3%	
N4	2 EX. LG EVRGRN TREES >12'	24		32%	TYPE B-75
	2 LG EVGRN TREE 12'	24		32.0%	
	2 SM EVRGRN TREES 6' HT	10		13%	45% EVGRN
	17 LG SHRUBS 36" HT	17	75	22.7%	
N5	1 *EX. LG DECID TREES >6" CAL	9		12%	TYPE B-75
	1 EX. LG DECID TREES 4-6" CAL	12		16%	44% EVGRN
	2 LG EVGRN TREE 12'	24		32.0%	
	2 EX. SM DECID TREES 3-5" CAL	16		21%	
	14 LG SHRUBS 36" HT	14	75	18.7%	
N6	2 EX. LG DECID TREES 4-6" CAL	12		16.0%	TYPE B-75
	2 EX. LG EVRGRN TREES >12' HT	24		32%	40% EVGRN
	1 *EX. SM DECID TREES 5" CAL	6		8%	
	33 LG SHRUBS 36" HT	33	75	44.0%	
N7	1 EX. LG DECID TREES 4-6" CAL	12		16.0%	TYPE B-75
	3 EX. LG EVRGRN TREES >12' HT	36		48%	(54 PUV REQ.)
	1 EX. SM DECID TREES 5" CAL	12	60	16%	

40' 20' 0 40' 80'

Overall Landscape Plan 02

Scale: 1" = 40'

UNIFIED DEVELOPMENT ORDINANCE-SECTION 7.01

B, D) SCREENING

►ALL BUFFERYARDS ON SITE SHALL BE UNDISTURBED, EXISTING VEGETATION TO MEET OR EXCEED CODE REQUIREMENTS.

- LG TREE 2" MIN CAL AT INSTALLATION 40-60' OC
- SMALL TREES 1" MIN CAL AT INSTALLATION 30-40' OC
- MIN. 25' FROM STREET LIGHT
- MIN. 50' FROM INTERSECTION POINT OF TANGENCY
- TREES WITHIN 6' ROW ON LOT SIDE
- KEEP ALL NURSERY TAGS
- ALL TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH TOHS ENGINEERING DESIGN & CONSTRUCTION STANDARDS
- MAX 55% OF SINGLE TREE SPECIES ON EACH STREET

NOTE: EXISTING VEGETATION TO MEET BUFFER REQUIREMENTS IN UNDISTURBED AREAS

G) FOUNDATION PLANTING

►REQUIREMENTS

- WITHIN 12' OF BLDG
- PLANTING AREA EQUAL TO 2 X LENGTH OF BLDGS
- 20 PUV PER 100 LF BLDG FACE
- MIN DEPTH OF PLANTING AREA TO BE 6'
- FOUNDATION PLANTING REQUIRED WHERE ADJACENT TO PEDESTRIAN ACCESS, VUA & LOADING

BLDG 1

SOUTH ELEVATION	REQUIRED AREA:	156.1 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	156.1 ' X 0.2 =
	PUV PROVIDED:	
		4 SM EVRGRN TREES @ 6' HT =
		4 LG SHRUBS @ 36" HT
		18 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	76.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	76.8 ' X 0.2 =
	PUV PROVIDED:	
		1 SM TREES @ 1.5" CAL =
		5 LG SHRUBS @ 36" HT
		11 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	159.5 ' X 2 FT
	PROVIDED AREA	
	PUV REQUIRED:	159.5 ' X 0.2 =
	PUV PROVIDED:	
		4 SM TREES @ 1.5" CAL =
		10 LG SHRUBS @ 36" HT
		4 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	76.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	76.8 ' X 0.2 =
	PUV PROVIDED:	
		1 SM TREES @ 1.5" CAL =
		6 LG SHRUBS @ 36" HT
		9 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED

BLDG 2

SOUTH ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREE @ 6' HT =
		2 LG SHRUBS @ 36" HT
		12 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	151.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	151.8 ' X 0.2 =
	PUV PROVIDED:	
		3 SM EVRGRN TREES @ 6' HT =
		8 LG SHRUBS @ 36" HT
		15 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREES @ 6' HT =
		8 LG SHRUBS @ 36" HT
		11 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	151.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	151.8 ' X 0.2 =
	PUV PROVIDED:	
		2 SM TREES @ 1.5" CAL =
		1 SM EVRGRN TREES @ 6' HT =
		10 LG SHRUBS @ 36" HT
		11 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED

BLDG 3

SOUTH ELEVATION	REQUIRED AREA:	151.8 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	151.8 ' X 0.2 =
	PUV PROVIDED:	
		2 SM TREES @ 1.5" CAL =
		1 SM EVRGRN TREES @ 6' HT =
		11 LG SHRUBS @ 36" HT
		10 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREES @ 6' HT =
		2 LG SHRUBS @ 36" HT
		12 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	151.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	151.8 ' X 0.2 =
	PUV PROVIDED:	
		3 SM EVRGRN TREES @ 6' HT =
		9 LG SHRUBS @ 36" HT
		13 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREES @ 6' HT =
		8 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED

BLDG 4

SOUTH ELEVATION	REQUIRED AREA:	64.9 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.9 ' X 0.2 =
	PUV PROVIDED:	
		0 SM EVRGRN TREES @ 6' HT =
		13 LG SHRUBS @ 36" HT
		0 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	102.0 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	102.0 ' X 0.2 =
	PUV PROVIDED:	
		2 SM TREES @ 1.5" CAL =
		9 LG SHRUBS @ 36" HT
		3 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	64.9 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	64.9 ' X 0.2 =
	PUV PROVIDED:	
		2 SM EVRGRN TREES @ 6' HT =
		3 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREES @ 6' HT =
		8 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED

ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT OR AT CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED AT MAX 36" HT

UNIFIED DEVELOPMENT ORDINANCE-SECTION 7.01

H) PARKING

►REQUIREMENTS.

- ISLANDS TO BE MIN 8' X 17'
- ISLANDS TO HAVE 1 LARGE OR SMALL TREE AND 4 SHRUBS
- 5' MIN LANDSCAPE STRIP TO SEPARATE PARKING FROM ACCESS DRIVES
- LANDSCAPE STRIP TO HAVE TREES 40' OC WITH MIN 5 SHRUBS IN BETWEEN SHALL BE MAINTAINED HT MAX
- PLANT MATERIAL WITHIN 5' OF CURB /EOP OR LOCATED AT A VEHICULAR CRITICAL TURNING POIN

TOTAL PARKING SPACES = 217.
INTERIOR LANDSCAPE ISLANDS REQUIRED = 22 [218/10]
INTERIOR LANDSCAPE ISLANDS PROVIDED = 24

H) PARKING SCREENING

►REQUIREMENTS.

- COMPACT ROW OF SHRUBS 3' OC, 24" INSTALL HT LOCATED TO BETWEEN PARKING AND FRONT LC OR BUFFERS

BLDG 5

SOUTH ELEVATION	REQUIRED AREA:	64.5 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.5 ' X 0.2 =
	PUV PROVIDED:	
		0 SM EVRGRN TREES @ 6' HT =
		13 LG SHRUBS @ 36" HT
		0 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	151.8 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	151.8 ' X 0.2 =
	PUV PROVIDED:	
		2 SM TREES @ 1.5" CAL =
		1 SM EVRGRN TREES @ 6' HT =
		12 LG SHRUBS @ 36" HT
		8 SM SHRUBS @ 24" HT
		2 TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	64.9 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	64.9 ' X 0.2 =
	PUV PROVIDED:	
		0 SM EVRGRN TREES @ 6' HT =
		13 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	158.1 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	158.1 ' X 0.2 =
	PUV PROVIDED:	
		4 LG EVRGRN TREES @ 12' HT =
		0 SM EVRGRN TREES @ 6' HT =
		0 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED

BLDG 6

SOUTH ELEVATION	REQUIRED AREA:	64.9 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	64.9 ' X 0.2 =
	PUV PROVIDED:	
		13 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	102.0 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	102.0 ' X 0.2 =
	PUV PROVIDED:	
		2 SM TREES @ 1.5" CAL =
		9 LG SHRUBS @ 36" HT
		4 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	64.9 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	64.9 ' X 0.2 =
	PUV PROVIDED:	
		0 SM EVRGRN TREES @ 6' HT =
		13 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	158.1 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	158.1 ' X 0.2 =
	PUV PROVIDED:	
		3 SM EVRGRN TREES @ 6' HT =
		17 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED

CLUBHOUSE

SOUTH ELEVATION	REQUIRED AREA:	44.3 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	44.3 ' X 0.2 =
	PUV PROVIDED:	
		1 SM EVRGRN TREES @ 6' HT =
		4 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	56.4 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	56.4 ' X 0.2 =
	PUV PROVIDED:	
		2 SM SM TREES @ 1.5" CAL =
		2 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
NORTH ELEVATION	REQUIRED AREA:	44.3 F X 2 FT
	PROVIDED AREA	
	PUV REQUIRED:	44.3 ' X 0.2 =
	PUV PROVIDED:	
		1 SM SM TREES @ 1.5" CAL =
		2 LG SHRUBS @ 36" HT
		4 SM SHRUBS @ 24" HT
		2 TOTAL PUV PROVIDED
WEST ELEVATION	REQUIRED AREA:	56.4 ' X 2 ' =
	PROVIDED AREA	
	PUV REQUIRED:	56.4 ' X 0.2 =
	PUV PROVIDED:	
		6 LG SHRUBS @ 36" HT
		12 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED

DUMPSTER ENCLOSURE

NORTH ELEVATION	REQUIRED AREA:	30.3 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	30.3 ' X 0.2 =
	PUV PROVIDED:	
		7 LG SHRUBS @ 36" HT
		4 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED
EAST ELEVATION	REQUIRED AREA:	28.6 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	28.6 ' X 0.2 =
	PUV PROVIDED:	
		6 LG SHRUBS @ 36" HT
		TOTAL PUV PROVIDED
SOUTH ELEVATION	REQUIRED AREA:	30.3 ' X 2 ' =
	PROVIDED AREA:	
	PUV REQUIRED:	30.3 ' X 0.2 =
	PUV PROVIDED:	
		16 SM SHRUBS @ 24" HT
		TOTAL PUV PROVIDED

Landscape Calculations 01

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

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DHIC
Sportsmanship Crossing
Holly Springs, North Carolina

Site Plan Submission Not for Construction

CLINE DESIGN ASSOCIATES, P.A. LANDSCAPE ARCHITECTURAL CONSULTING REGISTERED C-143 RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER 10.8.2021

PROJECT: 020027
DATE: 06.04.2021

REVISIONS:	DATE
Town Comments	07.16.2021
Town Comments	09.17.2021
Town Comments	10.08.2021

DRAWN BY: SP
CHECKED BY: MWL

Overall Landscape Plan

LP1.00

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LANDSCAPE ARCHITECTURAL
REGISTERED NORTH CAROLINA
C-143
RALEIGH, NC

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
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PROJECT: 020027
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DRAWN BY: CT / SP
CHECKED BY: MWL

Enlarged Landscape Plan

LP1.10

Enlarged Landscape Plan 01
Scale: 1" = 20'

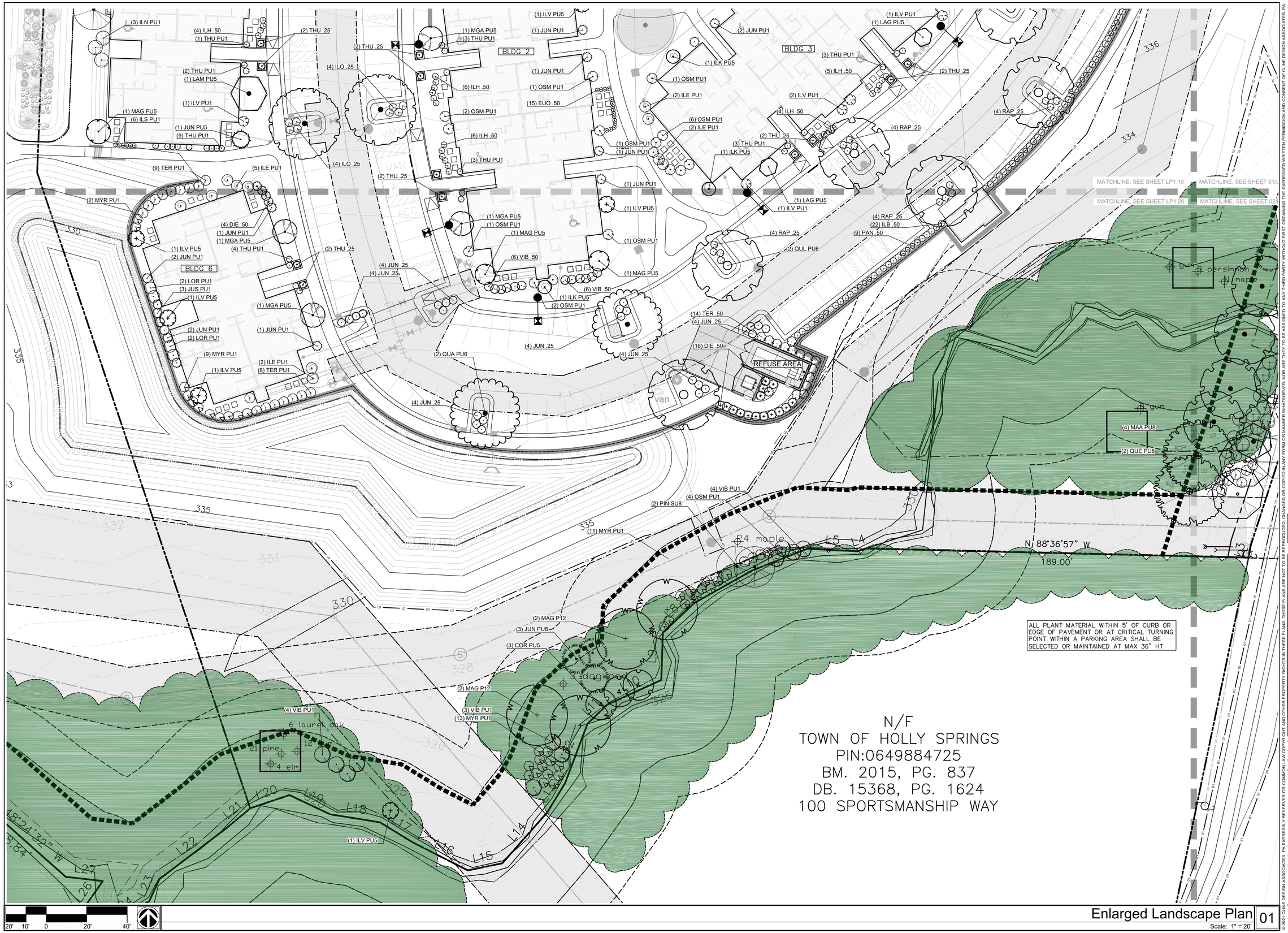
20' 10' 0 20' 40'

SHADED PLANTS TO BE APPLIED TO ADJACENT SITE REQUIREMENTS (TYP.) SEE MCADAMS' PLANTING PLANS FOR DETAILS

ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT OR AT CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED AT MAX 36" HT

MATCHLINE, SEE SHEET LP1.10
MATCHLINE, SEE SHEET 01/LP1.30
MATCHLINE, SEE SHEET LP1.20
MATCHLINE, SEE SHEET 02/LP1.30

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Enlarged Landscape Plan 01

Scale: 1" = 20'

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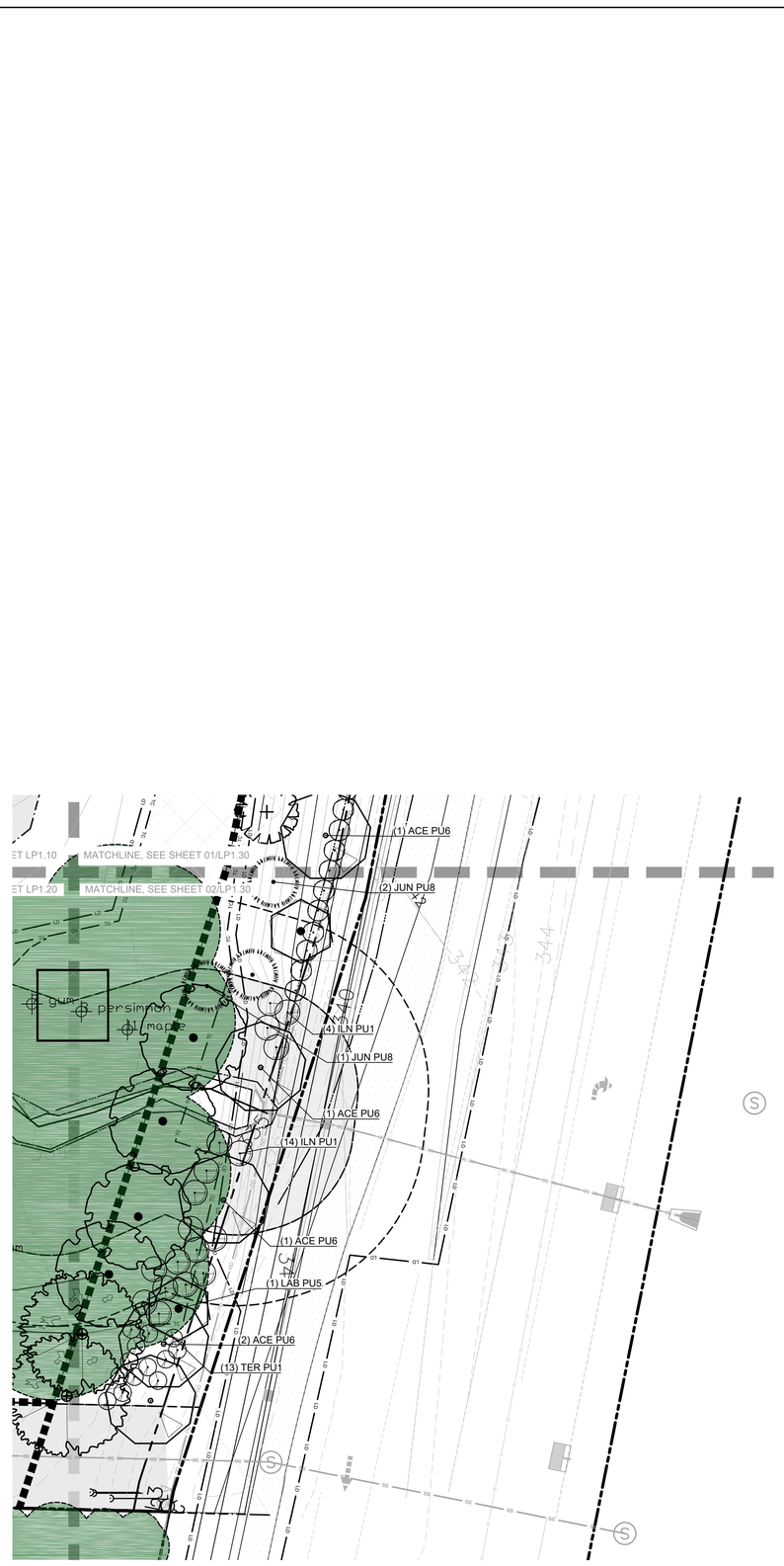
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Enlarged Landscape Plan

LP1.20

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Enlarged Landscape Plan 02
Scale: 1" = 20'



Enlarged Landscape Plan 01
Scale: 1" = 20'

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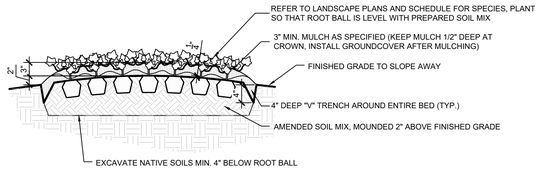
REVISIONS:	DATE
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Enlarged Landscape Plan

LP1.30

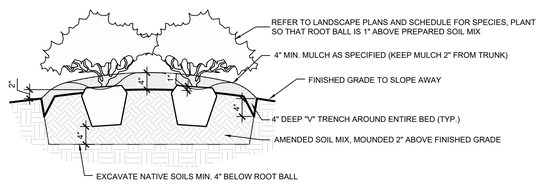
GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
2. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
4. WATER IMMEDIATLY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
5. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Groundcover Planting 07

Not to Scale

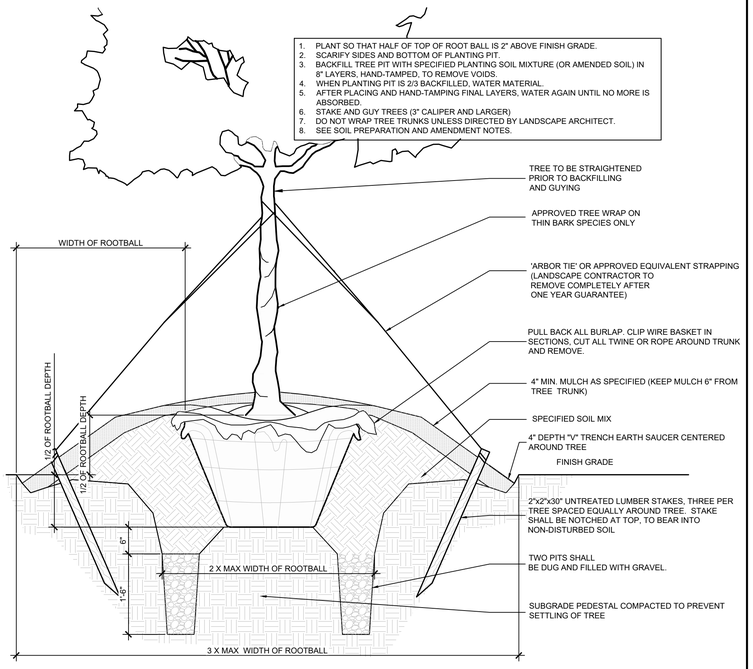
GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
7. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Shrub Planting 06

Not to Scale

1. PLANT SO THAT HALF OF TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES (3" CALIPER AND LARGER)
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.



Typical Tree Planting (Sandy Soils) 04

Not to Scale

Landscape Maintenance Notes

A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test. Fertilize warm season grasses once during growing season per soil test.

B. Pruning: Purpose of pruning is to improve heath and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons for the first year. The ANSI A300 Tree Care Operations standards SHALL be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.
1. Shrubs in buffers allowed to remain full to ground and 6'-8' height.
2. Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.
3. Shrubs in planting islands kept trimmed to 36" maximum height.

C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.

D. Mulching: Mulching shall be maintained at a depth of 2"-3" in plant beds. Mulch shall be reapplied every year.

E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.

G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

H. Maintenance notes for Bioretenion Basin plant materials:
1. Visually inspect and repair erosion around bioretension areas on a monthly basis.
2. Inspect mulch cover monthly and replace any void area as needed. additional mulch shall be applied in the spring where needed.
3. Remove and replace all dead or diseased vegetation twice annually. Treat all diseased shrubs and trees as needed to insure proper growth.
4. All plant materials shall be watered by hand for two weeks after installation.
5. Replace any deficient stakes or wires whenever needed.
6. Remove all trash weekly.

Landscape Maintenance Notes 03

Landscape Planting Notes

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
4. Shrub bed area preparation is highly preferred to individually dug holes.
5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.
6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
7. All saucers shall be soaked with water and mulched immediately following installation.
8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, healing-in mulch material and temporary watering methods.
10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
12. All rope and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
14 All plant material shall be planted at heights as illustrated in plant details.
15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, which ever comes first.
16. B & B as listed under "root" in the plant list indicates balled and burlapped.
17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction, unless otherwise noted.
21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
22. First year pruning of tree crown shall be limited to removal of dead & damaged wood.
23. The owner shall be responsible for the maintenance of all required landscaping by
    - -keeping lawns mowed
    - -maintaining plants disease free
    - -keeping all planting beds groomed and weed free per municipality requirements (except in areas of preserved existing natural vegetation i.e. thickets)
    - -keeping all planting beds free from trash, debris and other materials, after the first year from planting.
24. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the first year from the date of planting. Such replacement shall occur during the next planting season.
25. Trees within Municipality Right-of Way to be planted from October 1st to April 30th only.
26. Use of pine straw mulch is prohibited.

Soil Preparation and Amendment Notes

1. Soil samples shall be taken and submitted to independent source; results to be sent to Landscape Architect. Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutirents and micronutrients.
3. Contractor to amend soil with organic material and/or sand to yield the final soil ratio:
    - -33.3% Sand/Silt
    - -33.3% Clay
    - -33.3% Organic Material *
    - * Organic material to be Compost made solely from plant-based products. Peat moss is allowed in sandy soils
4. Native soil, Lime, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Planting and Soil Notes 02

LARGE DECID. TREES	Quantity	%	Botanical	Common	Caliper	Height	Spread	Remarks
ACE PU6	10	23.3%	ACER BUERGERIANUM	TRIDENT MAPLE	2" MIN.	8-10`	4-5`	Full, Matched
ACO PU6	5	11.6%	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2" MIN.	10-12`	5`-6`	Full, Matched
QUA PU6	2	16.3%	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2" MIN.	10-12`	5-6`	Full
QUL PU6	7	16.3%	QUERCUS ALBA	WHITE OAK	2" MIN.	10-12`	5-6`	Full
QUN PU6	5	11.6%	QUERCUS NUTTALLII	NUTTALL OAK	2" MIN.	10-12`	6-8`	Full
QUP PU6	6	14.0%	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10-12`	5-6`	FULL
TAX PU6	8	18.6%	TAXODIUM DISTICHUM	BALD CYPRESS	2" MIN.	10-12`	5-6`	Full
LG EVRGRN TREES	Quantity		Botanical	Common	Caliper	Height	Spread	Remarks
ILE PU5	7	15.9%	ILEX OPACA	AMERICAN HOLLY	-	12` MIN.	5-6`	Full
JUN PU8	7	15.9%	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	-	12` MIN.	5-6`	Full to Ground, Matched
MAA PU8	4	9.1%	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	- ---	12` MIN.	5-6`	Full
MAG P08	10	22.7%	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	- -	12` MIN.	5-6`	Full to Grou Full, Matched
MAG PU5	5	11.4%	MAGNOLIA VIRGINIANA	SWEET BAY	- -	6` MIN.	3-4`	Full, Matched
PIN SU8	7	15.9%	PINUS STROBUS	WHITE PINE	-	12` MIN.	5-6`	Full
QUE PU8	4	9.1%	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	12` MIN.	5-6`	Full Head. Matched
SM EVRGRN TREES	Quantity		Botanical	Common	Caliper	Height	Spread	Remarks
ILV PU5	7	22.6%	ILEX VOMITORIA	YAUPON HOLLY	-	6` MIN.	2-3`	Full, Limbed up
ILK PU5	6	19.4%	ILEX X `DR. KASSAB`	DR. KASSAB HOLLY	-	6` MIN.	3-4`	Full to ground, Matched
ILN PU5	6	19.4%	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	6` MIN.	3-5`	Full. Matched,
JUN PU5	6	19.4%	JUNIPERUS VIRGINIANA `BRODIE`	BRODIE JUNIPER	-	6` MIN.	3-4`	Full
MAG PU5	6	19.4%	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM MAGNOLIA	-	6` MIN.	4-5`	Full, Matched
SMALL DECID. TREES	Quantity		Botanical	Common	Caliper	Height	Spread	Remarks
AME PU5	4	14.8%	AMELANCHIER X `AUTUMN BRILLIANCE`	AUTUMN BRLLIANCE SERVICEBERRY	1.5" MIN	7`-8`	3-5`	Full, Matched
COR FLO	3	11.1%	CORNUS FLORIDA	EASTERN DOGWOOD	1.5"	8-10`	5`-6`	Full Head. Matched, Single trunk Limbed Up
LAM PU5	4	14.8%	LAGERSTROEMIA FAURIEI `MIAMI`	MIAMI CRAPE MYRTLE SINGLE TRUNK	1.5" MIN	7`-8`	5-6`	Full Head. Matched, Single trunk Limbed Up
LAG PU5	5	18.5%	LAGERSTROEMIA INDICA `CATAWBA`	CATAWBA CRAPE MYRTLE	1.5" MIN	7`-8`	3-4`	Full, single Trunk
LAB PU5	6	22.2%	LAGERSTROEMIA X `BILOXI`	BILOXI CRAPE MYRTLE SINGLE TRUNK	1.5" MIN	7`-8`	4-5`	Full Head, Matched, Single Trunk
MGA PU5	5	18.5%	MAGNOLIA X `GALAXY``	GALAXY SAUCER MAGNOLIA	1.5" MIN	7`-8`	3-4`	Full, Limbed up
LARGE SHRUBS	Quantity		Botanical	Common	Height	Spread		Remarks
ILN PU1	37	7.6%	ILEX CORNUTA `NEEDLEPOINT`	NEEDLEPOINT HOLLY	36" MIN	18-24"		Full
ILE SKY	6	1.2%	ILEX CRENATA `SKY PENCIL`	SKY PENCIL JAPANESE HOLLY	36" MIN	8-12"		Full, Matched
ILV PU1	31	6.4%	ILEX VOMITORIA	YAUPON HOLLY	36" MIN	18-24"		Full
ILE PU1	26	5.4%	ILEX X `OAKLAND`	OAKLAND HOLLY	36" MIN	18"		Full to Ground
JUN PU1	20	4.1%	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	36" MIN	18-24"		Full to Ground, Matched
JUS PU1	56	11.6%	JUNIPERUS X PFITZERIANA `SEA GREEN`	SEA GREEN JUNIPER	36" MIN	18-24"		Full
LOR PU1	58	12.0%	LOROPETALUM CHINENSE RUBRUM `BURGUNDY`	BURGUNDY LOROPETALUM	36" MIN	20"		Full
MYR PU1	54	11.2%	MYRICA CERIFERA	WAX MYRTLE	36" MIN	18-24"		Full
OSM PU1	46	9.5%	OSMANTHUS FRAGRANS	SWEET OLIVE	36" MIN	18-24"		Full
TER PU1	66	13.6%	TERNSTROEMIA GYMNANTHERA	CLEYERA	36" MIN	18-24"		FULL, MATCHED
THU PU1	44	9.1%	THUJA OCCIDENTALIS `DEGROOT`S SPIRE`	DEGROOT`S SPIRE ARBORVITAE	36" MIN	12-15"		Full
VIB PU1	40	8.3%	VIBURNUM AWABUKI `CHINDO`	CHINDO VIBURNUM	36" MIN	18-24"		Full
SMALL SHRUBS 24"	Quantity		Botanical	Common	Height	Spread		Remarks
DIE .50	31	8.47%	DISTYLIUM X `PIIDIST-1`	EMERALD HEIGHTS DISTYLIUM	24" MIN.	12-18"		Full
EUO .50	28	7.65%	EUONYMUS JAPONICUS `GREENSPIRE`	GREENSPIRE UPRIGHT EUONYMUS	24" MIN.	8-10"		Full
ILB .50	88	24.04%	ILEX CORNUTA `BURFORDII NANA`	DWARF BURFORD HOLLY	24" MIN.	12-18"		Full
ILH .50	69	18.85%	ILEX CRENATA `CHESAPEAKE`	CHESAPEAKE JAPANESE HOLLY	24" MIN.	10-12"		Full
ILS .50	85	23.22%	ILEX VOMITORIA `SCHILLINGS`	SCHILLINGS HOLLY	24" MIN.	18"		Full
PAN .50	21	5.74%	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	24" MIN.			Full
TER .50	14	3.83%	TERNSTROEMIA GYMNANTHERA `BRONZE BEAUTY`	BRONZE BEAUTY CLEYERA	24" MIN.	12-18"		Full
VIB .50	30	8.20%	VIBURNUM TINUS `SPRING BOUQUET`	SPRING BOUQUET LAURESTINUS	24" MIN.	12-18"		Full
SMALL SHRUBS 18"	Quantity		Botanical	Common	Height	Spread		Remarks
DIC .25	21	16.3%	DISTYLIUM `PIIDIST-III` PP25,304	COPPERTONE DISTYLIUM	18" MIN.	12-18"		Full
ILC .25	12	9.3%	ILEX CORNUTA `CARISSA`	CARISSA HOLLY	18" MIN.	12-18"		Full
ILO .25	28	21.7%	ILEX CRENATA `HOOGENDORN`	HOOGENDORN JAPANESE HOLLY	18" MIN.	18"		Full
JUN .25	24	18.6%	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	18" MIN.	12-18"		Full
RAP .25	24	18.6%	RHAPHIOLEPIS UMBELLATA `ELEANOR TABOR`	ELEANOR TABOR INDIAN HAWTHORN	18" MIN.	12-18"		Full
THU .25	20	15.50%	THUJA OCCIDENTALIS `CONGABE` TM	FIRE CHIEF ARBORVITAE	18" MIN.	12-15"		Full, Matched

SOD REBEL III FESCUE
MULCH DOUBLE SHREDDED HARDWOOD

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL RE-SUBMITTAL COSTS FOR PERMIT APPROVAL IN THE EVENT OF PLANT SPECIES SUBSTITUTIONS

ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT OR AT CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED AT MAX 36" HT

Plant Schedule 01

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Holly Springs, North Carolina

Site Plan Submission Not for Construction

CLINE DESIGN ASSOCIATES, PA LANDSCAPE ARCHITECTURAL CORPORATION REGISTERED C-143 RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER NORTH CAROLINA 10.8.2021

PROJECT: 020027
DATE: 06.04.2021

REVISIONS:	DATE
Town Comments	07.16.2021
Town Comments	09.17.2021
Town Comments	10.08.2021

DRAWN BY: XX
CHECKED BY: MWL

Plant Schedule And Details

LP2.00

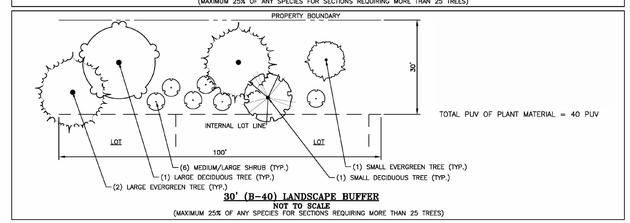
GENERAL NOTES

1. BUFFER SEGMENTS NOT MEETING SPECIFIED BUFFER REQUIREMENTS SHALL BE RE-PLANTED PER THE BUFFER DETAILS SHOWN ON THIS PAGE.
2. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES. LOCATION OF STREET TREES AND STREET LIGHTING MUST BE FIELD COORDINATED TO ELIMINATE CONFLICTS.
3. ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE ANY STREET TREES OR LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
4. STREET TREES SHALL INCLUDE A ROOT GUARD LOCATED BETWEEN BACK OF CURB AND SIDEWALK PER TOWN OF HOLLY SPRINGS STANDARDS. SEE DETAIL THIS SHEET.
5. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT FROM THE CONTRACTOR, CERTIFIED BY THE LANDSCAPE ARCHITECT, MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
6. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
7. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
8. TREE LOCATIONS ARE SCHEMATIC AND MAY BE FIELD ADJUSTED DURING CONSTRUCTION TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES.

LANDSCAPING 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. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.

30' (B-75) LANDSCAPE THOROUGHFARE YARD ALONG N MAIN ST
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)



30' (B-40) LANDSCAPE BUFFER
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

Minimum Buffer Requirements
Not to Scale
01

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

dhic HOME TO OPPORTUNITY

DHIC
Sportsmanship Crossing
Holly Springs, North Carolina

Site Plan Submission
Not for Construction

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURAL CORPORATION
REGISTERED
C-143
RALEIGH, NC

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.5.2021

PROJECT: 020027
DATE: 06.04.2021

REVISIONS:	DATE
Town Comments	07.16.2021
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Town Comments	10.08.2021

DRAWN BY: SP
CHECKED BY: MWL

Minimum Buffer Requirements

LP2.01

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Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE®

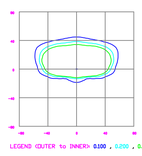


ISOFOOTCANDLE CURVES

FIXTURE: ENTERPRISE LED
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: 50W LED'S, 4000K
PATTERN TYPE III, B1-U0-G2

POLE ASSY # LPOLE-88-FD-20FT-BLK-FVT-P
ASSY # LFIX-ENTP-L50-50-BLK-III-MULTIV-FVT-P

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.



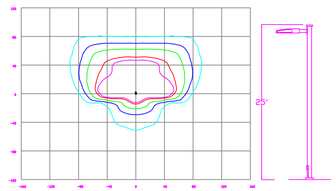
LEGEND <OUTER to INNER> 0.100 , 0.200 , 0.300

ISOFOOTCANDLE CURVES

FIXTURE: LEDSS, EATON
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS = 10459
PATTERN: TYPE IV B3-U0-G4 (zero light at or above 90 degrees)

ASSY# LFIX-SBK-LED-150-BLK-IV-MULTIV-____-P
POLE ASSY# LPOLE-4A-STL-25FT-BLK-SS-____-P (BLACK)
BRACKET ASSY# LBKT-SIDE-SERV-BLK-UNV-STL-____-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.



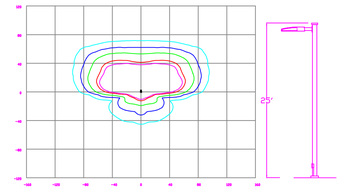
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ISOFOOTCANDLE CURVES

FIXTURE: LEDSS, EATON
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS = 10459
PATTERN: TYPE III B2-U0-G3 (zero light at or above 90 degrees)

ASSY# LFIX-SBK-LED-150-BLK-III-MULTIV-____-P
POLE ASSY# LPOLE-4A-STL-25FT-BLK-SS-____-P (BLACK)
BRACKET ASSY# LBKT-SIDE-SERV-BLK-UNV-STL-____-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.



LEGEND <OUTER to INNER> 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Statistics

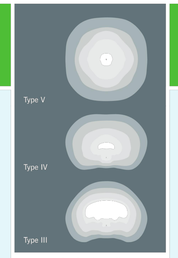
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.8 fc	7.4 fc	0.5 fc	14.8:1	3.6:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150w SB III	2	LED 150w Shoebox - Type III - 4000K	48	396	0.85
	(2) 150w SB III	3	(2) LED 150w Shoebox - Type III - 4000K	48	396	0.85
	150w SB IV	7	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	50w Ent III	5	LED 50w Enterprise - Type III - 4000K	42	118	0.85

Outdoor Lighting

Shoebox LED



light distribution pattern

Light source: LED *(white)*

Replacement for:* LED Wattage 150 – 250-watt HPS and metal halide;
LED Wattage 205 – up to 400-watt metal halide;
LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-U0-G3	IESNA Type V (circular)	19580	4,000K
LED 150	B3-U0-G4	IESNA Type IV (forward throw)	18459	
LED 150	B2-U0-G3	IESNA Type III (oval)	19006	
LED 220	B5-U0-G3	IESNA Type V (circular)	25870	
LED 220	B3-U0-G4	IESNA Type IV (forward throw)	24390	
LED 220	B2-U0-G4	IESNA Type III (oval)	25114	
LED 420	B5-U0-G5	IESNA Type V (circular)	48514	
LED 420	B3-U0-G5	IESNA Type IV (forward throw)	43765	
LED 530	B5-U0-G5	IESNA Type V (circular)	60296	
LED 530	B3-U0-G5	IESNA Type IV (forward throw)	54395	

** These are approximate replacement suggestions; actual conditions could be different.*

Poles available:

Name	*Mounting height*	*Color*
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*†	25' and 30'	Black Gray Bronze White
Fiberglass	30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

**2' raised foundation available when required on metal poles only.*

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Outdoor Lighting

Enterprise LED



Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

LED *(Light Emitting Diode)*	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

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Outdoor Lighting

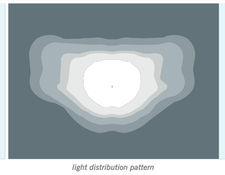
Enterprise LED

Light source: LED *(white)*
Wattage: 50
Lumens: 4,921

BUG Rating: B1-U0-G2

Light pattern: IESNA Type III *(oval)*

Color temperature: 4,000K



light distribution pattern

Poles available:

Name	*Mounting height*	*Color*
Smooth concrete	12', 16'	Black
Fluted concrete	13'	Black
Fiberglass	16'	Black
Decorative aluminum	12', 16'	Black

Features	Benefits
No installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

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LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval_____ **Date**_____

DISTANCE CALIBRATION (INCHES)

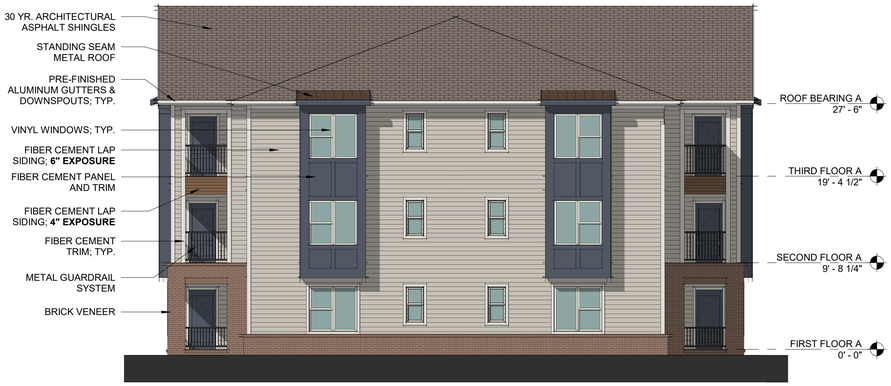
0 0.5 1.0 2.0 3.0 4.0

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

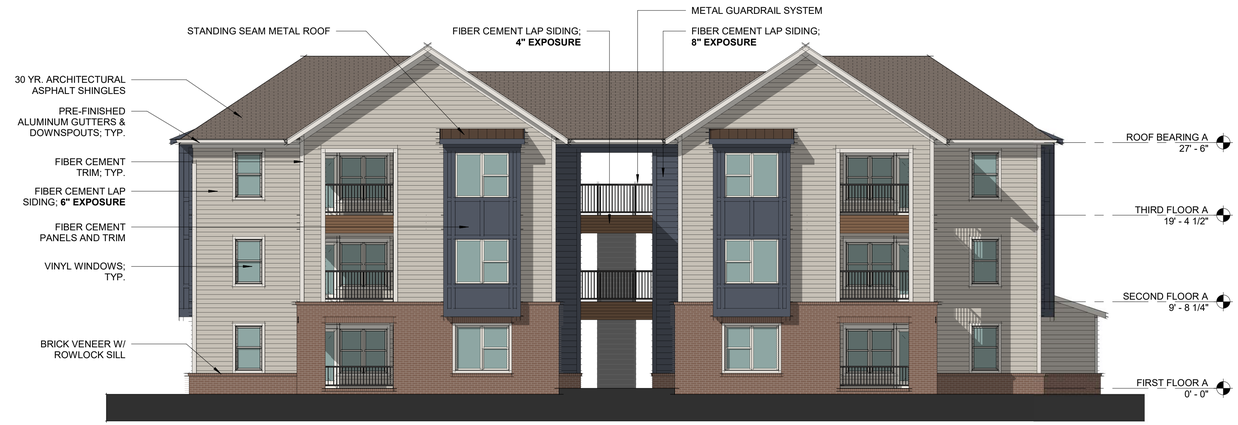
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DHIC
Holly Springs, NC
SITE LIGHTING PLAN
Designed by DEP LIGHTING SOLUTIONS
Reviewed by T. Ferguson Scale 1" = 50'
Date 06/01/2021 Size 'Arch D'
Description LED 50w Enterprise & 150w Shoebox
Drawing No. 21-0182A Sht. 1 OF 1



Buildings 4 & 6 (Type A) - (North) Side Elevation 4

1/8" = 1'-0"



Buildings 4 & 6 (Type A) - Rear (West) Elevation 2

1/8" = 1'-0"

Buildings 4 & 6 (Type A) - (South) Side Elevation 3

1/8" = 1'-0"

Buildings 4 & 6 (Type A) - Front (East) Elevation 1

1/8" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.
Four-sided (360-degree) architecture shall be incorporated on all building elevations.
The use of prototype design shall be prohibited.
The architectural theme shall make use of both Continuity and Variation:
1. Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.
2. Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.
3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Residential Building Materials, Colors, Textures and Architecture
Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
2. Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.
3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
5. THE PROJECT CONSISTS OF (2) DISTINCT, YET COMPATIBLE RESIDENTIAL BUILDING DESIGNS.
6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

NOTE: SMALLER DEVICES SUCH AS BUT NOT LIMITED TO ELECTRICAL BOXES, VENTS, AND EXTERNALLY MOUNTED PIPING AND CONDUIT MUST ALSO BLEND WITH AND BE INCORPORATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO PHYSICALLY SCREEN THESE SMALLER DEVICES THEY MAY BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR THE COLOR OF THE PORTION OF THE BUILDING WHERE THEY ARE MOUNTED OR AFFIXED.

ARCHITECTURAL BUILDING DESIGN REQUIREMENTS PROVIDED:

1. MULTIPLE BUILDING MATERIALS: BRICK VENEER, FIBER CEMENT LAP SIDING IN VARYING EXPOSURES, FIBER CEMENT PANELS.
2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDINGS 4 & 6 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA:

FIRST FLOOR -	5,100 SF
SECOND FLOOR -	5,151 SF
THIRD FLOOR -	5,151 SF
TOTAL	**15,402 SF**

4) MATERIAL PERCENTAGES:
FRONT & REAR:
BRICK VENEER - 21%
FIBER CEMENT - 79%
SIDES:
BRICK VENEER - 14%
FIBER CEMENT - 86%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT



FIBER CEMENT TRIM


BRICK VENEER
TRIANGLE BRICK - CAMDEN


STANDING SEAM METAL ROOF -
MEDIUM BRONZE


ARCHITECTURAL SHINGLES -
WEATHERED WOOD


Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16"x 16"x 23.5"	70	3.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16"x 16"x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24"x 24"x 24"	22"x 22"x 23.5"	85	6.6	CWM-R1120-2k
BVT-2400	FRP/Wood	24"x 24"x 41"	22"x 22"x 40.5"	145	11.3	CWM-R1120-2k
BV-3600	FRP/Wood	36"x 36"x 30"	34"x 34"x 29.5"	170	19.7	CWM-R2020-2k
BV-4800	FRP/Wood	48"x 48"x 35"	46"x 46"x 34.5"	260	42.2	CWM-R2920-2k

Note: Boulevard Planters may also be produced with tpe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

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DHIC
SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

JASON SCOTT WILSON 29609 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, NC
10.08.21

PROJECT:	**020027**
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: AT
CHECKED BY: JL

BUILDINGS 4 & 6 - EXTERIOR ELEVATIONS

A-01

D:\Users\ashley\Documents\020027_Sportsmanship Crossing_R21_ashleyDRAFT.rvt
2/3/2021 2:05:15 PM



Buildings 2 & 5 (Type B-1) - Rear (East @ Bldg 2/West @ Bldg 5) Elevation 2

1/8" = 1'-0"



Buildings 2 & 5 (Type B-1) - Front (West @ Bldg 2/East @ Bldg 5) Elevation 1

1/8" = 1'-0"

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2. Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.
3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Residential Building Materials, Colors, Textures and Architecture
Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
2. Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.
3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
5. THE PROJECT CONSISTS OF (2) DISTINCT, YET COMPATIBLE RESIDENTIAL BUILDING DESIGNS.
6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

NOTE: SMALLER DEVICES SUCH AS BUT NOT LIMITED TO ELECTRICAL BOXES, VENTS, AND EXTERNALLY MOUNTED PIPING AND CONDUIT MUST ALSO BLEND WITH AND BE INCORPORATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO PHYSICALLY SCREEN THESE SMALLER DEVICES THEY MAY BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR THE COLOR OF THE PORTION OF THE BUILDING WHERE THEY ARE MOUNTED OR AFFIXED.

ARCHITECTURAL BUILDING DESIGN REQUIREMENTS PROVIDED:

1. MULTIPLE BUILDING MATERIALS: BRICK VENEER, FIBER CEMENT LAP SIDING IN VARYING EXPOSURES, FIBER CEMENT PANELS.
2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDINGS 2 & 5 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA: FIRST FLOOR - 8,591 SF
SECOND FLOOR - 8,642 SF
THIRD FLOOR - 8,642 SF
TOTAL 25,875 SF

4) MATERIAL PERCENTAGES: FRONT & REAR:
BRICK VENEER - 21%
FIBER CEMENT - 79%
SIDES:
BRICK VENEER - 14%
FIBER CEMENT - 86%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT


BRICK VENEER
TRIANGLE BRICK - BESSEMER GRAY


STANDING SEAM METAL ROOF -
MEDIUM BRONZE


ARCHITECTURAL SHINGLES -
WEATHERED WOOD


Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B). It moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs)	Soil Volume (cubic ft.)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16" x 16" x 23.5"	70	3.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16" x 16" x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24" x 24" x 24"	22" x 22" x 23.5"	85	6.6	CWM-R1120-2k
BVT-2400	FRP/Wood	24" x 24" x 41"	22" x 22" x 40.5"	145	11.3	CWM-R1120-2k
BV-3600	FRP/Wood	36" x 36" x 30"	34" x 34" x 29.5"	170	19.7	CWM-R2020-2k
BV-4800	FRP/Wood	48" x 48" x 35"	46" x 46" x 34.5"	260	42.2	CWM-R2920-2k

Note: Boulevard Planters may also be produced with ipe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC
SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

JASON SCOTT LINE — REGISTERED LANDSCAPE ARCHITECT — 9685 — NORTH CAROLINA — RALEIGH, NC
10.08.21

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

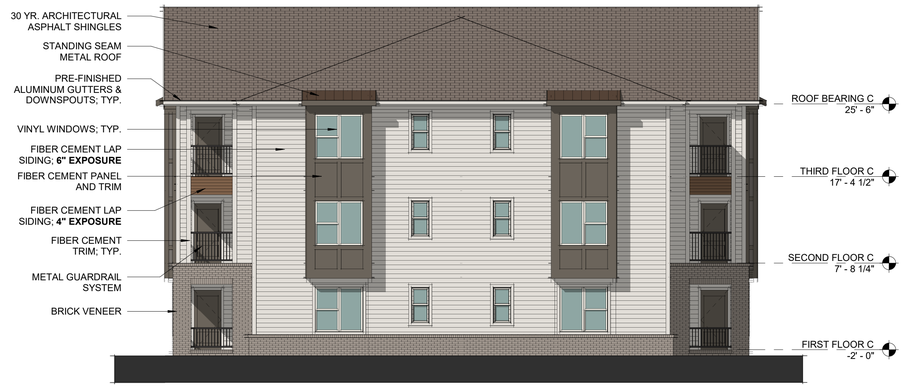
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CHECKED BY: JL

BUILDINGS 2 & 5 - EXTERIOR ELEVATIONS

A-02

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Buildings 2 & 5 (Type B-1) - (North @ Bldg 2/Sourth @ Bldg 5) Elevation 2

1/8" = 1'-0"



Buildings 2 & 5 (Type B-1) - (South @ Bldg 2/North @ Bldg 5) Side Elevation 1

1/8" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
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Four-sided (360-degree) architecture shall be incorporated on all building elevations.
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Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
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Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

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3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
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4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDINGS 2 & 5 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA:

FIRST FLOOR -	8,591 SF
SECOND FLOOR -	8,642 SF
THIRD FLOOR -	8,642 SF
TOTAL	**25,875 SF**

4) MATERIAL PERCENTAGES: FRONT & REAR:
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FIBER CEMENT - 79%
SIDES:
BRICK VENEER - 14%
FIBER CEMENT - 86%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT



BRICK VENEER TRIANGLE BRICK - BESSEMER GRAY



STANDING SEAM METAL ROOF - MEDIUM BRONZE



ARCHITECTURAL SHINGLES - WEATHERED WOOD



Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs)	Soil Volume (cubic ft)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16" x 16" x 23.5"	70	8.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16" x 16" x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24" x 24" x 24"	22" x 22" x 23.5"	85	6.6	CWM-R1120-2k
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Note: Boulevard Planters may also be produced with tpe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

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DHIC SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

JASON SCOTT LUCIUS 009685 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, NC
10.08.21

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: AT
CHECKED BY: JL

BUILDINGS 2 & 5 - EXTERIOR ELEVATIONS

A-03

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Building 3 (Type B-2) - Rear (North) Elevation 2

1/8" = 1'-0"



Building 3 (Type B-2) - Front (South) Elevation 1

1/8" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

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3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Residential Building Materials, Colors, Textures and Architecture
Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
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3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
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4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDING 3 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA:

FIRST FLOOR -	8,591 SF
SECOND FLOOR -	8,642 SF
THIRD FLOOR -	8,642 SF
TOTAL	**25,875 SF**

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SIDES:
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Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT



FIBER CEMENT TRIM


BRICK VENEER
TRIANGLE BRICK - CAMDEN


STANDING SEAM METAL ROOF - MEDIUM BRONZE


ARCHITECTURAL SHINGLES - WEATHERED WOOD


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Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
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Note: Boulevard Planters may also be produced with ipe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

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Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

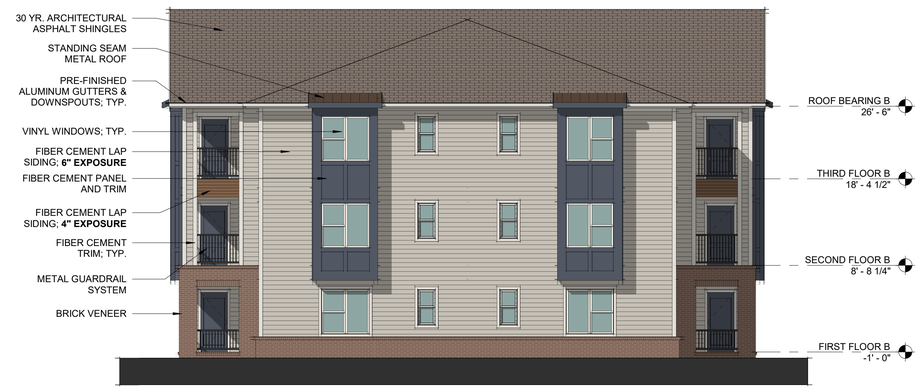
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CHECKED BY: JL

BUILDING 3 - EXTERIOR ELEVATIONS

A-04

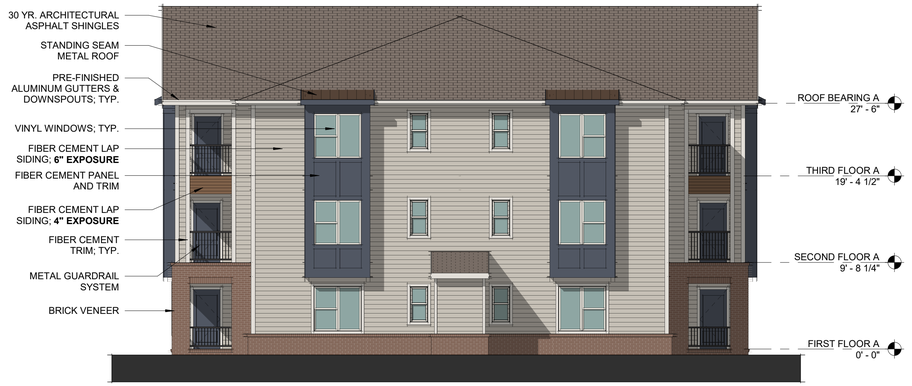
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Building 3 (Type B-2) - (West) Side Elevation 2

1/8" = 1'-0"



Building 3 (Type B-2) - (East) Side Elevation 1

1/8" = 1'-0"

Master Architectural Plan
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Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
5. THE PROJECT CONSISTS OF (2) DISTINCT, YET COMPATIBLE RESIDENTIAL BUILDING DESIGNS.
6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

NOTE: SMALLER DEVICES SUCH AS BUT NOT LIMITED TO ELECTRICAL BOXES, VENTS, AND EXTERNALLY MOUNTED PIPING AND CONDUIT MUST ALSO BLEND WITH AND BE INCORPORATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO PHYSICALLY SCREEN THESE SMALLER DEVICES THEY MAY BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR THE COLOR OF THE PORTION OF THE BUILDING WHERE THEY ARE MOUNTED OR AFFIXED.

ARCHITECTURAL BUILDING DESIGN REQUIREMENTS PROVIDED:

1. MULTIPLE BUILDING MATERIALS: BRICK VENEER, FIBER CEMENT LAP SIDING IN VARYING EXPOSURES, FIBER CEMENT PANELS.
2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDING 3 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA:

FIRST FLOOR -	8,591 SF
SECOND FLOOR -	8,642 SF
THIRD FLOOR -	8,642 SF
TOTAL	**25,875 SF**

4) MATERIAL PERCENTAGES:
FRONT & REAR:
BRICK VENEER - 21%
FIBER CEMENT - 79%
SIDES:
BRICK VENEER - 14%
FIBER CEMENT - 86%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT



FIBER CEMENT TRIM


BRICK VENEER
TRIANGLE BRICK - CAMDEN


STANDING SEAM METAL ROOF - MEDIUM BRONZE


ARCHITECTURAL SHINGLES - WEATHERED WOOD



Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16"x 16" x 23.5"	70	3.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16"x 16" x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24" x 24" x 24"	22"x 22" x 23.5"	85	6.6	CWM-R1120-2k
BVT-2400	FRP/Wood	24" x 24" x 41"	22"x 22" x 40.5"	145	11.3	CWM-R1120-2k
BV-3600	FRP/Wood	36" x 36" x 35"	34"x 34" x 29.5"	170	19.7	CWM-R2020-2k
BV-4800	FRP/Wood	48" x 48" x 35"	46"x 46" x 34.5"	260	42.2	CWM-R2920-2k

Note: Boulevard Planters may also be produced with tpe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC



10.08.21

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: Author
CHECKED BY: Checker

BUILDING 3 - EXTERIOR ELEVATIONS

A-05

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Building 1 (Type C) - Rear (South) Elevation 3

1/8" = 1'-0"



Building 1 (Type C) - Front (North) Elevation 1

1/8" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.
Four-sided (360-degree) architecture shall be incorporated on all building elevations.
The use of prototype design shall be prohibited.
The architectural theme shall make use of both Continuity and Variation:
1. Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.
2. Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.
3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Residential Building Materials, Colors, Textures and Architecture
Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
2. Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.
3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
5. THE PROJECT CONSISTS OF (2) DISTINCT, YET COMPATIBLE RESIDENTIAL BUILDING DESIGNS.
6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

NOTE: SMALLER DEVICES SUCH AS BUT NOT LIMITED TO ELECTRICAL BOXES, VENTS, AND EXTERNALLY MOUNTED PIPING AND CONDUIT MUST ALSO BLEND WITH AND BE INCORPORATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO PHYSICALLY SCREEN THESE SMALLER DEVICES THEY MAY BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR THE COLOR OF THE PORTION OF THE BUILDING WHERE THEY ARE MOUNTED OR AFFIXED.

ARCHITECTURAL BUILDING DESIGN REQUIREMENTS PROVIDED:

1. MULTIPLE BUILDING MATERIALS: BRICK VENEER, FIBER CEMENT LAP SIDING IN VARYING EXPOSURES, FIBER CEMENT PANELS.
2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

BUILDING 1 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: BASEMENT FLOOR - RESIDENTIAL R-2
FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA:

BASEMENT FLOOR -	4,871 SF
FIRST FLOOR -	9,754 SF
SECOND FLOOR -	9,744 SF
THIRD FLOOR -	9,744 SF
TOTAL	**34,113 SF**

4) MATERIAL PERCENTAGES:
FRONT:
BRICK VENEER - 21%
FIBER CEMENT - 79%
REAR:
BRICK VENEER - 20%
FIBER CEMENT - 80%
SIDES:
BRICK VENEER - 27%
FIBER CEMENT - 73%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT


BRICK VENEER
TRIANGLE BRICK - BESSEMER GRAY


STANDING SEAM METAL ROOF - MEDIUM BRONZE


ARCHITECTURAL SHINGLES - WEATHERED WOOD


Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs)	Soil Volume (cubic ft.)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16" x 16" x 23.5"	70	3.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16" x 16" x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24" x 24" x 24"	22" x 22" x 23.5"	85	6.6	CWM-R1120-2k
BVT-2400	FRP/Wood	24" x 24" x 41"	22" x 22" x 40.5"	145	11.3	CWM-R1120-2k
BV-3600	FRP/Wood	36" x 36" x 30"	34" x 34" x 29.5"	170	19.7	CWM-R2028-2k
BV-4800	FRP/Wood	48" x 48" x 30"	46" x 46" x 34.5"	260	42.2	CWM-R2920-2k

Note: Boulevard Planters may also be produced with ipe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

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NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

JASON SCOTT LEWIS — 23008 — NORTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — RALEIGH, NC

10.08.21

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: AT
CHECKED BY: JL

BUILDING 1 - EXTERIOR ELEVATIONS

A-06

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Building 1 (Type C) - (West) Side Elevation 2

1/8" = 1'-0"



Building 1 (Type C) - (East) Side Elevation 1

1/8" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

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Mechanical Equipment

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3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing

1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
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BUILDING 1 CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: BASEMENT FLOOR - RESIDENTIAL R-2
FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2

3) GROSS FLOOR AREA: BASEMENT FLOOR - 4,871 SF
FIRST FLOOR - 9,754 SF
SECOND FLOOR - 9,744 SF
THIRD FLOOR - 9,744 SF
TOTAL 34,113 SF

4) MATERIAL PERCENTAGES: FRONT:
BRICK VENEER - 21%
FIBER CEMENT - 79%
REAR:
BRICK VENEER - 20%
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SIDES:
BRICK VENEER - 27%
FIBER CEMENT - 73%

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT


BRICK VENEER TRIANGLE BRICK - BESSEMER GRAY


STANDING SEAM METAL ROOF - MEDIUM BRONZE


ARCHITECTURAL SHINGLES - WEATHERED WOOD


Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

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Note: Boulevard Planters may also be produced with ipe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

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125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC
SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

JASON SCOTT JOHNSON
REGISTERED
9685
NORTH CAROLINA
RALEIGH, NC
10.08.21

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

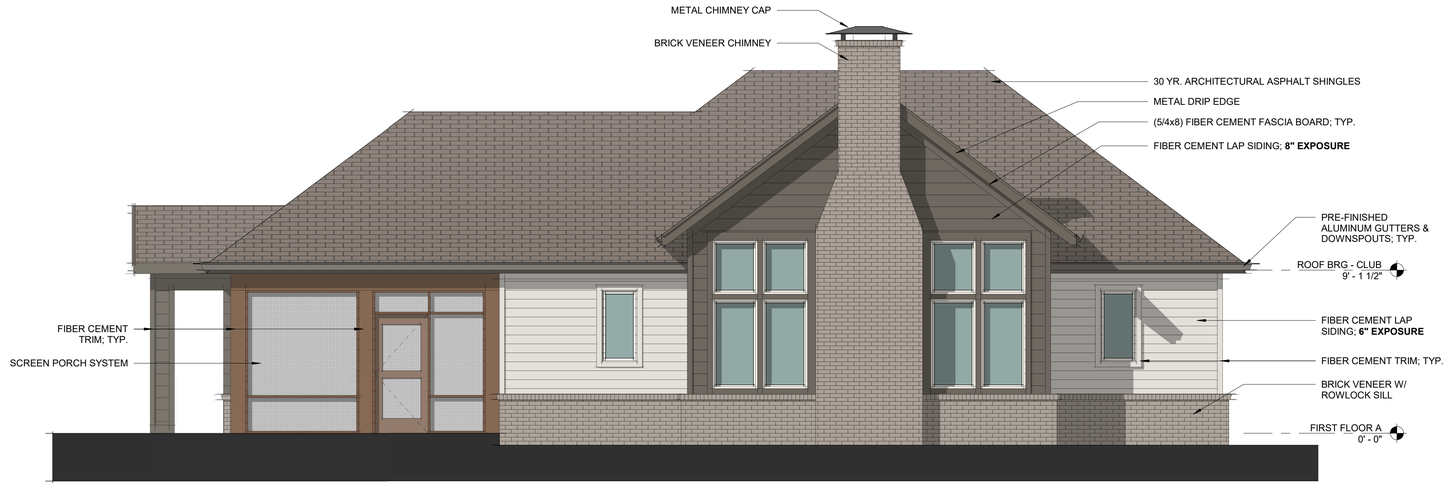
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CHECKED BY: JL

BUILDING 1 - EXTERIOR ELEVATIONS

A-07

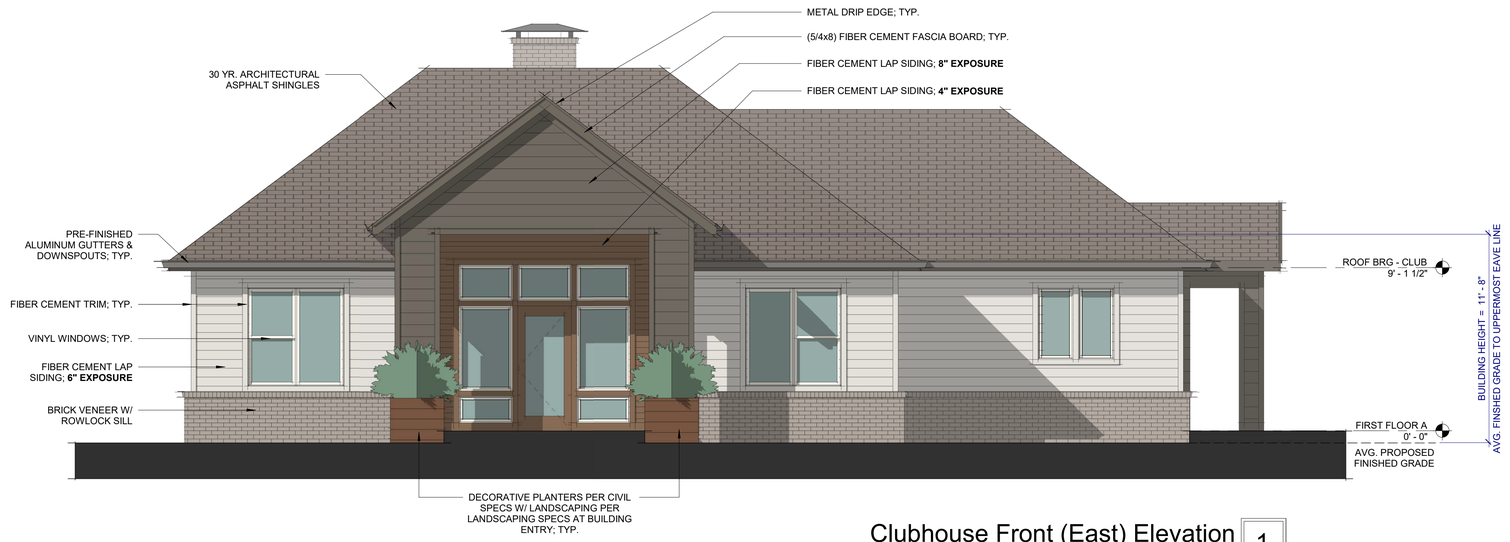
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Clubhouse Rear (West) Elevation 2

1/4" = 1'-0"



Clubhouse Front (East) Elevation 1

1/4" = 1'-0"

Master Architectural Plan
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Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
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Signage
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2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

CLUBHOUSE CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: ASSEMBLY A-3 / BUSINESS B

3) GROSS FLOOR AREA: FIRST FLOOR - 2,022 SF

EXTERIOR MATERIAL & COLORS:

Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



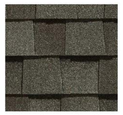
FIBER CEMENT 4" LAP SIDING - ACCENT



BRICK VENEER TRIANGLE BRICK - BESSEMER GRAY



STANDING SEAM METAL ROOF - MEDIUM BRONZE



ARCHITECTURAL SHINGLES - WEATHERED WOOD



Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The thermally-modified ash (already used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.

Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs)	Soil Volume (cubic ft.)	Matching Irrigation
BV-1800	FRP/Wood	18" x 18" x 24"	16"x 16"x 23.5"	70	3.5	CWC-R1100
BVT-1800	FRP/Wood	18" x 18" x 35"	16"x 16"x 35.5"	100	5.2	CWM-R1114-2k
BV-2400	FRP/Wood	24"x 24"x 24"	22"x 22"x 23.5"	85	6.6	CWM-R1120-2k
BVT-2400	FRP/Wood	24"x 24"x 41"	22"x 22"x 40.5"	145	11.3	CWM-R1120-2k
BV-3600	FRP/Wood	36" x 36"x 30"	34"x 34"x 29.5"	170	19.7	CWM-R2020-2k
BV-4800	FRP/Wood	48" x 48" x 35"	46"x 46" x 34.5"	260	42.2	CWM-R2920-2k

Note: Boulevard Planters may also be produced with Ipe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC SPORTSMANSHIP CROSSING

HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: AT
CHECKED BY: JL

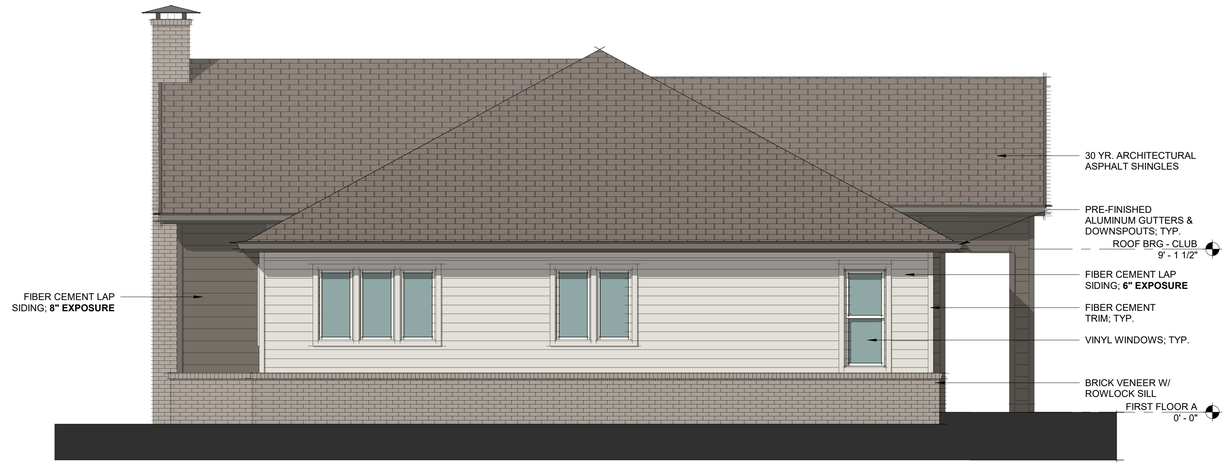
CLUBHOUSE - EXTERIOR ELEVATIONS

A-08

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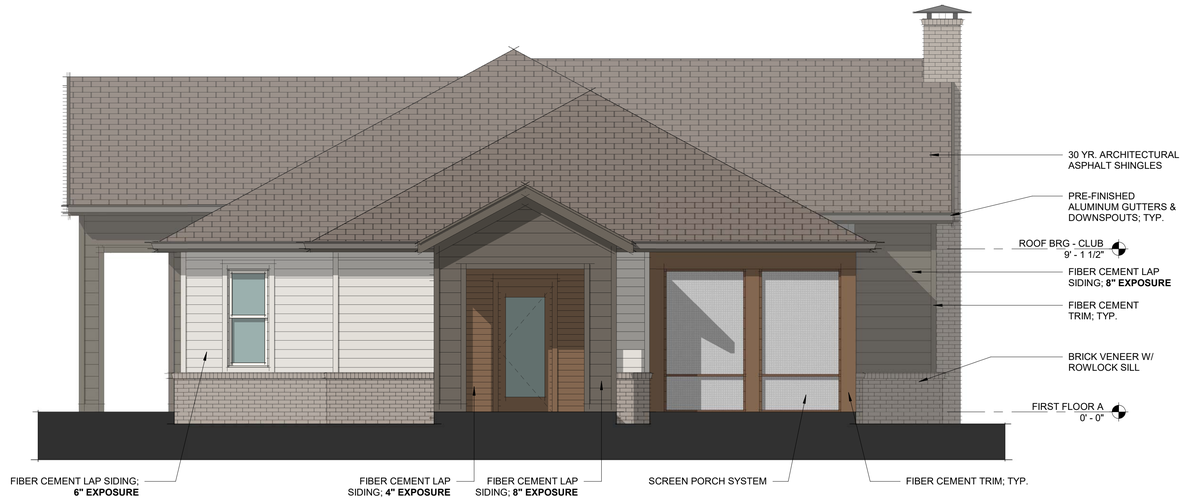
LICENSED ARCHITECT
JASON SCOTT LINE
9665
NORTH CAROLINA
RALEIGH, NC
10.08.21

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Clubhouse (South) Side Elevation 2

1/4" = 1'-0"



Clubhouse (North) Side Elevation 1

1/4" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.
Four-sided (360-degree) architecture shall be incorporated on all building elevations.
The use of prototype design shall be prohibited.
The architectural theme shall make use of both Continuity and Variation:
1. Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.
2. Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.
3. Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.

Residential Building Materials, Colors, Textures and Architecture
Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.
2. Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.
3. Roof mounted equipment to be screened from view at the ground elevation.

Fencing
1. All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
2. Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

1. THE PROJECT INCLUDES A COMMUNITY BUILDING / CLUBHOUSE FEATURING A MULTI-PUROSE ROOM, CAFE AREA, COMPUTER ROOM, SCREEN PORCH, LAUNDRY FACILITY, AND PLAYGROUND.
2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
3. ALL BUILDINGS WILL BE ENERGY STAR COMPLIANT.
4. ALL MULTI-STORY BUILDINGS INCORPORATE PROJECTING BAYS AT THE UPPER LEVELS.
5. THE PROJECT CONSISTS OF (2) DISTINCT, YET COMPATIBLE RESIDENTIAL BUILDING DESIGNS.
6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

NOTE: SMALLER DEVICES SUCH AS BUT NOT LIMITED TO ELECTRICAL BOXES, VENTS, AND EXTERNALLY MOUNTED PIPING AND CONDUIT MUST ALSO BLEND WITH AND BE INCORPORATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO PHYSICALLY SCREEN THESE SMALLER DEVICES THEY MAY BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR THE COLOR OF THE PORTION OF THE BUILDING WHERE THEY ARE MOUNTED OR AFFIXED.

ARCHITECTURAL BUILDING DESIGN REQUIREMENTS PROVIDED:

1. MULTIPLE BUILDING MATERIALS: BRICK VENEER, FIBER CEMENT LAP SIDING IN VARYING EXPOSURES, FIBER CEMENT PANELS.
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CLUBHOUSE CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: ASSEMBLY A-3 / BUSINESS B

3) GROSS FLOOR AREA: FIRST FLOOR - 2,022 SF

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FIBER CEMENT 6" LAP SIDING & TRIM



FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING



FIBER CEMENT 4" LAP SIDING - ACCENT


BRICK VENEER TRIANGLE BRICK - BESSEMER GRAY


STANDING SEAM METAL ROOF - MEDIUM BRONZE


ARCHITECTURAL SHINGLES - WEATHERED WOOD



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Squares

Part. No.	Material	Exterior Size (L x W x H)	Interior Size (L x W x H)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
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Note: Boulevard Planters may also be produced with tpe sides to match adjacent finishes.

DECORATIVE WOOD PLANTERS SQUARE

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC
SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

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JASON SCOTT WHITLOCK
9685
NORTH CAROLINA
RALEIGH, NC
10.08.21

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

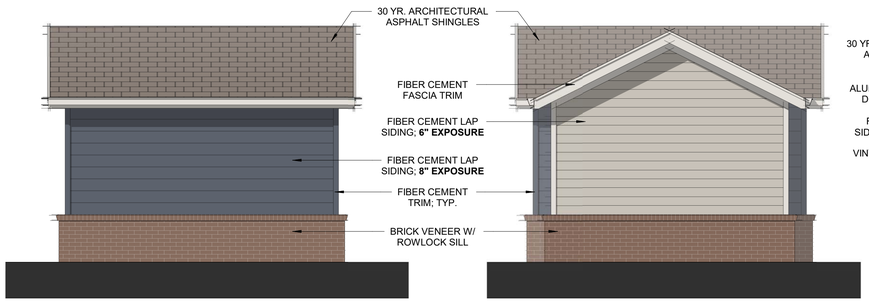
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CLUBHOUSE - EXTERIOR ELEVATIONS

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Maintenance Building

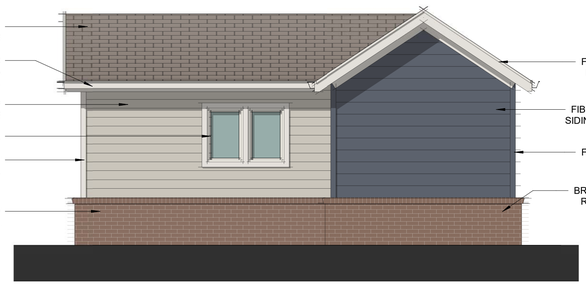
Side (East) Elevation 8

1/4" = 1'-0"

Maintenance Building

Side (West) Elevation 7

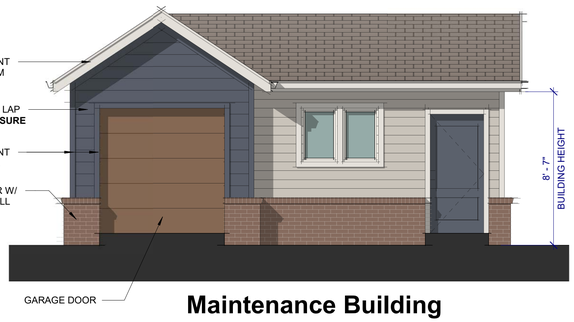
1/4" = 1'-0"



Maintenance Building

Rear (South) Elevation 6

1/4" = 1'-0"



Maintenance Building

Front (North) Elevation 5

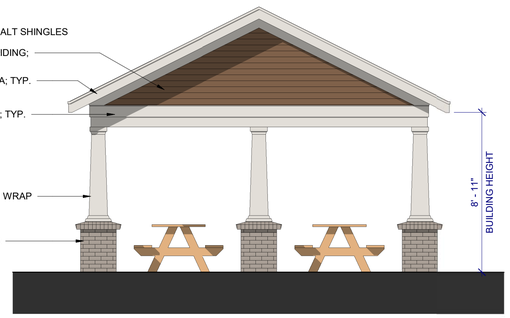
1/4" = 1'-0"



Gazebo

Typical Side (West/East) Elevation 4

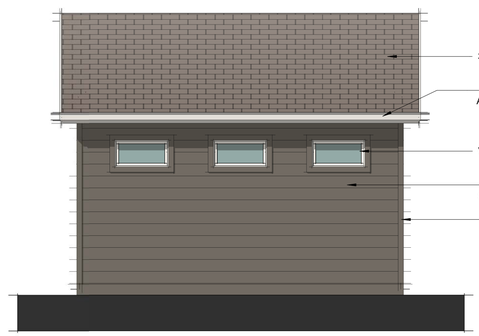
1/4" = 1'-0"



Gazebo

Front/Rear (South/North) Elevation 3

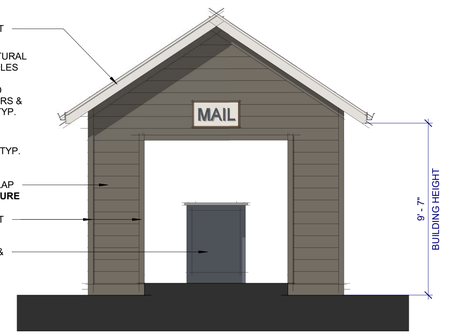
1/4" = 1'-0"



Mail Kiosk

Typical Side (West/East) Elevation 2

1/4" = 1'-0"



Mail Kiosk

Front/Rear (South/North) Elevation 1

1/4" = 1'-0"

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts: or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

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Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the city but shall comply with UDO requirements for sizes and locations.

Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.

BUILDING DESIGN FEATURES (as required per R-MF-15 Multifamily Residential District):

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2. DECORATIVE WOOD PLANTERS WITH LANDSCAPING TO BE PROVIDED AT PRIMARY BUILDING ENTRANCES.
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6. PEDESTRIAN SCALE LIGHT FIXTURES TO BE PROVIDED ALONG SIDEWALKS AND PEDESTRIAN AREAS.

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2. MULTIPLE SUFACE TEXTURES: SMOOTH PANELS & TRIM, 'WOOD GRAIN' SIDING, SMOOTH SIDING, ROUGH TEXTURE BRICK VENEER.
3. FACADE MODULATIONS THROUGH PROJECTED GABLE PORTIONS, BALCONY PROJECTIONS AND BAY WINDOWS.
4. MULTIPLE COLORS: COLOR SCHEMES INCLUDE A BASE SIDING COLOR, TRIM COLOR, BRICK COLOR, AND ONE TO TWO ACCENT COLORS.

MAIL KIOSK, PICNIC SHELTER, & MAINTENANCE BLDG. CONSTRUCTION NOTES:

1) CONSTRUCTION TYPE: V-B

2) OCCUPANCY: MAIL KIOSK - UTILITY & MISC U
PICNIC SHELTER - UTILITY & MISC U
MAINTENANCE BLDG - UTILITY & MISC U

3) GROSS FLOOR AREA: MAIL KIOSK - 251 SF
PICNIC SHELTER - 335 SF
MAINTENANCE - 310 SF

EXTERIOR MATERIAL & COLORS:
Colors & Manufacturers shown were selected to show design intent/basis-of-design only and are subject to change.



FIBER CEMENT 6" LAP SIDING

FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING

FIBER CEMENT PANELS W/ TRIM & 8" LAP SIDING

FIBER CEMENT 4" LAP SIDING - ACCENT

FIBER CEMENT TRIM

BRICK VENEER
TRIANGLE BRICK - BESSEMER GRAY

BRICK VENEER
TRIANGLE BRICK - CAMDEN

ARCHITECTURAL SHINGLES - WEATHERED WOOD

JASON SCOTT LANGLEY
NOTARY PUBLIC
WAKE COUNTY
9665
NORTH CAROLINA
RALEIGH, NC

10.08.21

CLINE DESIGN

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

DHIC SPORTSMANSHIP CROSSING
HOLLY SPRINGS, NC

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

PROJECT:	020027
DATE:	10.08.21
REVISIONS:	DATE

DRAWN BY: AT
CHECKED BY: JL

AUXILARY BUILDINGS

A-10

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1317 N Main Street, My Computer Career, and Sportsmanship Crossing Master Plan 21-MAS-03 and Development Plans 21-DP-06 and 21-DP-07 Conditions of Approval

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1317 N Main Street 21-MAS-03 Motion and Conditions of Approval:

Motion to adopt Resolution #XX-XX to make and accept the Findings of Fact for consideration of Waivers with the following conditions:

1. Waiver of Required Tree Preservation Requirements
    a. No Conditions

2. Waiver of Street Design and Right-Of-Way Reservation
    a. No Conditions

3. Waiver of Lot Design and Public Place Reservation
    a. The buffer area shall remain undisturbed, except for those locations shown on the Master Plan for vegetation removal. The Buffer Area shall be replanted in accordance with Master 21-MAS-03 and subsequent Development Plan 21-DP-06 for My Computer Career. Once the buffer has been reestablished, plant materials within the buffer area shall not be removed unless dead, diseased or threatens to become a danger to human life or property.

4. Waiver of Utility Design and Reservation
    a. No Conditions

Motion to approve / deny / defer Detailed Master Plan 21-MAS-03 for 1317 N Main Street, as submitted by McAdams, dated revised 10/08/2021 with the following conditions:

1. 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. All articles and parameters outlined in the approved development agreement apply to this plan.
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. Prior to or with the first Construction drawing Submittal, the following must be addressed:
    a. ALL recommendations from the TIA, and as a result of Town and NCDOT review associated with this project, must be incorporated into the master plans and submitted with the first Construction Drawing Submittal.

b. 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
c. 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.
d. If any off-site right-of-way dedication is needed with this project, it will be required in the form of a recorded plat prior to receiving construction drawing approval.
e. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
f. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
g. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being submitted for Construction Drawing review.

5. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
   b. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   c. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   d. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   e. A fee-in-lieu of the relocation of existing overhead power lines underground along the project property frontage is required per UDO Section 7.08.
   f. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
   g. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
   h. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
   i. 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. (site)
   j. 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. (residential)

k. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project

6. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval if desired.
7. For the R-MF-15 Tract: No more than 85% of building permits shall be issued prior to the completion of all developed recreational open space.
8. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA 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.
10. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
11. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 or stated in a Developer Agreement.

My Computer Career Development Plan 21-DP-06 Motion and Conditions of Approval:

Motion to adopt Resolution #XX-XX to make and accept the Findings of Fact for consideration of Waivers with the following conditions:

1. Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Variation in Massing

    a. No Conditions

2. Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Roof Treatment

    a. No Conditions

3. Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas

    a. No Conditions

Motion to approve / deny / defer Development Plan 21-DP-06 for 1317 N. Main Street Commercial Tracts 1 and 2, as submitted by McAdams, dated revised 10/08/2021 with the following conditions:

1. All conditions of approval for 1317 N Main Street Master Plan shall apply to this Development Plan.
2. Any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. The following must be submitted with the first Construction Drawing submittal:
   l. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
   m. 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.
   n. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
   o. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. Prior to Construction Drawing Approval, the following items must be addressed:
   p. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
   q. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
   r. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   s. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   t. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   u. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
   v. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
   w. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
   x. 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.
   y. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project

6. Elevations for Building B shall be submitted for review and approved by Town Council prior to a Building Permit.
7. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
8. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 & Infrastructure, or stated in an approved Developer Agreement.
9. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being scheduled for Town Council.
10. Minor clean up revisions to the plan sheets shall be finalized prior to Town Council.

Sportsmanship Crossing Development Plan 21-DP-07 Motion and Conditions of Approval:

Motion to approve / deny / defer Development Plan 21-DP-07 for for Sportsmanship Crossing as submitted by McAdams Company, dated Revised 10/08/21 with the following conditions:

1. All previous conditions of approval for 1317 N Main Master Plan shall 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 fee annual budget or any unexpired development agreement.
2. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
   b. Per the Developer Agreement, a fee-in-lieu of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   c. Per the Developer Agreement, a fee-in-lieu of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   d. Per the Developer Agreement, a fee-in-lieu of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of $10,325 is required. This fee amount is due at the time of the first construction drawing approval associated with this Master Plan development or any associated Development Plan.
   e. A fee-in-lieu of the relocation of existing overhead power lines underground along the project property frontage is required per UDO Section 7.08.

f. Prior to Construction Drawing Approval of any development plan related to the Master Plan, the Construction Drawings for the infrastructure needed to support the project as identified in the Master Plan must be approved.
g. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
h. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
i. 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.
j. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.

4. The following must be submitted with the first Construction Drawing submittal:
   a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
   b. 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.
   c. A Final Gravity Sewer Line Sizing Report will be required if any gravity sewer line sizes have changed or been impacted after Town Council approval.
   d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. No more than 85% of certificates of occupancy shall be issued prior to the completion of all developed recreational open space.
6. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
7. This project discharges to the Twelve Oaks Pump Station. The Town is in the process of an upgrades and improvements project for the Twelve Oaks Pump Station to increase available capacity to serve this proposed development and others in the basin. If any off site sewer facilities that are needed to serve this project 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 & Infrastructure, or stated in an approved Developer Agreement.
8. The Hydraulic Water Model and Fire Flow Analysis (FFA) Report must be finalized prior to this Master Plan or any associated Development Plan being scheduled for Town Council.
9. Minor clean up revisions to the plan sheets shall be finalized prior to Town Council.

THE TOWN OF

Holly Springs

Resolution No.: 21-25
Date Adopted: November 16, 2021
Effective Date: November 16, 2021

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR WAIVER OF REQUIRED TREE PRESERVATION REQUIREMENTS; WAIVER OF STREET DESIGN AND RIGHT-OF-WAY RESERVATION; WAIVER OF LOT DESIGN AND PUBLIC PLACE RESERVATION; & WAIVER OF UTILITY DESIGN AND RESERVATION; IN ASSOCIATION WITH DEVELOPMENT PETITION 21-MAS-03 FOR 1317 N. MAIN STREET DETAILED MASTER PLAN

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160D and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Waiver of regulations of UDO Section 7.01 J. Required Tree Preservation Requirements - Findings of Fact:
A petition for a waiver of regulations of UDO Section 7.01 J. Required Tree Preservation Requirements, may only be granted upon the presentation of sufficient evidence to enable a written determination that:

a. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,
b. The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;
c. The granting of a waiver will not cause negative impacts on the environment;
d. The proposed development is consistent with the intent of the Comprehensive Plan; and,
e. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of regulations of UDO Section 7.07 C. Street Design and Right-Of-Way Reservation, Sidewalks - Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.07 C. Street Design and Right-Of-Way Reservation, Sidewalks, may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property
2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval

Waiver of regulations of UDO Section 7.06 D: Lot Design and Public Place Reservation, Buffer Areas - Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.06, D., Buffer Areas, may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property
2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval

Waiver of regulations of UDO Section UDO Section 7.08 Utility Design and Reservation, Utilities, Underground Installation Required - Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.08 Utility Design and Reservation, Utilities, Underground Installation Required, may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property
2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Uses, Variance of Development Standards, & Waivers:

Part 1: Waiver of Required Tree Preservation Requirements

Request to allow for a Waiver of Regulations of UDO Section 7.01 J. Required Tree Preservation Requirements to allow alternate compliance for Tree Preservation Area Priority, by allowing perimeter yards and bufferyards to count towards the minimum tree preservation area requirement, in association with Detailed Master Plan Petition #21-MAS-03.

Part 2: Waiver of Street Design and Right-Of-Way Reservation

Request to allow for a Waiver of Regulations of UDO Section 7.07 C. Sidewalks to allow alternate compliance for sidewalk location, by allowing Local Street to have sidewalk on only one side of the street, in association with Detailed Master Plan Petition #21-MAS-03.

Part 3: Waiver of Lot Design and Public Place Reservation

Request to allow for a Waiver of Regulations of UDO Section 7.06 D., 4. Buffer Areas, to allow for a portion of the required undisturbed buffer area along NC 55 to be disturbed in association with Detailed Master Plan Petition #21-MAS-03.

Part 4: Waiver of Utility Design and Reservation

Request to allow for a Waiver of Regulations of UDO Section 7.08 B., 1. b., (2) Utilities, Underground Installation Required, to allow for a waiver of the requirement that overhead utility services along N. Main Street be relocated underground and the fee-in-lieu payment in association with Detailed Master Plan Petition #21-MAS-03.

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Waivers and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Waiver of Required Tree Preservation Requirements; Waiver of Street Design and Right-of-Way Reservation; Waiver of Lot Design and Public Place Reservation; & Waiver of Utility Design and Reservation; as submitted by McAdams.

Adopted by the Holly Springs Town Council on this, the 16th day of November, 2021.

Town of Holly Springs by

_____
Dick Sears, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

Part 1: Waiver of Required Tree Preservation Requirements Findings of Fact Submitted By Petitioner

1317 N Main Street Master Plan: Tree Preservation Waiver Request

1) **The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development:**
Response: The granting of the waiver allows for the agreed upon vision, specially required within the approved Developer Agreement to happen. The proposed tree preservation plan requests the removal of 4 of the 5 specimen trees present on-site. Two of the trees are directly in the path of the entrance drive, which cannot be shifted because it must line up with existing access drive along Sportsmanship Drive. The other two trees are directly within the sewer easement that exists to serve the vital affordable housing units, that must rely on sanitary sewer to exist. The other modification of the tree preservation plan is to allow for the 30' undisturbed buffer to count towards meeting tree preservation requirements. As one will recall, this buffer was a major point of discussion during the rezoning, and an additional 5' was added to address both adjacent neighbor and Town Council concerns. Without such zoning condition, the buffer could completely be wiped out and get a replanting plan that will take 20 years to get back what was lost. To not grade and add additional 5 feet within this buffer, retaining walls, utility alignments, and parking and building placement were all adjusted. This resulted in impacted tree preservation areas elsewhere, so not being able to count this pivotal buffer towards tree preservation seems rather short-sighted.

2) **The granting of a waiver will not cause negative impacts on the environment:**
Response: The on-site tree survey identified 5 specimen trees. The waiver request allows for the removal of 4 specimen trees; solely to allow for construction of a fixed entrance road location and the presence of a sewer easement as necessary to serve the affordable housing development. At that scale, this will not cause negative impacts on the environment. Other modifications to the tree preservation requirements include the ability to utilize the required 30' undisturbed buffer along the northern property line. By allowing this, it certainly does not cause negative impacts to the environment. By allowing this 30' perimeter buffer to be undisturbed, it ensures natural vegetative screening, lighting and noise abatement all of which contribute to a sustainable environment for all.

3) **The proposed development is consistent with the intent of the Comprehensive Plan; and:**
Response: The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as these waivers will allow for the safe location of an entrance drive that lines up with existing adjacent driveway locations along Sportsmanship Way. By allowing for the 30' undisturbed perimeter buffer to contribute to tree preservation requirements, the full mixed center vision can be achieved, without it, crucial mix of uses are in jeopardy, and the community is the one that will suffer as a result.

4) **The proposed development is consistent with the intent and purpose of this UDO:** Response: The UDO was designed to guarantee quality, and the presence of tree cover and no mass clear cutting occurs. The proposed development does not create any unsightly clear-cut views from adjacent development or public rights-of-way. The proposed developed area has been designed interior to the site, to the greatest extent possible. Large preservation areas within sensitive environmental areas are protected also meeting the intent of the ordinance. In addition, the specimen trees to be removed are located within utility easements and required entrance drives and cannot be avoided.

5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has review and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities.

Part 2: Waiver of Street Design and Right-Of-Way Reservation Findings of Fact Submitted By Petitioner

1317 N Main Street Master Plan: Sidewalk Waiver Request

1) **The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:**
Response: The granting of the waiver will not be detrimental to public safety, health, or injurious to other property. The sidewalk will be appropriately designed to meet all appropriate ADA requirements. Pedestrians will be able to walk in and out of the development safely without walking into active travel lanes. Additionally, patrons will also be able to walk to the adjacent bus stop as well as the adjacent Town park.

2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**
Response: The waiver is sought solely due to the presence and location of a significant stream feature. The required public entrance road must cross this feature. By allowing sidewalk only on one side, the stream impact is able to be reduced by 7 feet, and is kept at a minimum, which is required by state and federal regulations.

3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**
Response: The developable area of the subject property is in the northern central portion of the property, to the south is a significant riparian buffer as well as gas line and sewer easements. The presence of these features requires a significant stream crossing by the entrance public street. By granting this waiver, the stream impact is able to be minimized and impacts are kept to the minimum extent necessary, which is required by state regulations.

4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**
Response: The UDO was designed to guarantee quality, and the presence of efficient and safe pedestrian connections. The proposed sidewalk will be paved, will meet the minimum Town of Holly Springs dimension standard of 5 feet and will be constructed so as to provide and safe and effective method of traversing the property. The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as the sidewalk allows pedestrians to move freely into and out of the site as well as along Sportsmanship Way and ultimately to Ting Park.

5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has review and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities.

Part 3: Waiver of Lot Design and Public Place Reservation Findings of Fact Submitted By Petitioner

1317 N Main Street Master Plan: Greenway Waiver Request

1) **The granted of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:**
Response: The granting of the waiver allows for the agreed upon vision, specially related to the location of the greenway on-site which has been pre-determined due to the existing pedestrian tunnel under GB Alford Highway as well as the existing greenway currently located the Ting Park property; does not to be detrimental to public safety, health, welfare or injurious to other property. Instead, it will allow for the safe passage of pedestrian and cyclists alike from both sides of GB Alford Highway, which has not been possible currently. The greenway does disturb existing plant material; however, additional plantings are being proposed which will create a lovely, shaded greenway segment for the Town residents as well as contribute to the buffer between GB Alford Highway and the MYCC western parking area.

2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**
Response: As previously mentioned, the waiver is sought because the connection points that this greenway segment most adhere to are already constructed, and therefore is unique to the subject property. For this reason, the site conditions are not applicable to other properties because no other existing greenway segments force this unique design element condition.

3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**
Response: The location alignment of the proposed greenway is established for a few major reasons. The first being grade consideration from an ADA standpoint to the proposed development along with the ability to provide the connectivity to the stubbed existing greenway on the south side of the stream. For these elements to occur, the proposed route was only feasible by using the low side of the site just north of the existing stream that runs east to west and parallel with the development. This alignment creates a condition once the proposed greenway turns north to tie into the culvert under GB Alford Highway. Due to steep grade and consideration for ADA compliance for the greenway, additional area is needed to be cleared for site retaining wall installation to meet grade.

4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**
Response: The intent of the Comprehensive Plan is to allow for a walkable, village-like atmosphere. The waiver request does nothing to diminish this vision, as this waiver will allow for the safe location of a greenway that allows for the travel of residents from one side of GB Alford Highway to the other, so that residents, of all abilities, may enjoy viable access to Ting Park.

5) **Where the waiver impacts on the design, construction, or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**
Response:

Response: The proposed waiver will not impact any design, construction, or maintenance obligations of public facilities. The waiver request has been requested in accordance with the submitted Master Plan, which ensure the alignment and design of the proposed greenway will be reviewed through all applicable Town departments prior to the start of any land disturbance/construction.

Part 4: Waiver of Utility Design and Reservation Findings of Fact Submitted By Petitioner

1317 Sportsmanship Way Detailed Master Plan – UNDERGROUND UTILITY INSTALLATION AND FEE-IN-LIEU WAIVER

1) The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:

Response: The granting of the waiver will not be detrimental to public safety, health, or injurious to other property. The power lines along N. Main Street exist overhead along the property frontage as well as long the properties to the north and south. Allowing the overhead lines to remain above-ground is not detrimental to public safety, health, or welfare.

2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:

Response: The waiver to move the existing overhead power lines to underground is sought based on the length of property frontage and length of overhead power lines along N. Main Street. The length of property frontage is approximately 550-feet which is less than the length of power line typically allowed to be placed underground by Duke Energy (1,000-feet). The waiver of the requirement for Fee-in-lieu is based on the project including Affordable Housing. Payment for reinstalling the existing overhead power lines underground will place undo financial burden on the overall project.

3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:

Response: The waiver is sought based on the length of property frontage and length of overhead power lines along N. Main Street. The length of property frontage is approximately 550-feet which is less than the length of power line typically allowed to be placed underground by Duke Energy (1,000-feet).

4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:

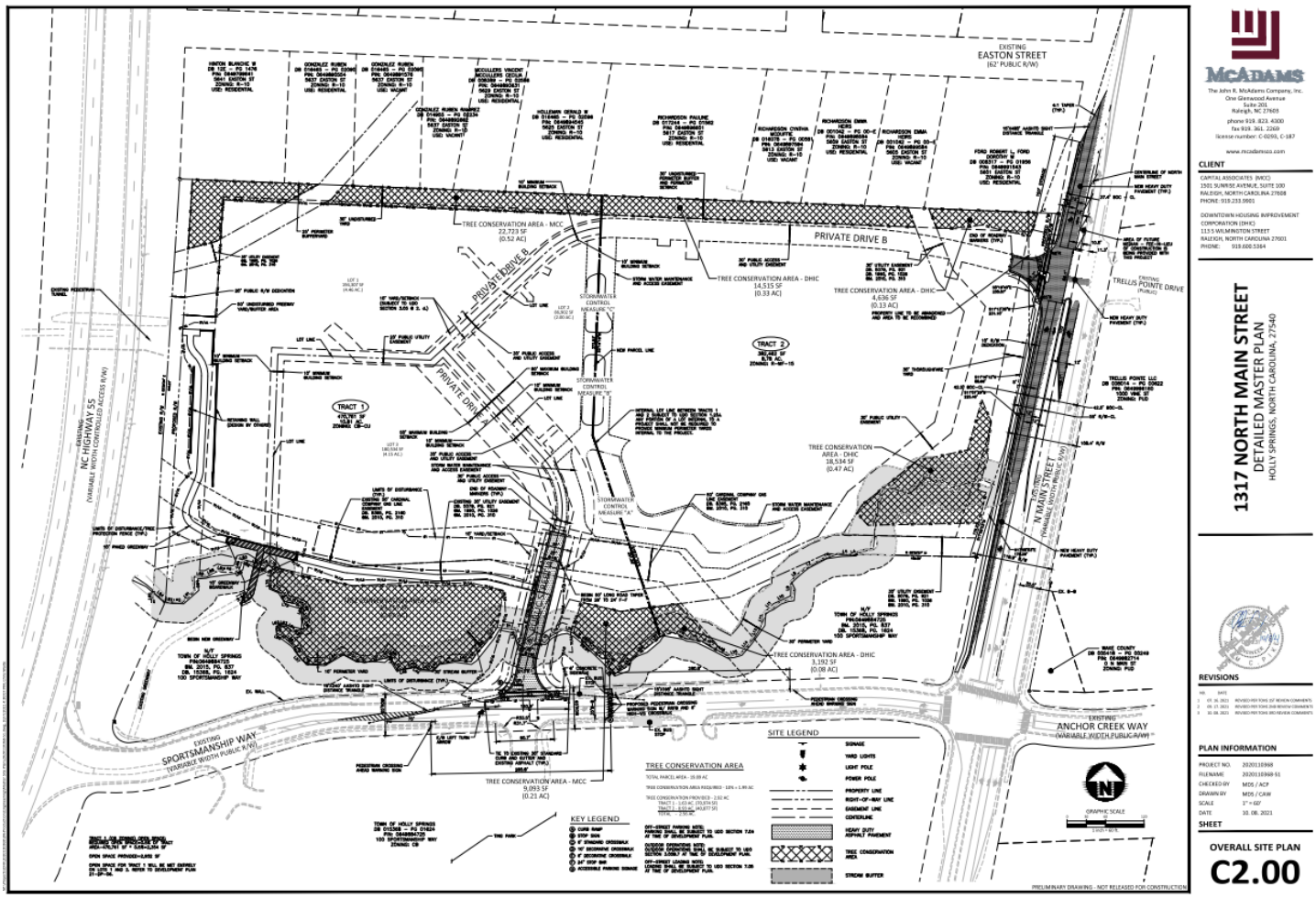
Response: The waiver will not contravene the provisions of the UDO. The power lines exist overhead today. The utility provider, Duke Energy, has indicated they will not allow undergrounding of the lines due to length.

5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approve the proposed development in writing and the subdivider has submitted a copy of such approval:

Response: The proposed waiver does not impact and design, construction, or maintenance obligations of public facilities.

RESOLUTION EXHIBIT B

SITE PLAN



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.0901

DOWNTOWN HOUSING IMPROVEMENT CORPORATION (DHIC)
113 S WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 919.600.5384

1317 NORTH MAIN STREET
DETAILED MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO.	DATE	
1	07. 16. 2021	REVISED PER TOWN 1ST REVIEW COMMENTS
2	09. 17. 2021	REVISED PER TOWN 2ND REVIEW COMMENTS
3	10. 08. 2021	REVISED PER TOWN 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110368
FILENAME	2020110368-S1
CHECKED BY	MDS / ACP
DRAWN BY	MDS / CAW
SCALE	1" = 60'
DATE	10. 08. 2021

SHEET

OVERALL SITE PLAN
C2.00

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Waiver of Required Tree Preservation Requirements

X No additional findings

Part 2: Waiver of Street Design and Right-Of-Way Reservation

X No additional findings

Part 3: Waiver of Lot Design and Public Place Reservation

X No additional findings

Part 4: Waiver of Utility Design and Reservation

X No additional findings

RESOLUTION EXHIBIT D

CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Waiver of Required Tree Preservation Requirements

X No Conditions

Part 2: Waiver of Street Design and Right-Of-Way Reservation

X No Conditions

Part 3: Waiver of Lot Design and Public Place Reservation

1. The buffer area shall remain undisturbed, except for those locations shown on the Master Plan for vegetation removal. The Buffer Area shall be replanted in accordance with Master 21-MAS-03 and subsequent Development Plan 21-DP-06 for My Computer Career. Once the buffer has been reestablished, plant materials within the buffer area shall not be removed unless dead, diseased or threatens to become a danger to human life or property.

Part 4: Waiver of Utility Design and Reservation

X No Conditions

THE TOWN OF

Holly Springs

Resolution No.: 21-26
Date Adopted: November 16, 2021
Effective Date: November 16, 2021

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS; & WAIVER OF OFF-STREET LOADING REQUIREMENTS: IN ASSOCIATION WITH DEVELOPMENT PETITION 21-DP-06 FOR 1317 N. MAIN STREET COMMERCIAL TRACT – LOTS 1 & 2 "MY COMPUTER CAREER"

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160D and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Waiver for Alternate Compliance with Architectural Design Requirements Findings of Fact:
A petition for a waiver of regulations of UDO Section 3.08, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces Findings of Fact:
A petition for a waiver of regulations of UDO Section 7.05 F: Minimum Number of Off-Street Loading Areas may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The nature and location of the proposed building or structure, and;

2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Uses, Variance of Development Standards, & Waivers:

Part 1: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Variation in Massing

Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Building Massing and Façade Treatment, Variation in Massing, to allow alternate compliance with the 4" depth of building bay requirement in association with Development Plan Petition #21-DP-06.

Part 2: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Roof Treatment

Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Building Massing and Façade Treatment, Roof Treatment, to allow an increase in continuous roofline to 190 feet in association with Development Plan Petition #21-DP-06.

Part 3: Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas

Request to allow for a Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas, to allow a reduction in the minimum off-street loading dimensions from twelve (12) feet in width and fifty-five (55) feet in length to ten (10) feet in width and twenty-five (25) feet in length in association with Development Plan Petition #21-DP-06.

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Waivers and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Waivers for Architectural and Design Requirements and Waiver of Off-Street Loading Requirements as submitted by McAdams

Adopted by the Holly Springs Town Council on this, the 16th day of October 2021.

Town of Holly Springs by

Dick Sears, Mayor

ATTEST:

Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

Part 1: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Variation in Massing - Findings of Fact Submitted By Petitioner

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

For DPI Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Findings of Fact

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed development incorporates the use of architectural elements to create a rhythm of architectural bays, breaking its larger scale to sizes compatible with the intent of the UDO. Changes between the architectural bays do not meet the 4" in depth minimum, but the glazing openings and its inset surrounds are set back 4' from the primary plane of the building; keeping the design intent of the UDO, as seen in the elevations (sheet A-201).

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The development introduces a level of high-quality design and building uses that will aid in diversifying the city's building uses and attract other future improvements.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

is in compliance with the established zone. It is area reserved for mixed-use, and it introduces various building uses, including but not limited to office, retail, and residential.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed development creates a place of high-quality design. It also seeks to be part of the built environment without feeling out of place, and creating and additional area of interest to the urban fabric of the city.

Certificate of Completion

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

Signature: _____ Date: 07/16/2021

Part 2: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Roof Treatment - Findings of Fact Submitted By Petitioner

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPI Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed development has a longer roof span than the allowed minimum due to its scale and use. The building does incorporate roof variation along the main pedestrian facades (West,South, East), at lengths more relatable to its scale in size. The building's height is also larger than typical developments intended in the UDO. The roof variations, although longer than the minimum, are perceived from the street as effectively dividing the mass of the building into more human scale portions, keeping the design intent of the UDO guidelines.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The development introduces a level of high-quality design and building uses that will aid in diversifying the city's building uses and attract other future improvements.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

is in compliance with the established zone. It is area reserved for mixed-use, and it introduces various building uses, including but not limited to office, retail, and residential.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed development creates a place of high-quality design. It also seeks to be part of the built environment without feeling out of place, and creating and additional area of interest to the urban fabric of the city.

Certificate of Completion

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

Signature: _____ Date: 07/16/2021

Part 3: Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas - Findings of Fact Submitted By Petitioner

MYCC WAIVER REQUEST: LOADING SPACE SIZE REDUCTION

1) The nature and location of the proposed building or structure, and;

Response: The UDO's off-street loading requirements are geared toward large-scale industrial and integrated (shopping) center type development. It makes sense for those aforementioned uses to have the need for off-street loading requirements as they can have the expansive need for the transfer of goods and services. Professional office does not share this same need. In contrast, deliveries are typically handled before the offices are opened to the public and do not feature large 18-wheeler commercial trucks, making the need for the minimum dimensional requirement for a designated located space and the minimum pull-off loading space unwarranted.

2) The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;

Response: As previously mentioned, the anticipated size of delivery vehicles is not that of an 18-wheeler truck but rather a UPS, Fed-EX, or Amazon vehicle type. While the number of occurrences is impossible to predict, it is anticipated most of these deliveries will be contained to the dedicated loading space which will be labeled as such. If for some odd occurrence, very large trucks do make a delivery the tenants would arrange such delivery during off-hours such as to not interrupt daily parking needs.

3) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property and;

Response: As stated elsewhere, the presence of environmental features, as well as utility easements (please see associated development plan 21-DP-06), make every utilization on this site to require thoughtful consideration. There is not a need to require a typical off-street loading space dimension on-site, therefore, a dedicated, striped loading space of 9' x 18 labeled with signage, is provided adjacent to the service entrance and will accommodate a standard delivery ruck. This does nothing to present a danger to public health, safety or welfare and certainly is not injurious to other property.

4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;

Response: The proposed use on the subject property does not require a typical loading space size, therefore, the limited space availability is better utilized to meet critical professional office square footage, associated off-street tenant parking requirements and still meet off-loading needs to perspective tenants.

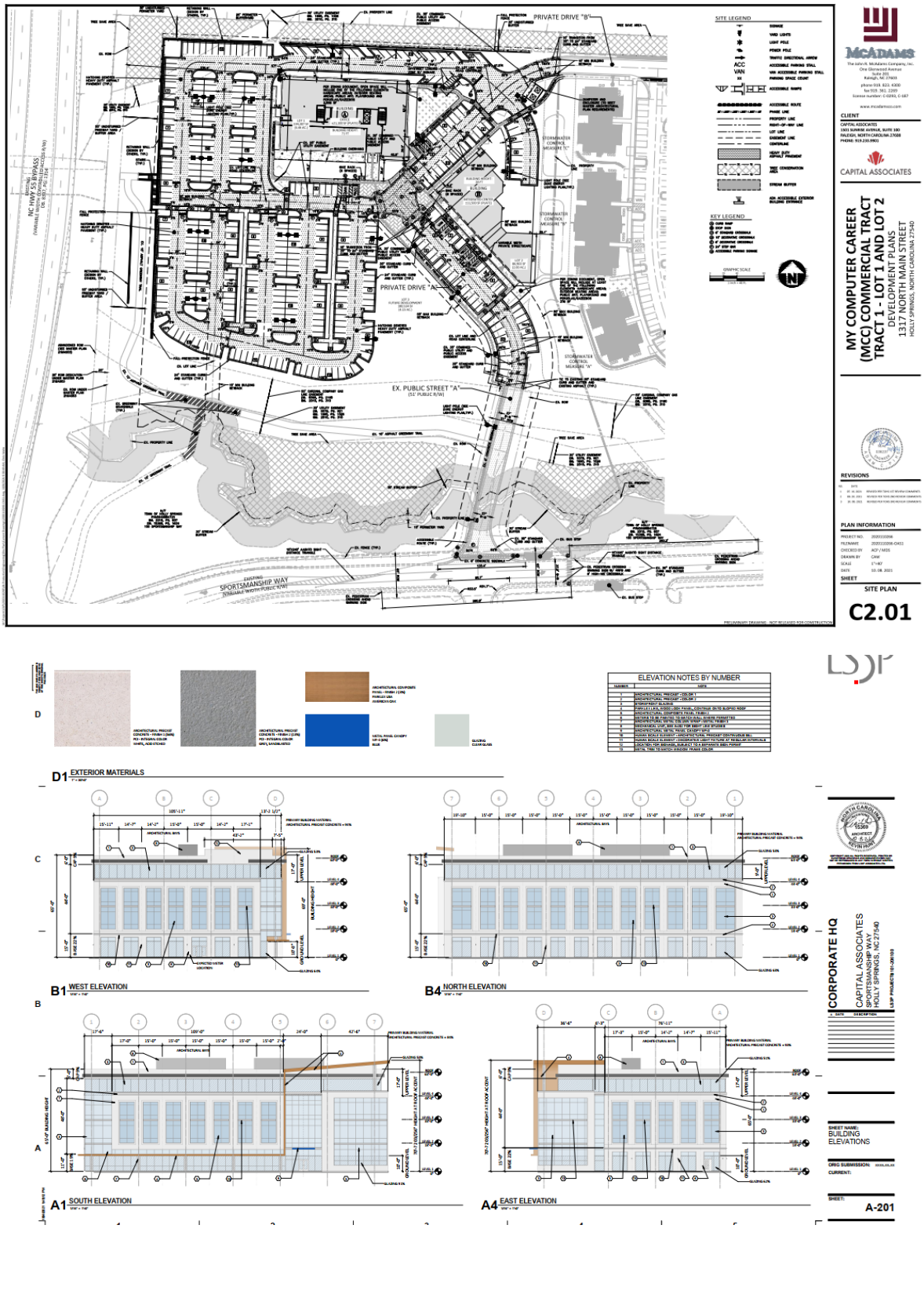
Specifically, this development will not only be unlike any other currently in Holly Springs and is also designed to utilize the acreage to the greatest extent possible whilst being a good neighbor, exactly what the Comprehensive designation of Mixed Use Center envisions. The buildings are oriented towards the central entrance road to the greatest extent possible to encourage pedestrian traffic as well as still allowing an urban streetscape to take shape, complete with street trees and public sidewalk allowing goals of the ordinance. Most importantly, the overall development – this is only one component - will provide a mix of uses that will improve the overall convenience and general welfare of the surrounding community: Professional offices; retail/commercial uses; as well as affordable housing– these uses truly

meet and exceed all high community moral standards Holly Springs has set, all members of the professional and overall community can enjoy this development!

5) An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicated compliance with the provisions of this sub-Section.

Response: As previously mentioned above, the nature of professional office does not require large off-street loading needs, therefore, we anticipate all loading taking place in the current dedicated loading space shown on the development plan. However, the current loading space may be expanded in the future if deemed necessary.

RESOLUTION EXHIBIT B



RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Variation in Massing

X No additional findings

Part 2: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Roof Treatment

X No additional findings

Part 3: Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas

X No additional findings

RESOLUTION EXHIBIT D

CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Variation in Massing

X No Conditions

Part 2: Waiver of Regulations of UDO Section 3.08 Building Massing and Façade Treatment, Roof Treatment

X No Conditions

Part 3: Waiver of Regulations of UDO Section 7.05, B. Off-Street Loading Regulations, Design and Construction of Loading Areas

X No Conditions

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings

Title: Unified Development Ordinance Rewrite - Legislative Hearing

Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Engaged, Healthy, & Active Community
Safe & Friendly

Staff Resource: Sean Ryan, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Ordinance #21-48 to adopt the statement of compatibility and to adopt the new Unified Development Ordinance.

Explanation:

- The Town of Holly Springs Development Services Department has been working on the preparation of a Unified Development Ordinance (UDO) since spring 2020 with the Town's consultant, Stantec, with Erin Perdu, Planning Group Leader, as the project manager.
- The primary goal of the new UDO is to implement the character-based approach to development outlined in the Land Use & Character Plan adopted in 2019. Some key features of the Land Use & Character Plan include:
    - Establishing Mixed-Use Activity Centers Throughout Holly Springs
    - Allowing for Suburban Remix (Dense nodes)
    - Allowing for Suburban Retrofit (Infill)
    - Providing Context-Sensitive Infill Development Choices
    - Providing Transitions (between areas)
    - Increasing Home & Neighborhood Choices in Holly Springs
    - Increasing Diversity & Affordability of Housing in Holly Springs
    - Providing More Transportation-Land Use Coordination in the Community
- The new UDO has also been updated to:
    - Condense long portions of narrative and repetitive text
    - Use graphics to clarify standards
    - Adjust thresholds for decision making of staff, Planning Board, and Town Council. This includes combining the Board of Adjustment and Planning Board which will result in Special Use Permits and Variances (Quasi-Judicial decisions) being determined by the Planning Board.
    - Promote greater use of conditional zoning
    - Adopt new zoning district names to reflect their character
    - Re-organize and condense use categories
    - Allow more uses by-right, with additional standards when necessary

    - Merge the enhanced development standards found in the development options and infill options requirement into the baseline development requirements
    - Consolidate setbacks
    - Create a performance-based system for landscaping
    - Create more walkable street cross sections
    - Reduce parking standards
- The UDO will take effect on March 1, 2022 following the adoption of a new zoning map. This is a change from February 1, 2022 as previously discussed with the Town Council. There have been several challenges identified in meeting the February effective date:
    - In working with the Town's consultant on the draft zoning map and the anticipated number of parcels to be rezoned, staff recognized that the February timeframe would not provide sufficient time to meaningfully engage with the property owners who would be subject to a new zoning district.
    - In order to meet the February adoption date, the planned zoning map open house would need to occur in mid-December when most residents are not as likely to be engaged with staff due to the upcoming holidays. The change to March 1 allows all of the public engagement to occur after the holiday season.
    - Staffing changes and loss of key staff members has reduced the ability of staff to adequately prepare for and provide notice of the zoning map open house. As a result, staff has engaged with the project consultant for additional services to conduct the zoning map open house and provide notices of public hearing for adoption.
    - The anticipated adoption process for zoning map adoption includes an informational website, a public open house with mailed notice to impacted property owners, staff suggested modifications based on public feedback, Planning Board review and recommendation, and Town Council adoption following a public hearing with mailed notice to impacted property owners.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 10/26/2021:

- If there would be a comparison diagram that outlines the changes between the new and old udo.
- If setback requirements for residential districts would allow for accessory dwelling units.
- Discussed the changes with the Planning Board acting as the Board of Adjustment.
- Future UDO amendments will still come before the Planning Board.
- Appreciation for all of the work that everyone has put into the new UDO.

Planning Board Recommendation:
The Planning Board recommended approval (8-0-1)

Staff Note: Staff has completed a final review of the draft chapters with the consultant and has identified additional changes to the text of draft chapters. The changes have been tracked in a spreadsheet attached with this agenda item.

Background:

- As part of the adopted FY 2019-2020 budget, Town Council authorized staff to move

forward with a Re-Write of the Unified Development Ordinance (UDO) in conjunction with the October 2019 adoption and implementation of the Land Use & Character Plan.

- Town Council authorized a consultant contract with Stantec on May 19, 2020.
- The Land Use & Character Plan uses a character-based approach to guide development patterns and promote the creation of unique and walkable places to meet the community's vision for the future of Holly Springs.
- The new UDO will allow for implementation of the Land Use & Character Plan through land use regulations that support policy goals of the plan and provide for more streamlined and transparent processes and regulations.
- The purpose of the UDO is to provide for development regulations for new development and subdivisions and provides zoning regulations that specify permitted uses, building setbacks, architectural/aesthetic requirements, landscape and buffering, signage and other development requirements for all property within the Town's planning jurisdiction.
- The creation of this UDO has required significant engagement with Town Staff, community stakeholders and the public which included:
    - Stakeholder meetings with approximately 30 stakeholders
    - Weekly staff coordination meetings with the consultant
    - Twice monthly meeting with the UDO Steering Committee
    - Town Council Work Sessions
    - Planning Board Work Sessions
    - Technical Review Committee Work Sessions
    - Tree Advisory Committee Work Session
    - Board of Adjustment Project Updates
    - Town Council/Planning Board joint Workshops
    - Community Engagement Workshop
    - Community Engagement Open House
    - UDO Draft Public Comment Period

Funding Source(s):

N/A

Attachment(s):

1. 21UDO02_2021UDO_StaffReport
2. UDO_PublicComments
3. 21-48 UDOOrdinance_WithCompatability
4. UDOChangesTracking
5. HS_UDO_Final

Town of Holly Springs
Staff Report to the Planning Board

REQUEST FOR UDO TEXT AMENDMENT
Town of Holly Springs Unified Development Ordinance - 2021 UDO Rewrite
21-UDO-02

PETITIONER(S):
Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 26, 2021
Public Hearing and Town Council Action: November 16, 2021

STAFF CONTACTS: Sean Ryan, Planning Manager

ATTACHMENTS:
Draft UDO

STAFF ANALYSIS

OVERVIEW

The Town of Holly Springs Development Services Department has been working on the preparation of a Unified Development Ordinance since spring 2020 with the Town's consultant Stantec, with Erin Perdu, Planning Group Leader, as the project manager.

The primary goal of the new UDO is to implement the character-based approach to development outlined in the Land Use & Character Plan adopted in 2019. Some key features of the Land Use & Character Plan include:

- Establishing Mixed-Use Activity Centers Throughout Holly Springs
- Allowing for Suburban Remix (Dense nodes)
- Allowing for Suburban Retrofit (Infill)
- Providing Context-Sensitive Infill Development Choices
- Providing Transitions (between areas)
- Increasing Home & Neighborhood Choices in Holly Springs
- Increasing Diversity & Affordability of Housing in Holly Springs
- Providing More Transportation-Land Use Coordination in the Community

At the beginning of this project, the Town's consultant reviewed the Land Use & Character Plan and the current UDO to determine where the Town's regulations were substandard or needed to be revised in order to achieve the Land Use & Character Plan's goals. Following this review, as well as interviews with key stakeholders, the Consultant identified a list of goals for the UDO rewrite. These goals include:

- Condensing long portions of narrative and repetitive text
- Using graphics to clarify standards

- Adjusting thresholds for decision making of staff, Planning Board, and Town Council. This includes combining the Board of Adjustment and Planning Board which will result in Special Use Permits and Variances (Quasi-Judicial decisions) being determined by the Planning Board.
- Promoting greater use of conditional zoning
- Adopting new zoning district names to reflect their character
- Re-organizing and condensing use categories
- Shift to allowing more uses by-right, with additional standards when necessary
- Merging the enhanced development standards found in the development options and infill options requirement into the baseline development requirements
- Consolidating setbacks
- Creating a performance-based system for landscaping
- Creating more walkable street cross sections
- Reducing parking standards

The creation of this UDO has required significant engagement with Town Staff, community stakeholders and the public. Below is a summary of key engagement points:

June 24, 2020	Staff Tour of community with Consultant
July 27-29, 2020	Stakeholder meetings with approximately 30 stakeholders representing the development community, technical experts, design professionals, community interest groups, and residents
July 2020 - Present	Weekly staff coordination meetings with the consultant
September 2020 – September 2021	Twice monthly meeting with the UDO Steering Committee comprised of Town Staff from Development Services, Utilities & Infrastructure, Economic Development, and Administration, representatives from the Town Council; representatives from the Planning Board, a representative from the Chamber of Commerce, an affordable housing specialist, an architect, and a landscape architect, and representatives from the development community including residential and nonresidential developers and national and local home builders.
February 6, 2021	Town Council Retreat Discussion
March 2, 2021	Technical Review Committee Work Session
March 23, 2021	Planning Board Project Update
April 5, 2021	Board of Adjustment Project Update
June 8, 2021	Town Council/Planning Board UDO Workshop
June 17, 2021	Community Engagement #1 Workshop
June 27, 2021	Planning Board Work Session
July 14 – 20, 2021	Town Council Member Discussions
September 13, 2021	Tree Advisory Committee Work Session
September 16, 2021	Community Engagement #2 Open House
September 16, 2021	Town Council/Planning Board UDO Drafts Workshop
September 16 – October 15, 2021	UDO Draft Public Comment Period

October 6, 2021	Staff Presentation to HBA of Raleigh-Wake County
October 12, 2021	Town Council UDO Drafts Workshop

The draft of the UDO was completed in September 2021 and released for a 30-day public review and comment during which staff received comment responses submitted via the website or email. A UDO Draft Open House was held on September 16th that was attended by 9 individuals. Attached are the comments submitted to staff online or at the workshop.

Staff has not proposed any modifications to the draft ordinance based on comments received. The Planning Board may choose to recommend changes as part of their recommendation to the Town Council.

ANTICIPATED NEXT STEPS/ADOPTION SCHEDULE:

November 16, 2021 – Town Council Public Hearing and Anticipated Adoption

PLANNING BOARD MOTION

PLAN CONSISTENCY STATEMENT:
The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan:

The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, the proposed UDO implements the character based land use approaches outlined in the Land Use & Character Plan (Section 1) adopted in 2019 and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO also implements the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Motion to recommend the Town Council approve the Town of Holly Springs Unified Development Ordinance.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Elizabeth Goodson	X			
Sean Ryan	X			
John Schifano, Town Attorney				

Stantec

Memo

To:	Sean Ryan Town of Holly Springs	From:	Erin Perdu Minneapolis, MN
		Date:	September 20, 2021

Reference: Open House Public Input, 9/16/21

Joe Padilla – Smith Douglas Homes

Make sure that the Town Council and Planning Board supports the connectivity requirements and will "have the developers' back" when they come in and try to connect to existing subdivisions

Consider the NC Building Code when requiring EV charging infrastructure in single-family homes

For Special Use Permits, there should be some appeal authority after the Planning Board but before going to court (Town Council?)

Consider including a sketch plan process, which provides a developer opportunity to get feedback from staff prior to submitting a full application

Check state statute on what type of building materials can be regulated

Make sure that zoning regs allow for cottage court developments, which are usually between 100-150 lots

Jason ?? – Capitol Commercial

Street-facing façade elements – 70% transparency requirement is too high, 50% would be better

Height maximum of 2 stories in RMX and DMX is too low – should be 4-5 stories

Brenda Carroll – Raleigh Area Association of Realtors

Consider the impacts of the proposed regulations on the cost of housing – for instance building materials

Attached dwellings (and not necessarily apartments) should be allowed in the SR district

- Similar to the 12 Oaks development, or Ralph Stephen's Road townhomes
- Either amend the map to add more areas for attached units or change the use table to allow them in SR areas

Group Interested in Northeast Gateway Area

Property owners and developers

Interested in programming for this area – Regional Mixed Use and Mixed Residential on LU&CP

Discussed plans for the Northeast Gateway Small Area Plan

Whatever rezoning will take place in this area as a result of the UDO is likely to change depending on the recommendations of the SAP

Reference: **Open House Public Input, 9/16/21**

Gina Clapp – Realtor and former Planning Director

Check conservation neighborhoods – LU&CP indicates that attached units like townhomes should be allowed in them (currently allowed as part of development options)

Also need to include detailed standards for them

Consider adding minimum building heights in commercial districts

Holly Springs Unified Development Ordinance Re-Write Project
Comment Card

1. RMX Zoning - "Building Height" - DRAFT shows 25ft/2 stories. This should be considered at 4-5 stories instead
2. RMX/DMX Zoning - "Commercial mixed use Ground Floor Transparency" - DRAFT shows 70% but should consider 40-50%
3.

Meeting Date: 9-16-21
Name: Jason Stegall
Address/City/ZIP: 16 N. Boylan Ave Raleigh, NC 27603
E-mail: jstegall@ccrdu.com

Questions or additional comments?
e-mail us at: udoproject@hollyspringsnc.gov

Holly Springs UDO Re-Write Project

Community Engagement Meeting #2

9/16/21

Name	Full Mailing Address (include City State ZIP if not Holly Springs mailing address)	E-mail	✓ Sign me up for e-mail updates
Joe Pedilla	2520 Reliance Ave. Apex, NC 27539	JPedilla@smithdouglas.com	✓
Jason Stegall	16 N. Boylan Ave Raleigh NC 27603	jstegall@ccrdv.com	✓
Brenda & Tim Carroll	104 Lucky Bittern HS	Brenda@JustCallBrenda.com	
Luke Davis		LDavis@kettler.com	✓
PATRICIA JOHNSON	86 CANOPY PITTSBORO NC 27312	pat@hollydaire	✓
CHARLES & FRANCIS	215 E. NORTH ST Raleigh NC 27601	cfrancis@thefrancislawfirm.com	✓
Matthew Carpenter	1324 Dylan Heath Ct	MatthewCarpenter@parkerpve.com	✓
Tommy Drake	P.O. Box 6327, Raleigh, NC 27628	tdrake31@gmail.com	✓
Gina Clapp	229 Cobblepoint Way HS 27540	gina@clapprealestate.com	✓

Sean Ryan

From: Tarun Sahu <tarun.home@outlook.com>
Sent: Wednesday, October 13, 2021 6:40 PM
To: UDO Project
Cc: Sean Ryan
Subject: --[EXTERNAL]--Updates on UDO Rewrite project

Hello and Good morning.

Hope you are doing good.
I am a resident of the City of Holly Springs and I believe, I am contacting the right email address to get updates on UDO Rewrite project.

Could you please help me know when the final version of UDO will be out and from when it will become active and applicable. As the City is gowing rapidly, I strongly support for the following amendment under **District Section 2.3.5 Setback Encroachment Allowances**.
Could you also please share updates regarding this section and if it made to the final review ?

Uncovered Residential Decks
& Patios (maximum of 5 ft in
height above finished grade)
and Pools : 5 ft setback from any side/rear
property line

Thank You,
Tarun

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Sean Ryan

From: Sean Ryan
Sent: Wednesday, October 6, 2021 2:06 PM
To: Erica Leatham
Subject: RE: --[EXTERNAL]--I had one more question!

The Land Use & Character plan and the corresponding zoning districts. The SR corresponds to the land use plan's "Residential Neighborhood" designation which describes detached only on a mix of lot sizes. The attached option would be in NR.

Sean Ryan, AICP | *Senior Planner*
Town of Holly Springs | Development Services – Land Development/Long-Range Planning
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-2903
Email: sean.ryan@hollyspringsnc.gov
www.HollySpringsNC.gov/DevelopmentServices

Town of Holly Springs emails are switching to .gov addresses. Please make sure to update my contact information to sean.ryan@hollyspringsnc.gov before Jan. 31, 2022.

Warning: This email is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

From: Erica Leatham <eleatham@MIHOMES.com>
Sent: Wednesday, October 6, 2021 2:01 PM
To: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Subject: RE: --[EXTERNAL]--I had one more question!

Oh no! Don't do that! What was the rationale for that? If you have a small site and what to preserve natural features, towns are the only way to get 4 units/acre.

Erica Leatham
VP Land

M/I Homes of Raleigh, LLC | Land Department
1511 Sunday Drive | 100 | Raleigh | 27607
www.mihomes.com/Raleigh

Phone: (919) 233-5725
Mobile: (919) 238-1590
Fax: (919) 882-9063
eleatham@mihomes.com

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From: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Sent: Wednesday, October 6, 2021 1:57 PM

To: Erica Leatham <eleatham@MIHOMES.com>
Subject: RE: --[EXTERNAL]--I had one more question!

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Sorry – I can see why I am confusing you. I believe this section will be modified following the comment review based on our Town Council work session on these drafts to remove the attached allocation from SR.

Sean Ryan, AICP | *Senior Planner*
Town of Holly Springs | Development Services – Land Development/Long-Range Planning
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-2903
Email: sean.ryan@hollyspringsnc.gov
www.HollySpringsNC.gov/DevelopmentServices

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From: Erica Leatham <eleatham@MIHOMES.com>
Sent: Wednesday, October 6, 2021 1:42 PM
To: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Subject: RE: --[EXTERNAL]--I had one more question!

You've confused me! What am I missing?

TABLE 2.2.1-A DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DI	
	RR
Development Intensity	
Development Density (N1)	
Maximum Gross Density by-right (units/acre)	0.2
Maximum Gross Density (Conservation Subdivision) (units/acre)	0.5
Maximum Gross Density w/CZ (units/acres)	1
Open Space/Conservation Area (N2)	
Apartment Dwelling and Attached Dwelling Allocation (Maximum Units in New Subdivision Only with CZ)	
New Subdivision: Less than 10 acres	--
New Subdivision: 10-25 acres or less	--
New Subdivision: Greater than 25 acres	--
Infill: Attached Dwelling Allocation (Maximum)	--

Erica Leatham
VP Land

M/I Homes of Raleigh, LLC | Land Department
1511 Sunday Drive | 100 | Raleigh | 27607
www.mihomes.com/Raleigh

Phone: (919) 233-5725
Mobile: (919) 238-1590
Fax: (919) 882-9063
eleatham@mihomes.com

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From: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Sent: Wednesday, October 6, 2021 12:40 PM
To: Erica Leatham <eleatham@MIHOMES.com>
Subject: RE: --[EXTERNAL]--I had one more question!

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

The SR would not allow any attached product but would allow a variety of lot sizes through Conditional Zoning. Both the SR and NR correspond to the Land Use & Character Plan descriptions – Residential Neighborhood for detached only a mix of lot sizes (corresponds to SR) and Mixed-Residential Neighborhood for a mix of product types (corresponds to NR).

Sean

Sean Ryan, AICP | *Senior Planner*
Town of Holly Springs | Development Services – Land Development/Long-Range Planning
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-2903
Email: sean.ryan@hollyspringsnc.gov
www.HollySpringsNC.gov/DevelopmentServices

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Warning: This email is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

From: Erica Leatham <eleatham@MIHOMES.com>
Sent: Wednesday, October 6, 2021 12:34 PM
To: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Subject: Re: --[EXTERNAL]--I had one more question!

Thanks for clarifying that – the cap would not apply in the SR district? In any event, I think a mix of attached products in any district could lead to some cool site designs. Thanks for looking into it.

Erica Leatham
VP Land
M/I Homes of Raleigh

919.238.1590

From: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Sent: Wednesday, October 6, 2021 12:19:32 PM
To: Erica Leatham <eleatham@MIHOMES.com>
Subject: RE: --[EXTERNAL]--I had one more question!

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you Erica,

That is a great question and certainly something to look into. As currently written, it is a max of all attached units and the other 50% would need to be detached. This is only in the Neighborhood Residential (NR) District. I will discuss this further with our consultant.

Sean

Sean Ryan, AICP | *Senior Planner*
Town of Holly Springs | Development Services – Land Development/Long-Range Planning
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-2903
Email: sean.ryan@hollyspringsnc.gov
www.HollySpringsNC.gov/DevelopmentServices

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Warning: This email is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

From: Erica Leatham <eleatham@MIHOMES.com>
Sent: Wednesday, October 6, 2021 12:08 PM
To: Sean Ryan <sean.ryan@hollyspringsnc.gov>
Subject: --[EXTERNAL]--I had one more question!

I didn't unmute quickly enough!

On the attached allocation, which I understand is a maximum?, has there been any thought given to allowing multiple types of attached products to exceed the 50%? For example, a mix of towns and duplexes? (Without any SFDs) The attached umbrella is pretty large and you may see some pretty interesting communities and it would not impact density since the units/acre is fixed.

Call me if that is unclear.

Thanks, Erica

Erica Leatham
VP Land

M/I Homes of Raleigh, LLC | Land Department
1511 Sunday Drive | 100 | Raleigh | 27607
www.mihomes.com/Raleigh

Phone: (919) 233-5725
Mobile: (919) 238-1590
Fax: (919) 882-9063
eleatham@mihomes.com

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Sean Ryan

From: Jotform <noreply@jotform.com>
Sent: Friday, October 15, 2021 4:47 PM
To: UDO Project
Subject: --[EXTERNAL]--Re: UDO Rewrite Public Comment Form

Follow Up Flag: Follow up
Flag Status: Completed

UDO Rewrite Public Comment Form

Please enter your comment below.

• We appreciate the opportunity to participate in comments related to the UDO updates and ask that staff and elected officials take the time to read and consider all comments made and how they may change the proposed UDO to incorporate suggestions that are found to have merit. Please don't rush this at the end and use the reasoning that a consultant and staff have worked on this for quite a while. We are at the point now where all the conceptual discussion has been put into words on paper and organized into a document. This is the time to have stakeholder meetings and go through the document to work out the places that still don't work quite right.

• That being said, we are excited that the Town is interested in creating more opportunities for diversified housing types and a mix of uses and also that they want to allow for more flexibility in lot sizes. We also commend the efforts to streamline the rezoning and development approval process.

• We do have some significant concerns, however, that we'd like considered:

o The open space changing to 30% is one of the biggest changes to impact the use of property. There seems to be conflicting purposes. Functional access will increase the complexity of developing a site and add additional cost. This open space requirement will never permit the density maximums to be achieved – 10,000 sf lots at 4 DU/acre is 40,000 sf – where is the additional 10,000 sf for open space? This proposed increase to the open space requirement is in direct conflict with the desire for more and varied housing types at different price points. Housing affordability will not be achievable with this requirement.

o The requirement for all lots 60' or narrower to have rear loaded "driveways" is the same thing as requiring rear loaded garages. This is legislatively prohibited by SL 2015-86. The language can be found here: https://www.ncleg.gov/Sessions/2015/Bills/Senate/PDF/S25v3.pdf. Such a requirement would significantly impact every townhome development and any projects that managed to get lots under 60'. Forcing rear loaded

	garages, alley, etc. simply drives up the cost of housing, unnecessarily increases impervious surfaces and takes away a desired feature in people's homes…a back yard! o While we understand and can appreciate the need for connectivity of streets, please write the ordinance in such a way as to allow for considerations as it pertains to topographical and physical feature restrictions. As you well know, most of what's left to develop is more difficult and challenging. Requiring all to be connected may render a project financially infeasible. o We also have concerns about the sidewalk requirement for developments generating more than 1,000 vehicle trips per day. Again, such a requirement is extremely costly and can render a project financially infeasible. Please reconsider the ½ mile distance to something much smaller.
Name (Optional)	Suzanne Harris
Email (Optional)	sharris@hbawake.com

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Sean Ryan

From: Jotform <noreply@jotform.com>
Sent: Friday, October 8, 2021 1:16 PM
To: UDO Project
Subject: --[EXTERNAL]--Re: UDO Rewrite Public Comment Form

Follow Up Flag: Follow up
Flag Status: Completed

UDO Rewrite Public Comment Form

Please enter your comment below.	• We support the effort to amend the Holly Springs UDO to allow for more flexibility in lot sizes and to streamline the rezoning and development approval process. Both will help expand housing diversity in the Town and provide more access to housing for working families. • We strongly oppose a proposed requirement that all lots 60’ or narrower have rear-loaded garages. Not only do is this requirement illegal under SL 2015-86 (which prohibits regulation of “building design elements" including … “location of architectural styling of windows and doors, including garage doors.”) but it will dramatically increase the cost of housing in Holly Springs and impede consumer choice. We ask that this requirement be removed from the UDO. • We also oppose a proposed requirement that any development generating more than 1,000 vehicle trips per day would have to install external sidewalk within a half-mile of their site to all bus stops, schools, parks and libraries. This will create tremendous cost burdens for new development from right-of-way acquisition alone, and make housing in Holly Springs less attainable for those who need it most. • We are also concerned about language that requires all new developments to provide connections or stub-outs to adjacent neighborhoods or properties, and minimize the use of cul-de-sacs. Many tracts of land in the town are challenged by topography, wetlands and streams, and requiring unreasonable street connectivity will increase housing costs. • We oppose language that all new subdivisions provide between 15 and 30% open space, and functionally connect that open space to homes. As

	stated in the previous point, requiring all homes to have ‘functional access’ to open space will be make many tracts in the Town very difficult, if not impossible, to develop in a way that allows for the construction of attainable workforce housing.
Name (Optional)	Joe Padilla
Email (Optional)	jpadilla@smithdouglas.com

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Sean Ryan

From: JotForm <noreply@jotform.com>
Sent: Wednesday, September 29, 2021 7:23 PM
To: UDO Project
Subject: --[EXTERNAL]--Re: UDO Rewrite Public Comment Form

UDO Rewrite Public Comment Form

Please enter your comment below.	Page 18, the Open space and Tree Preservation total should be 25 (TP 20%, OS 5%), but it says 30%. Looks like the approach will make the products more expensive and decrease affordability.

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Sean Ryan

From: JotForm <noreply@jotform.com>
Sent: Friday, September 24, 2021 4:33 PM
To: UDO Project
Subject: --[EXTERNAL]--Re: UDO Rewrite Public Comment Form

UDO Rewrite Public Comment Form

Please enter your comment below.	Sidewalks! We need more sidewalks on BOTH sides of streets! People often walk/bike/run down Piney Grove Wilbon and someday it's going to be the death of someone as traffic continues to swell.
Name (Optional)	Giorgio Galante
Email (Optional)	giorgio@giorgiogalante.com

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Sean Ryan

From: Jotform <noreply@jotform.com>
Sent: Thursday, October 14, 2021 12:25 PM
To: UDO Project
Subject: --[EXTERNAL]--Re: UDO Rewrite Public Comment Form

UDO Rewrite Public Comment Form

Please enter your comment below.	I am the Affiliate President of Smith Douglas Homes and have been a resident of Holly Springs for the last 7 years. I appreciate the effort that Holly Springs has gone through to update the UDO but am concerned that some of the language will continue to create a divide in the obtainability of homeownership within our town. Specifically, teachers, police officers, firefighters, nurses, etc. Those who serve us cannot currently afford to live here and are therefore forced to live in older homes with high maintenance costs or in more affordable areas. Holly Springs does not have a very good ladder when it comes to the opportunity to own a home, specifically a new home. There is not much in the way of middle rungs. My concern is for those who want to live, or continue to live, in Holly Springs but need affordable to middle-income housing. Specific items of concern are: The requirement is that all 60' wide lots have a rear-load garage. A 60' or less lot is often used to create affordability through density. This requirement inherently adds costs and is not desirable to many buyers. Further, it is illegal under S.L. 2015-86, which specifically prohibits regulations of building design elements, including garage doors. The requirement that a development generating more than 1,000 vehicle trips per day would have to install an external sidewalk within a half-mile of their site to all bus stops, schools, parks, and libraries also serves to increase costs. This puts the full burden of this improvement on the new home, and therefore new homeowner, despite benefitting others in the area, and again, drives up costs creating a gap in affordable and middle-income

	housing. Many pieces of land in Holly Springs are impacted by wetlands, streams, topography, etc, and requiring that all new developments provide connections or stub-outs to adjacent neighborhoods or properties and minimize the use of cul-de-sacs will be difficult to execute and drive-up house costs. The language that all new subdivisions provide between 15 and 30% open space and functionally connect open space to homes is challenging for the same reason as above. A requirement that all new homes be built with at least one 240-volt charging outlet in the garage, to allow for the future installation of an EV charger is forcing an expense upon a buyer that they may not see as important. I would support that all Builders make this an available option, but not a standard.
Name (Optional)	Joel Geniesse
Email (Optional)	jgeniesse@smithdouglas.com

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Sean Ryan

From: Jason Stegall <jstegall@ccrdu.com>
Sent: Friday, September 17, 2021 3:10 PM
To: UDO Project; Sean Ryan
Subject: --[EXTERNAL]--Fwd: UDO Workshop Comments
Attachments: FLU Map_2021_Summer_20210803110221596 7.pdf

Sean,
Hope you are well! I sent these last night after attending the UDO meeting but they bounced back. Not sure if UDo email is fixed yet but Chery said it might be good to cc you on this email too since you're spearheading the project, just in case. Please confirm you have received the comments and have a great weekend! Thx JS

---------- Forwarded message ---------
From: **Jason Stegall** <jstegall@ccrdu.com>
Date: Thu, Sep 16, 2021 at 7:00 PM
Subject: Fwd: UDO Workshop Comments
To: <UDOproject@hollyspringsnc.gov>

Please take these comments for consideration. Thank you!

1. RMX/DMX/IVMX/NMX/MXR/NCR Zoning "Building Height" DRAFT shows only 25'/2 stories Max. This seems like an extremely low height for these intense use districts and to promote and allow for mixed use to occur. Mixed-use or any district where vertical mixed use is encouraged, needs more density and height is the only mechanism to allow this to occur. Recommend up to four (4) stories for DMX/IVMX/NMX/MXR/NCR and unlimited in RMX.
2. RMX/DMX Zoning- "Commercial Mixed Use Ground Floor Transparency"- DRAFT shows 70% transparency but this amount seems high based on feedback from architects. Recommended is 50%.
3. The DRAFT plan shows CB zoning going to CB zoning but in some locations (shown as "Regional Center" on Future Land Use Map it is more appropriate to switch it from CB to RMX. (See attached FLU map).
4. LB zoning should go to NMS/DMX in some cases.
5. Carefully review current zoning locations to promote more growth in some areas. Consider changing these areas to a higher density mixed use zoning district to promote more growth and redevelopment to occur there. Land is scarce and needs to be programmed for higher density in many key locations to promote redevelopment.
6. Consider changing zoning in many of the key growth areas, close to retail and or near public transit or areas of walkable amenities. Consider all areas that currently need to be redeveloped to higher and better uses. Allow for mixed use in most all these areas and for taller building height (4+ stories). This will encourage land assemblage and redevelopment in these areas.
7. DMX/NMX districts should consider 20/units per acre as maximum. Average density for apartments in downtown areas these days in above 25/units/acre.

--
Respectfully,

Jason Stegall
Capitol Commercial, LLC
16 N. Boylan Ave
Raleigh, NC 27603
919-291-3286
www.CCRDU.com

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--
Respectfully,

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--
Respectfully,

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From: Joel Geniesse <jgeniesse@smithdouglas.com>
Sent: Tuesday, November 2, 2021 4:38 PM
To: Chris Hills <chris.hills@hollyspringsnc.gov>; J. Scott Chase <scott.chase@hollyspringsnc.gov>
Cc: Joe Padilla <jpadilla@smithdouglas.com>
Subject: --[EXTERNAL]--Follow-up from our meeting and proposed UDO

Scott and Chris,

Thanks again for meeting with me a few weeks ago to discuss my concerns with housing affordability in Holly Springs and the proposed UDO. A couple of follow-up items. I have applied for the Affordable Housing Study committee. Thanks for the heads up on that. Also, in follow-up to Scott's request for the costs associated with development requirements, our development team ran some numbers on a few of the more impactful proposals in the UDO, and I wanted to share with you what we came up with.

The proposal that most concerns us would require all lots less than 60' wide to have alley-accessed garages. From a policy standpoint, we see this as an intrusion on housing choice, and legally, we believe it violates SL 2015-86, which prohibits regulation of "building design elements" including … "location of architectural styling of windows and doors, including garage doors." From a cost standpoint, the impact is significant: assuming a 55' lot, a 16' wide paved alley would add approximately $4,000 to the cost of each new home. This would be in addition to the cost borne by homeowners for maintaining these private alleys through their HOA dues.

The second proposal we ask you to reconsider would require any development generating more than 1,000 vehicle trips per day to install an external sidewalk within a half-mile of their site to all bus stops, schools, parks, and libraries. Our current cost to install a half-mile of 10' asphalt sidewalk is approximately $110,000, not including the acquisition of right-of-way or easements, which varies widely. But assuming a 20' wide easement for a ½ mile distance and $1.50 per SF ($65,340 per acre) for land acquisition, the easement cost would total $79,200. That brings the total projected cost for a half-mile to the off-site sidewalk to $189,200. Assuming we have to build a half-mile of sidewalk in 2 directions from our neighborhood, we'd be looking at more than $375,000 in additional cost that has to be allocated across all the homes in a subdivision. So a 100-lot neighborhood would see an additional cost of more than $3,700 per home.

While these numbers may not seem that high, consider that a registered nurse earning an annual income of $65,000 (the average in NC) can qualify for a mortgage of no more than $292,000. For a buyer at that income level, adding just $10,000 to the cost of a home can mean the difference between qualifying and be shut out of the American Dream.

We understand that your Town Board will hold a public hearing on the UDO in just two weeks and we ask that you consider postponing this to allow for more time to work with the Raleigh-Wake HBA, the Triangle Community Coalition, and members of our industry to ensure these new regulations don't adversely impact housing affordability in Holly Springs.

Please feel free to call me if you have any questions or would like to discuss.

Thank you,

Joel Geniesse
Affiliate President
jgeniesse@smithdouglas.com
C: 919.812.0350
2520 Reliance Avenue, Apex, NC 27539
SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

THE TOWN OF
Holly Springs

Ordinance Number: 21-48
Date Submitted: November 16, 2021
Date Adopted:

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character in 2019; Section 3 Parks, Recreation and Greenways Master Plan in 2021; and is currently updating Section 2: Comprehensive Transportation Plan; and*

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO is consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows*: The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, the proposed UDO implements the character based land use approaches outlined in the Land Use & Character Plan (Section 1) adopted in 2019 and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO also implements the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO

provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is amended as follows:

Part 1: Repeal 2002 Unified Development Ordinance:

The Unified Development Ordinance, adopted 2002 and as amended, shall be repealed in its entirety, which includes: Section 1: Provisions of Common Applicability; Section 2: General Use District Regulations - Residential Districts; Section 3: General Use District Regulations - Commercial / Mixed-Use Districts; Section 4: General Use District Regulations - Industrial Districts; Section 5: Planned Unit Development General Use District; Section 6: Additional General Use Districts & Overlay Districts; Section 7: Special Regulations; Section 8: Regulations for Uncommon Uses; Section 9: Administration and Decision Making Bodies; Section 10: Enforcement; & Section 11: Definitions.

Part 2: Adoption of Unified Development Ordinance:
All of the foregoing chapters, sub-chapters, articles, sections, sub-sections, sub-divisions and paragraphs, shall be and are hereby duly made, ratified and adopted as the "Unified Development Ordinance of the Town of Holly Springs, North Carolina."

And it is also ordained that these regulations may be referred to as the "UDO of the Town of Holly Springs, North Carolina." And in all judicial proceedings it shall be sufficient to plead any section of said UDO by the caption or by the number of the section thereof; and it shall not be necessary to plead the entire ordinance or section, and a copy of this UDO, when introduced in any of the courts of the State, shall be taken as prima facie evidence of the existence of any ordinance contained therein.

Part 3: **REPEAL OF CONFLICTING ORDINANCES**
All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 4: **SEVERABILITY**
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5: **INCLUSION IN CODE**
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 6: **EFFECTIVE DATE**
The provisions of this ordinance shall become effective March 1, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the 30 day of November 2021.

Attested to:

Dick Sears, Mayor

Linda McKinney, Town Clerk

Chapter	Section	Section Name	Original Text	Modified	Reason
1	1.2.5	Compliance required for use and development of real property	Chapter 12 –Non-Compliance & Enforcement	Chapter 12 –Noncompliance & Enforcement	Consistency
1	1.2.6	Subdivision Statutory Exemptions.	numbered 1-4	numbered 1-5	exemptions should be numbered 1-5
1	1.6.1.A.	Site Plan Review / Zoning Permits	Any application for: (i) zoning permit by the Town Council; or, (ii) application for a zoning permit to the Administrator which has been filed with the Development Services Department and which application is full and complete pursuant to Town Attorney Review prior to the effective date of this UDO, shall continue to be processed to completion pursuant to Town Attorney Review. Upon the issuance of a zoning permit, construction drawing approval, and the issuance of a building permit, construction shall be commenced within 6 months or such zoning permit shall be deemed null and void	remove "Town Attorney review"	Town Attorney does not review applications.
1	1.6.1.B.	Zoning Map Amendments	Any application for zoning map amendment which has been filed with the Development Services Department and which application is full and complete under the provisions of Appendix A - Unified Development Ordinance of the Town Code prior to the effective date of this UDO shall be allowed to continue to be processed…	remove "under the provisions of Appendix A - Unified Development Ordinance of the Town Code"	Not needed
1	1.6.1.C.	Conditional Use Permits, Variances	Any application before the Board of Adjustment (i.e., for a conditional use permit, or variance) which has been filed with Development Services Department and which application is full and complete under the provisions of Appendix A - Unified Development Ordinance of the Town Code in effect prior to the effective date of this UDO…	remove "under the provisions of Appendix A - Unified Development Ordinance of the Town Code in effect"	Not needed
1	1.6.1.H.	Amendments and Rezones Related to DO and PUD Approvals.	Rezoning Option. The Town may rezone portions or all of projects that were originally approved under the DO or PUD procedures to a base district that closely matches the land uses and development scale that have been developed/platted in the subject area. The Town shall apply a base district that would result in the least amount of	Rezoning Option. The Town may rezone portions or all of projects that were originally approved under the DO or PUD procedures to a base district that closely matches the land uses and development scale that have been developed/platted in the subject area. The Town shall apply a base district that would result in the least amount of potential nonconforming situations.	original text incomplete
1	1.7.1.B	Zoning Map	Comprehensive Plan Consistency. The Town shall maintain and only amend the Official Zoning Map in a manner that is consistent with the Comprehensive Plan and its associated Future Land Use Map.	The Town shall maintain the official zoning map in both electronic and paper form and shall amend the map pursuant to NCGS 160D-602.	Compliance with NCGS 160D
1	1.10.1	Effective Date	Pending	March 1, 2022	Added date
1	1.10.2	Repealer	Town Attorney Review	This Unified Development Ordinance hereby repeals and replaces the existing Unified Development Ordinances and all its amendments.	added finalized text
2	Table 2.1	Zoning - Future Land Use Designations	Conservation Neighborhood - RR	RR, SR, and NR (N3) (N3) Subdivisions in the SR and NR districts when using Conservation Subdivision option	Consistency with Chapter 2, 3, and 4 which permits Conservation Subdivisions in the SR and NR districts
2	2.2.1.A.	Development Standards for Residential Use Districts	(See other sections within this chapter relating to those instances).	(Refer to Chapter 1 relating to those instances).	Information is in Chapter 1
2	Table 2.2.1-A	Notes	N2 - Reference Chapter 8 Subdivision Design	N2 - Reference Chapter 8 Building, Site & Subdivision Lot Design Standards.	Consistency
2	Table 2.2.1-A; 2.2.2-A; 2.2.3-A	Notes	N3 - common open space and/or conversation areas are required for all residential Major Subdivisions where the resulting plat/subdivision action results in 4 or more lots and Site plans that include apartment dwellings and attached dwellings	N3 - common open space and/or conversation areas are required for all residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site plans that include apartment dwellings and attached dwellings	Definition of Major Subdivision is 5 or more lots
3	Table 2.2.1-A; 2.2.2-A; 2.2.3-A	District Naming		Old zoning district naming removed	no longer needed for final draft
2	Table 2.2.3-A	Employment / Campus Use District Development Standards	Development Intensity - Perimeter Buffer	Remove rows	Duplicate information found under Primary Building Placement standards in same table
2	2.3.5	Minimum Setbacks for Outlots	Outlots or multi-tenant buildings within an integrated center may provide a minimum setback of zero feet along all lot lines in common with other outlots or in common with the main portion of the integrated center. If any portion of an outlot abuts the perimeter of the subdivision, that portion of the outlot shall comply with the applicable thoroughfare, front, side or rear setback requirements established in this Chapter. The main portion of the integrated center is not required to provide a minimum yard along the lot line in common with an outlot. If an outlot is for an individual tenant space within a multitenant building, there shall be no minimum side setback required.	change "subdivision" to "project" change "yard" to "setback"	Use of consistent terms
2	Table 2.3.5-A	Permitted Encroachments	Fences & Walls - Up to property line. Fences along interior side and corner side lot lines shall not be placed close to the front of the lot than one-half the depth of the building footprint.	remove "interior side and"	this text was intended to match the current UDO which only referred to a corner side, or corner "front" yard.
2	2.4.2.B.3.	Conditional District Procedure	Open Space and Conservation (Chapter 4)	Landscaping (Chapter 5)	section text references landscaping not open space
2	2.4.2.B.6.	Conditional District Procedure	Site and Building Design Standards (Chapter 8)	Building, Site & Subdivision Lot Design Standards (Chapter 8)	Consistency
2	2.4.2.C. 1.	Ineligible Activities, Prohibited Land Use…	Expectations apply when the CD involves historic structures seeking preservation incentives as outlined in Section 2.6. herein.	remove text	There are no exceptions in 2.6.
2	2.4.2.C. 2.	Ineligible Activities, Public Park Space…	A reduction in the amount of required park and open space or Environmental Protection requirements pursuant to Chapter 4 shall not be permitted	A reduction in the amount of On-Site Private Open Space, Public Park Space, or Conservation Areas pursuant to Chapter 4 shall not be permitted	Consistency with naming found in Chapter 4
3	3.3.1.B.3.	Applicability	Where there are potential regulatory conflicts between the district (or zone) standards of Chapter 2, the Site & Building Design Standards of Chapter 8, and the provisions of this section, the provisions herein shall apply	Where there are potential regulatory conflicts between the district (or zone) standards of Chapter 2, the Building, Site & Subdivision Lot Design Standards of Chapter 8, and the provisions of this section, the provisions herein shall apply	Consistency
3	3.3.5.C.	Bar/Nightclub/Tasting Room	Locational Limitations. Bars, nightclubs, and/or tasting rooms shall not be established or expanded within 300 feet of a School (K-12).	Locational Limitations. Bars, nightclubs, and/or tasting rooms shall not be established or expanded within 300 feet of a School (K-12). In the BRT district, uses are limited to tasting room only.	Limits the BRT district to tasting room only. Will prevent bar and nightclub uses in BRT zone.
3	3.3.5.E. 4.	Electronic Gaming Operations - measurement of distance	Distance to Protected Uses and Protected Districts – The distance between an electronic gaming operation, and any existing Religious/Assembly Use, town park, kindergarten, public or private school, family child care home, child care center or Residential Use District…	Distance to Protected Uses and Protected Districts – The distance between an electronic gaming operation, and any existing Religious/Assembly Use, town park, School (K-12), family child care home, child care center or Residential Use District…	consistent terms in chapter
3	3.3.7.D.1.	Recreation Facility, Indoor	Accessory Use. An indoor recreation facility less than 10,000 square feet is permitted as an accessory use to a planned neighborhood or multi-family development.	Accessory Use. An indoor recreation facility less than 10,000 square feet is permitted as an accessory use to a residential Subdivision or Development Plan.	consistent terms in chapter
3	3.3.8.B.	Distribution and Logistics	Service and Loading Areas. Service and loading areas shall be sited on the side or rear of the building they serve. Said areas shall not be oriented to a right-of-way. Where sites abut multiple rights-of-way, with the exception of US 1, this standard shall apply to the right-of-way with the highest roadway classification. For sites fronting on US 1, the loading and service areas shall be located at least 300 feet from the right-of-way and be separated from the right-of-way by type C buffer.	Service and Loading Areas. Service and loading areas shall be sited on the side or rear of the building they serve. Said areas shall not be oriented to a right-of-way. Where sites abut multiple rights-of-way, with the exception of US 1 or NC 540, this standard shall apply to the right-of-way with the highest roadway classification. For sites fronting on US 1 or NC 540, the loading and service areas shall be located at least 300 feet from the right-of-way and be separated from the right-of-way by type C buffer.	allows same allowance on similar roadway facilities
3	3.4.2.Q.	Residential Use Districts and Residential Uses in all other Districts	Swimming Pools - A swimming pool shall not be located in any primary front yard or in any primary side or rear setback.	remove "primary"	Primary front yard not a defined term.
4	4.3.1.E.	Reservation of School/Public Building and Affordable Housing	Open space credits shall be allowed subject to the following situations and limitations. 1. Where a development/subdivision project includes land for schools and/or public buildings, up to 50% of said land area may be credited towards meeting the required Active Recreation Area component for the subject project. 2. Where a developer reserves a residential lot for a nonprofit affordable housing home builder, up to 50% of said land area may be credited towards meeting the required minimum On-Site Private Open Space for the development.	remove	As presented at the Town Council workshop in October, staff recommended this section be removed upon the recommendation of the Tree Advisory Committee. This was left in the draft by mistake.
4	2.4.3	Commercial & Mixed-Use and Employment/Campus Use Districts - Fencing	1. Permitted Materials/Type a. Front and Corner-Side Yard: Ornamental Fence only b. Side or Rear Yard: Black vinyl coated chain link or ornamental fence.	1. Permitted Materials/Type a. Front and Corner-Side Yard: Ornamental Fence only b. Side or Rear Yard: Black vinyl coated chain link or ornamental fence. c. Fencing in Employment/Campus Use Districts is exempt from the Permitted Materials/Type requirements if the fencing is not visible from the right-of-way or any adjacent Residential Use District.	Staff is suggesting this modification based on an identified need with economic development projects
4	4.7.1.B.2.	Dedication Timing	2. For apartment or attached dwellings, payment shall be made prior to the issuance of a building permit, in the amount per dwelling unit as specified in the current Town Fee Schedule.	remove "or attached"	Attached is already covered by the previous section.
4	4.8.1.A.1.	Thoroughfare Conservation Buffers	…Thoroughfare Conservation Buffers are not required for properties located within the Downtown Village (from the Comprehensive Plan).	change "Downtown Village" to "Downtown Village District."	Correct Term
5	Table 5.3-1	Permitted Buffer Types and Standards	Percent Coniferous	Percent Evergreen	consistent terms in chapter
5	Table 5.3.2 Required Perimeter Buffer	Thoroughfare	RR & SR = See Chapter 4	Type A	There are no standards in Chapter 4. Incorrect Reference.
5	Table 5.3.2 Required Perimeter Buffer	Thoroughfare	CB, SP, INMX, BRT, & HI = See Chapter 4	Type B	There are no standards in Chapter 4. Incorrect Reference.
5	5.3.3.C.1.b.	Interior Vehicle Parking Area	including a lengthwise walkway, the landscape strip shall be at least 12 feet, and such walkway shall be designed in compliance with the regulations of Section 6.6;	including a lengthwise walkway, the landscape strip shall be at least 12 feet, and such walkway shall be designed in compliance with the regulations of Section 8.4;	Incorrect Reference
5	5.3.5	Street Trees	In addition to perimeter buffer requirement	In addition to perimeter buffers	sentence structure
5	Table 5.5-1	Approved Street Tree Species	Street Tree Listing	Remove the following: Sweet-Gum; Swamp White oak, Water Oak; Green Giant Arborvitae; American Arborvitae; Green Emerald Arborvitae; Japanese Flowering Crab Apple; Flowering Crab Apple; Wax Myrtle; Weeping Cherry; Pussy Willow; Foster Holly; Savannah Holly; American Holly; Greenleaf Holly; Black Hills Spruce; Bakeri Spruce; Austrian Pine; Virginia Pine; Emerald Green Arborvitae; Deodar Cedar; Japanese Cedar; Hume Holly; Savannah Holly; Eastern Red Cedar.	Not good street trees
5	5.6.1.A.	Installation	…shall be provided to the Administrator, in compliance with the provisions of Section 11.8 – Construction Drawings of this UDO.	…shall be provided to the Administrator, in compliance with the provisions of Section 11.14 – Construction Drawings of this UDO.	Incorrect Reference
5	5.6.1.D.	Street Tree Installation	At the time of installation the nursery tags must remain on the street trees and a written statement must be submitted to the Department of Planning and Zoning to certify that the correct species of tree(s) has been installed.	At the time of installation the nursery tags must remain on the street trees and a written statement must be submitted to the Administrator to certify that the correct species of tree(s) has been installed.	outdated reference

5	5.6.1.G.	Bonding for Installation	When a performance bond, or other acceptable surety, is provided in compliance with the provisions of Section 11.7 – Construction Drawings of this UDO...	When a performance bond, or other acceptable surety, is provided in compliance with the provisions of Section 11.14 – Construction Drawings of this UDO...	Incorrect Reference
5	5.6.2.B.	Maintenance	Failure to maintain required landscape areas shall constitute noncompliance of this UDO enforceable under the provisions of Chapter 12 – Noncompliance.	Failure to maintain required landscape areas shall constitute noncompliance of this UDO enforceable under the provisions of Chapter 12 – Noncompliance & Enforcement.	Consistency
6	6.1.A.	Vehicle Parking Purpose and Intent	These standards are in addition to parking design standards in Chapter 8 of this UDO, Site and Building Design Standards.	These standards are in addition to parking design standards in Chapter 8 of this UDO, Building, Site & Subdivision Lot Design Standards.	Consistency
6	6.3.	Permitted Vehicle Parking Locations	Additional locational requirements may apply to parking areas for specific uses as detailed in Chapter 3 Use Standards and Chapter 8 Site and Building Design Standards.	Additional locational requirements may apply to parking areas for specific uses as detailed in Chapter 3 Use Standards and Chapter 8 Building, Site & Subdivision Lot Design Standards.	Consistency
6	6.7.1.E.	Parking Space Size	A minimum parking stall dimension of 9' x 18' shall be provided. An aisle width of 24 feet is required for two-way drive aisles. Handicap parking spaces shall reserve a minimum dimension of 8' width and a 5' wide lane adjacent to the space, properly marked with signage in accordance with the N.C. Building Code. Additional information on parking space size and layout dimensions can be found in the Town's ED&CS.	Parking spaces shall be in compliance with the requirements set forth in the Engineering Design and Construction Standards.	Parking space dimensions are found in the Engineering Design and Construction Standards. Removing the specific text from the UDO and replacing with a reference ensures Town standards remain consistent.
6	6.7.1.H.	Surface of Parking Areas	Converted residential buildings less than 5,000 square feet in building area are except from the hard surface requirement as long as a durable and dust free surface is provided.	Residential buildings converted to a nonresidential use less than 5,000 square feet in building area are exempt from the hard surface requirement as long as a durable and dust free surface is provided.	clarification on type of conversion
6	6.7.1.H.	Surface of Parking Areas	Detached dwellings on lots 2 acres or greater in the Rural Residential District are allowed to provide a gravel driveway instead of a hard surface driveway.	Detached dwellings on lots 2 acres or greater in the Rural Residential District are allowed to provide a gravel driveway instead of a hard surface driveway when located outside of the right-of-way.	clarify that driveway apron in right-of-way cannot be gravel as limited in the Engineering Design and Construction Standards
7	Table 7.3.1	Required Improvements	Underground Drainage - DMX, RMX, & CB = blank	Underground Drainage - DMX, RMX, & CB = R	R is missing from table
7	7.2.3.G.	Fiber Optic Network	Major Subdivision or Development Plan within the Town and its Extraterritorial Jurisdiction abuts the Town's existing fiber optic network, a connection or conduit for future connection shall be provided at the developers or subdividers expense.	When a Major Subdivision or Development Plan within the Town and its Extraterritorial Jurisdiction abuts the Town's existing fiber optic network, a connection or conduit for future connection shall be provided at the developers or subdividers expense.	Incomplete sentence
7	7.3.B.2.	Street Stub Prioritization	The location of new required street stubs shall be prioritized as follows:	The location of new required street stubs shall be prioritized as follows: a. Adjacent parcels 20 acres or greater. b. Adjacent parcels that abut or are traversed by existing or proposed thoroughfares or collector streets. c. Where any adopted transportation or land use plan recommends a street connection.	a,b,and c were missing
7	7.3.F.3.	Street Stubs for the Future	Schools (K-12). All Schools (K-12) and Civic Uses are exempt from these stub street requirements.	Exceptions. All Schools (K-12) and Civic Buildings are exempt from these stub street requirements.	Consistent terms
7	7.4.6	Substandard Street Sections	Minor Residential Subdivisions of land under individual ownership, for the purpose of creating single family detached residential dwellings, are not required to construct road improvements.	remove "single family"	term no longer used. Detached Dwelling is defined term.
8	8.2.B.	Exceptions	Detached and Attached Dwellings subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, unless otherwise regulated by CZ district requirements.	Detached and Attached Dwellings subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, unless otherwise regulated by CD district requirements.	CD is correct abbreviation
8	8.2.C.	Building Types	Residential Buildings. All new buildings in Residential Use Districts shall follow Residential Building Standards. See additional requirements for Manufactured Dwellings.	Residential Buildings. All new buildings in Residential Use Categories shall follow Residential Building Standards. See additional requirements for Manufactured Dwellings.	Consistent terms
8	8.2.G.	Façade Standards	Reorganized	Section has been reordered for clarity as follows: G. Facade Standards. 1. Buildings shall be designed in compliance with 360-degree design standards, with visually interesting and compatible design on front, side and rear facades. 2. All Major Subdivisions - Non-residential or Development Plans for integrated enters or sites with multiple buildings shall utilize and repeat selected architectural design requirements which are in harmony with area developments. Design Standards are required to promote consistency among Buildings within a development and enhance compatibility of design and appearance requirements. The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO. 2. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the projects for design compatibility and consistency. 3. Single Use Sites. All buildings located on a single use site shall utilize selected design and appearance elements which are in harmony with area developments.	Standards needed to be reordered for clarity
8	8.2.G.	Façade Standards, Industrial and Warehouse Building Standards.	(i) Allowable Primary Façade Materials: at least 50% of Type 1 materials required. (ii) Allowable Secondary Façade Materials: Type 2 or 3. (iii) Prohibited Façade Materials: Type 4	(i) Primary Facade Materials. The primary facade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 50% of the facade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable colors. (a) Allowable Primary Façade Materials: Type 1 materials required. (b) Allowable Secondary Façade Materials: Type 2 or 3. (c) Prohibited Façade Materials: Type 4	Added text about primary facades missing from this section
8	Table 8.2.A	Vertical Variations Table	Extra-Large Buildings, Alternate Maximum: 100 feet	Extra-Large Buildings, Alternate Maximum: 125feet	Alternate maximum should be grater than the permitted maximum.
8	8.5.4.B.	Compliance with this UDO	Lot dimensions, including but not limited to: lot width; lot depth; and, lot area, shall comply with the minimum District Standards of Chapter 2, the Open Space Conservation Improvement requirements of Chapter 4, the Streets, Utilities and Infrastructure requirements of Chapter 7, and all other requirements of this UDO.	Lot dimensions, including but not limited to: lot width; lot depth; and, lot area, shall comply with the minimum District Standards of Chapter 2, the Open Space and Conservation requirements of Chapter 4, the Streets, Utilities and Other Infrastructure requirements of Chapter 7, and all other requirements of this UDO.	Consistency
8	8.5.5.A.	Lot Orientation for Infill Lots	Lot Orientation for Infill Lots. In the NCR and MXR Districts, infill lots for attached dwellings and apartment dwellings allocated along a thoroughfare street should be oriented so that the front lot line faces the thoroughfare street.	Lot Orientation for Infill Lots. In the NCR and MXR Districts, infill lots for attached dwellings and apartment dwellings located along a thoroughfare street should be accessed from a rear alley and oriented so that the front lot line faces the thoroughfare street.	spelling correction and clarity of driveway location to prevent multiple driveways along thoroughfares.
8	8.6	Conservation Subdivision Standards	Applicability and Intent & Development Requirements	Remove	duplicate text already found in 8.5
9	9.6.D.	Landscaping of Freestanding Signs	Plant materials used to satisfy this provision shall not be used to satisfy the calculation of plant unit value required by any other provision of this UDO.	Plant materials used to satisfy this provision shall not be used to satisfy landscaping required by any other provision of this UDO.	Plant unit value is not used in the new UDO
11	Table 11.4-A	Review Matrix	Type 1 - Administrative: Lot Split/Lot Line Adjustment	Remove	Lot Split/Lot Line Adjustment removed from chapter text.
11	11.3.3.B	Planning Board	UDO Transitional Composition. The Town Council may expand the Planning Board composition/membership to 14 members plus 3 alternate members, 2 of whom shall be residents living within the corporate limits of the Town and 1 who resides within the Town's Extraterritorial Jurisdiction. As individual terms expire, the membership will be reduced to 9 members and outlined below. By March 1, 2023, 11 members and 2 alternates, 1 of whom shall be residents living within the corporate limits of the Town and 1 who resides within the Town's Extraterritorial Jurisdiction.	Upon the effective date of this UDO, the Planning Board composition/membership shall be expanded to 17 members, 14 of whom shall be residents living within the corporate limits of the Town and 3 who reside within the Town's Extraterritorial Jurisdiction. As individual terms expire, the membership will be reduced to 9 members and outlined below. By March 1, 2023, 13 members, 11 of whom shall be residents living within the corporate limits of the Town and 2 who reside within the Town's Extraterritorial Jurisdiction.	All members need to be voting members following the transition.
11	11.3.3.D	Planning Board Meetings	3. Chairperson and Vice Chair Appointments. The Planning Board members shall elect a Chairperson and Vice Chairperson to conduct meetings. The terms for both individuals shall be one year or until successors have been elected and installed, with eligibility for reelection.	3. Chairperson and Vice Chair Appointments. Each March, the Planning Board shall hold an organizational meeting and elect a Chairperson and Vice Chairperson to conduct meetings. The terms for both individuals shall be 1 year or until successors have been elected and installed, with eligibility for reelection. 6 The meetings of the Planning Board shall include a segment dedicated to the Board of Adjustment for Type 4 Actions and other items as required by this Ordinance. This portion of the meeting shall precede all other Planning Board actions on the agenda. A separate record of minutes and attendance shall be kept of all segments of Planning Board meetings dedicated to the Board of Adjustment.	3: Clarify time of election of Chair/Vice-Chair. 6: Provide clarity on role of PB as BOA and conduct of meetings.
11	11.3.4.B.	Board of Adjustment, Composition/Membership	The Town Council may designate the Planning Board to serve the role as the BOA.	A portion of the Planning Board membership shall serve as the Board of Adjustment for Type 4 Actions. Each March, the Planning Board shall elect 5 members to serve as the BOA, 4 of whom shall be residents living within the corporate limits of the Town and 1 who resides within the Town's Extraterritorial Jurisdiction. The remaining members of the Planning Board shall serve as BOA alternate members. The terms shall be 1 year or until successors have been elected and installed, with eligibility for reelection.	Needed clarity on who will serve as BOA and member selection.
11	11.11	Subdivision and Recombination Activities	The Administrator may extend said approval by one year where the applicant requests an extension	The Town Council may extend said approval by one year where the applicant requests an extension	Consistent with other sections of this Chapter, Town Council should grant extensions.
11	11.12.G.	Special Use Permits	A written extension of the 12 month time limit may be granted by the Administrator	A written extension of the 12 month time limit may be granted by the Town Council	Consistent with other sections of this Chapter, Town Council should grant extensions.
12	12.3.3.	Noncompliance in Commercial & Mixed-Use and Employment / Campus Use Districts	The conduct of any activity in a Commercial & Mixed-Use District that is not specifically enumerated as a permitted primary use ...	The conduct of any activity in a Commercial & Mixed-Use District or Employment / Campus Use District that is not specifically enumerated as a permitted primary use ...	section reference is for both districts

12	12.3.4	Noncompliance in Employment / Campus Use Districts	Same text as found in previous section.	remove	this is provided in the previous section 12.3.3.

1 PURPOSE AND APPLICABILITY

1.1 TITLE

These regulations shall hereinafter be known and cited as "Town of Holly Springs Unified Development Ordinance," and hereinafter referred to as the "UDO."

1.2 AUTHORITY

1.2.1 AUTHORITY

A. This UDO is adopted pursuant to the authority contained in the General Statutes of North Carolina, Chapter 160D and Chapter 160A, Article 8.

B. Whenever any provision of this UDO refers to or cites a section of the General Statutes and that section of the General Statutes is later amended or superseded, this UDO shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

1.2.2 PURPOSE

The UDO is a hybrid that combines elements of a Form-Based Code that prescribe walkable, mixed-use development that emphasizes the form of buildings and their relationship to the street and conventional regulations that contain conventional use-based standards that regulate large-scale, vehicle-oriented development.

1.2.3 INTERPRETATION

In their interpretation and application, the provisions of this UDO shall be held to be the minimum requirements for the promotion of the health, safety, comfort, morals, convenience, and the general welfare of the public. In the case of any conflict or inconsistency between two or more provisions of this UDO (e.g., the restrictions set forth in an Overlay District versus the restrictions set forth in a base district) or any other ordinance of the Town, the provision which imposes the more restrictive standard of performance shall control.

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1.2.4 SCOPE AND APPLICATION OF UDO

Except as expressly provided otherwise in this UDO:

A. No person may use or occupy any land, building, structure or improvement or authorize or permit the use or occupancy of any land, building, structure or improvement under their control except in accordance with the applicable provisions of this UDO.

B. No land, building, structure or improvement shall be used and no building, structure or improvement shall be erected, reconstructed or structurally altered, which is arranged, intended or designed to be used for any purpose other than a use which is permitted in the district in which such land, building, structure or improvement is located.

C. No building, structure or improvement shall be placed, erected, moved or structurally altered with respect to height, area, bulk, or setback except in compliance with the regulations of this UDO.

1.2.5 COMPLIANCE REQUIRED FOR USE AND DEVELOPMENT OF REAL PROPERTY

Compliance with the terms and provisions of this UDO shall be a prerequisite for the use and development of real property within the Town and its Extraterritorial Jurisdiction. Failure to comply with the terms and provisions of this UDO shall, unless otherwise provided by the General Statutes of the State of North Carolina, be deemed a noncompliance enforceable by the Town as provided for in Chapter 12 –Noncompliance & Enforcement of this UDO.

1.2.6 EXEMPTIONS

Service or subterranean easements, including but not limited to those providing for: roadways; railroad lines; pipelines; electric power lines, conduits or systems; telephone lines, conduits or systems; cable television lines, conduits or systems; water mains, lines valves or fire hydrants; sanitary sewer mains, lines, laterals, manhole structures or lift stations; drainage or storm sewer inlets, pipes or roof drains; municipal utility facilities such as municipal wastewater and municipal water treatment facilities; and municipal pump stations shall be exempt from the provisions of this UDO.

Bus stations, park and ride facilities, railway terminals, gas storage tanks, power stations, electricity relay stations, non-municipal water treatment plants, non-municipal pumping stations, water towers, non-municipal sewage treatment plants, wireless telecommunication facilities and other facilities which generate, create or process such transportation, communication, or utility services, shall be subject to all use and development standards regulations of this UDO.

Pursuant to NCGS§ 160D-903, property that is located within the Town's Extraterritorial Jurisdiction and is used for bona fide farm purposes as described in NCGS§ 160D-702 is exempt from the regulations of this UDO. Property that is located in the Town Extraterritorial Jurisdiction and ceases to be used for bona fide farm purposes shall become subject to the regulations of this UDO. Bona fide farm property that is exempt from the regulations of this UDO shall be subject to the Wake County floodplain ordinance or all floodplain regulation provisions of Wake County's unified development ordinance.

A building or structure that is used for agritourism is a bona fide farm purpose if the building or structure is located on a property that (i) is owned by a person who holds a qualifying farmer sales tax exemption certificate from the Department of Revenue pursuant to G.S. 105 - 164.13E(a) or (ii) is enrolled in the present-use value program pursuant to G.S.105-277.3. Failure to maintain the requirements of this section for a period of 3 years after the date the building or structure was originally classified as a bona fide farm purpose pursuant to this UDO shall subject the building or structure to applicable zoning and development regulation ordinances of this UDO in effect on the date the property no longer meets the requirements of this section.

A. **Subdivision Statutory Exemptions.** The following are not included within the definition of subdivision and are exempt from the subdivision standards of this UDO.

1. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this UDO.

2. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
4. The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards this UDO.
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

1.2.7 TOWN PROJECTS

Town Projects performed or funded in part or in whole by the Town, with or without the use of either federal or state funds, are exempt from the standards of this UDO to the extent permitted by state or federal law. In the public's interest, Town Projects shall adhere to the standards and requirements of this UDO to the greatest extent practical.

1.2.8 STATE LAND IN AN OVERLAY DISTRICT

Pursuant to General Statute 160D-913, all real property owned or occupied by the State of North Carolina or any agency of the State of North Carolina shall be subject to the regulations of use and development standards set forth in this UDO, provided, however, no real property owned by the State of North Carolina, even if so indicated on the Official Zoning Map incorporated into this UDO, shall be deemed to be included in or subject to the regulations of any Overlay District, Special Use District or Conditional District established pursuant to this UDO without the approval of the Council of State.

1.3 JURISDICTION

The UDO applies to both the corporate limits of the Town and its Extraterritorial Jurisdiction. Upon (i) adoption of this UDO by the Town Council and (ii) the effective date of this UDO, the Town Planning Board shall be the duly authorized Planning Board for the incorporated areas of the Town and its Extraterritorial Jurisdiction pursuant to the General Statutes of the State of North Carolina, and this UDO shall apply to all real property located within the corporate boundaries of the Town and its Extraterritorial Jurisdiction.

1.4 PURPOSE & INTENT

1.4.1 PURPOSE

The UDO is the primary implementation mechanism for the Comprehensive Plan. Thus, the UDO is developed consistent with the goals and policies of the Comprehensive Plan. In adopting this UDO, the Town Council has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the Town and its Extraterritorial Jurisdiction, and hereby adopts this UDO to:

A. lessen congestion in the streets;

B. secure safety from fire, panic and other dangers;

C. promote health and the general welfare;

D. provide adequate light and air;

E. prevent the overcrowding of land;

F. avoid undue concentration of population;

G. facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements promoting the public health, safety, comfort, morals, convenience, and general welfare;

H. provide for the orderly growth and development of the Town and its Extraterritorial Jurisdiction;

I. coordinate streets and highways within proposed subdivisions with existing or planned streets and highways and with other public facilities;

J. provide for the dedication, reservation, or costruction of:

1. recreation areas serving residents of the immediate neighborhood within the subdivision or, alternatively, for provision of funds to be used to acquire recreation areas serving residents of a development or a subdivision or more than one subdivision or development within the immediate area;

2. rights-of-way or easements for street and utility purposes, including the dedication of rights-of-way pursuant to G.S. 136-66.10 or G.S. 136-66.11;

3. school sites;

4. recreation and open space facilities, street and utility facilities, or community service facilities,

5. payment of a fee-in-lieu of dedication or construction for recreation and open space purposes or street and utility purposes;

F. distribute population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

G. otherwise accomplish the purposes of the General Statutes 160A, Part 1 and Part 4, and 160D, Article 7 and Article 8.

1.4.2 PRIVATE PROVISIONS

The provisions of this UDO are not intended to nullify, abolish or repeal any easement, covenant or other private agreement or restriction.

1.5 CONSISTENCY WITH ALL ADOPTED PLANS

1.5.1 IMPLEMENTATION OF ADOPTED PLANS AND POLICIES

In accordance with NCGS 160D-604(b), 160D-605(a), 160D-701 and 160D-703, the UDO is intended to implement the various development-related plans and policies adopted by the Town Council including the Comprehensive Plan. As such, all development plans shall be in conformance with such adopted plans and policies. Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.

1.5.2 VARIATIONS TO ADOPTED PLANS

Specific alignments, locations, or areas of public facilities noted in any adopted plan may be varied on a site by site basis as requested by the developer or the Administrator, provided the integrity of the proposed network and connections, location, or area shown in the plan are maintained. Such variations are subject to the authority of the appropriate approving agency as described in Chapter 11 - Administration & Decision-Making Bodies.

1.5.3 CONFLICTS WITH ADOPTED PLANS OR POLICIES

In the event of a conflict or inconsistency between this ordinance and any adopted plan or policy, the requirements of this ordinance shall take precedence.

1.6 TRANSITIONAL PROVISIONS

1.6.1 TRANSITION RULES

A. **Site Plan Review / Zoning Permits.**

Any application for: (i) zoning permit by the Town Council; or, (ii) application for a zoning permit to the Administrator which has been filed with the Development Services Department and which application is full and complete prior to the effective date of this UDO, shall continue to be processed to completion. Upon the issuance of a zoning permit, construction drawing approval, and the issuance of a building permit, construction shall be commenced within 6 months or such zoning permit shall be deemed null and void

B. **Zoning Map Amendments.**

Any application for zoning map amendment which has been filed with the Development Services Department and which application is full and complete prior to the effective date of this UDO shall be allowed to continue to be processed to completion pursuant to the terms and conditions of the this UDO, provided, however, if the proposed use would no longer be permitted in the proposed district as a result of changes to that district resulting from the adoption of this UDO, such application shall be deemed amended to request the least intense district of this UDO in which the proposed use is permitted.

C. **Conditional Use Permits, Variances.**

Any application before the Board of Adjustment (i.e., for a conditional use permit, or variance) which has been filed with the Development Services Department and which application is full and complete prior to the effective date of this UDO, shall be allowed to continue to be processed to completion, provided, however:

1. if such application is no longer required by the terms of this UDO, such application shall be considered dismissed for lack of jurisdiction; or,
2. if the proposed use or development requires additional approvals from the Board of Adjustment, Town Council or Planning Board pursuant to the terms and conditions of this UDO (and which additional approvals were not required by the terms and conditions of Appendix A - Unified Development Ordinance of the Town Code) such application shall be deemed amended to include only those additional approvals which are minimally required and within the jurisdiction of the Board of Adjustment to grant for the proposed use or site plan for the development.

D. **Special Use Permits.**

Any application before the Town Council for a Special Use Permit which has been filed with the Development Services Department of the Town and which application is full and complete prior to the effective date of this UDO, shall be allowed to continue to be processed to completion, provided, however:

1. if such application is no longer required by the terms of this UDO, such application shall be considered dismissed for lack of jurisdiction; or,
2. if the proposed use or development requires additional approvals from the Board of Adjustment, Town Council or Planning Board pursuant to the terms and conditions of this UDO (and which additional approvals were not required by the terms and conditions of Appendix A - Unified Development Ordinance of the Town Code) such application shall be deemed amended to include only those additional approvals which are minimally required and within the jurisdiction of the Town Council to grant for the proposed use or site plan for the development.

E. **Preliminary Plans, Final Plats or Resubdivisions of Land.**

Any application for preliminary plan approval, final plat approval, resubdivision of land which have been filed with the Development Services Department and which application is full and complete prior to the effective date of this UDO, shall continue to be processed to completion, provided that such preliminary plans, final plats or resubdivisions shall be subject to the duration regulations contained in Section 11.9 of this UDO.

F. **Existing Special Use Permits.**

In any case where a special use permit has been approved by the Town Council pursuant to a prior existing zoning ordinance, but the use or development authorized by such approval has not been commenced within eighteen (18) months after the effective date of this UDO, said special use permit shall be deemed null and void.

G. **Existing PUD Master Plans.**

In any case where a PUD Master Plan has been approved by the Town Council pursuant to a prior existing zoning ordinance, but the use or development authorized by such approval has not been commenced within 18 months of the effective date of this UDO, said PUD Master Plan shall be deemed null and void.

H. **Legacy Development Options Projects (DO) and Planned Unit Developments (PUD).**

1. **Previous Development Options (DO) Process.** Previous versions of the UDO allowed projects to be approved with design flexibility subject to the Development Options (DO) review procedures (a Quasi-Judicial process approved by the Town Council that allowed for modifications of the land use and development standards of the district in exchange for creative development projects). This UDO does not allow for new projects to be established with DO allowances, but the Town recognizes past projects that were approved under those provisions.
2. **Previous Planned Unit Development (PUD) Process**. The Town UDO does not allow for the establishment of new Planned Unit Development projects. However, the Town recognizes past projects that were approved under this land use process whether through the Town or through Wake County and later annexed into the corporate limits (e.g., Subdivisions approved under the County's PD, Planned Development District process).
3. **Continuation and Approvals Granted.** Project development may continue pursuant to the project's prior approval provisions/ conditions and associated permits. Said projects may include unique land use and development standards for those projects and internal development may occur in accordance with said approvals.
4. **Amendments and Rezones Related to DO and PUD Approvals.** Amendments to DO and PUD (and PDs under Wake County) Approvals. Applicants may request amendments to previously DO approvals as either a Minor or conversion into a new Conditional Zone (CD).

Applicants may request amendments to previously approved PUDs (and PDs under Wake County that were annexed into the municipal limits) as either a Minor or Major Amendment, the following allowances/ limitations apply.

a. Minor Amendments. Applicants may request minor amendments/ modifications pursuant to the following.
   i. Reviewing Body and Process. The Administrator may take action on minor amendment requests. Applications will be reviewed pursuant to the Town's UDO permit and platting process.
   ii. Eligible Minor Amendments. Minor amendments include internal changes that do NOT involve any of the following situations.
      (i) An increase in the maximum allowed density or building square footage in addition to the project's original approval or modifications thereto.
      (ii) Reductions in the minimum lot sizes and setbacks for lots and parcels within the project limits that are less than what was originally approved.
      (iii) Increases in the maximum height for buildings within the project limits that are more than what was originally approved or major modifications thereof.
      (iv) A net reduction in the size of common open space and preservation areas.

(v) A change in the location and/or alignment of an internal thoroughfare, collector, or equivalent street classification.

(vi) A platted portion of the development where said lots have been sold to third-party buyers AND said owners are not a part of the application.

(vii) A change in land use that is inconsistent with the Comprehensive Plan or Future Land Use Map.

(viii) A change that is in conflict with any condition of approval or development limitation provision from the original approval or major modifications thereof.

iii. Current UDO Standards. The portions of the property subject to the minor amendment, shall comply with the current UDO standards in terms of tree preservation, landscaping, buffering, environmental protection, roadway design, and parking.

b. Major Amendments. Applicants may request major amendments/ modifications pursuant to the following:

i. Reviewing Body and Process. The Town's Council shall review and take action on major amendment requests. The application shall be subject to the Town's notice requirements. Subsequent land development and subdivision activities will be reviewed pursuant to the Town's UDO permit and platting process.

ii. Eligible Major Modifications. Major modification requests may include the following activities.

(i) A change in density and/ or building area up to the limits established in the Holly Springs Comprehensive Plan and the Future Land Use Map.

(ii) A change to the development standards including minimum lot sizes, minimum setbacks, minimum parking ratios, and maximum building height.

(iii) A change to the internal roadway network in terms of size, location and alignment with the exception of portions of the overall project has been platted and sold to third parties.

(iv) A change to the location and net acreage of common open space and/ or preservation areas.

(v) A change to any condition of approval or development limitation provision from the original approval or major modifications thereof.

c. New Conditional Zone (CD). Applicants may request to convert a project that was previously approved with DO into a new CD pursuant to the following and the procedures outlined in Chapter 11.

i. Reviewing Body and Process. The Town's Council shall review and take action on applications to amend a previous DO approval to a new CD pursuant to Section 2.8. The application shall be subject to NGCS 160D-703(b) notice requirements. Subsequent land development and subdivision activities will be reviewed pursuant to the Town's UDO permit and platting process.

ii. CD Conversion Activities. Applications to convert a project with previous DO approvals to a CD zone may include the following activities.

(i) A change in density and/or building area up to the limits established in the Comprehensive Plan and Future Land Use Map.

(ii) A change to the development standards including minimum lot sizes, minimum setbacks, minimum parking ratios, and maximum building height.

(iii) A change to the internal roadway network in terms of size, location and alignment with the exception of portions of the overall project has been platted and sold to third parties.

(iv) A change to the location and net acreage of common open space and/or preservation areas.

(v) A change to any condition of approval or development limitation provision from the original approval or major modifications thereof.

d. Rezoning Option. The Town may rezone portions or all of projects that were originally approved under the DO or PUD procedures to a base district that closely matches the land uses and development scale that have been developed/platted in the subject area. The Town shall apply a base district that would result in the least amount of potential nonconforming situations.

I. **Waivers.**

In any case where a Waiver has been granted pursuant to a prior existing ordinance, the Waiver shall run with the project, not the land. If new Development Plan is proposed, all previously granted waivers shall be deemed null and void.

1.7 OFFICIAL ZONING MAP

1.7.1 ZONING MAP

A. General. The Town shall adopt and maintain an official zoning map for all real property located within: (i) the corporate limits of the Town and, (ii) the Town's Extraterritorial Jurisdiction. The Zoning Map shall clearly establish and depict each of the individual district boundaries.

B. Comprehensive Plan Consistency. The Town shall maintain the official zoning map in both electronic and paper form and shall amend the map pursuant to NCGS 160D-602.

C. Official Zoning Map Administration. The Official Zoning Map shall be maintained by the Administrator as a paper hard copy. The Official Zoning Map may be identified by the signature of the Mayor; the attestation of the Town Clerk; and, the signature of the Administrator under the following words: "This is to certify that this is the Official Zoning Map of the Town of Holly Springs, North Carolina and its extraterritorial jurisdiction," together with the date of adoption of this UDO.

D. Retention and Preservation of Record. Unless the prior Official Zoning Map has been lost or completely destroyed, the prior Official Zoning Map, along with all available records pertaining to its adoption or amendment, shall be retained and preserved in the office of development services (or modern equivalent thereof).

1.7.2 INTERPRETATION OF THE OFFICIAL ZONING MAP

A. Interpretation Methods. Where uncertainty exists with respect to the boundaries of districts shown on the Official Zoning Map, the following rules shall apply to the interpretation of those boundaries:

1. Boundaries indicated as approximately following the center lines of thoroughfares, highways, streets or alleys shall be construed to follow the center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed to follow the platted lot lines.

3. Boundaries indicated as approximately following the municipal boundary of the Town or its Extraterritorial Jurisdiction boundary shall be construed as following such corporate boundary of the Town or its Extraterritorial Jurisdictional boundary.
4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately following the center lines of streams, rivers, lakes or other bodies of water shall be construed as following the center lines of such bodies of water.
6. Boundaries indicated as approximately following floodplain lines shall be construed to follow the floodplain lines. If the floodplain lines are changed, either naturally or as permitted by law, and such floodplain line changes are documented and concurred with by the Administrator, such boundary shall be construed as moving with such change.
7. Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices.
8. Boundaries indicated as parallel to or extensions of features indicated in the subsections above shall be so controlled.
9. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
10. Where a discrepancy exists between the depictions on the Official Zoning Map and the text of a legal description accompanying an ordinance for zoning map change duly adopted by the Town Council, the text of the legal description shall control.
11. Where physical or cultural features existing on the ground do not agree with those shown on the Official Zoning Map, or in other circumstances not covered above, the Administrator shall interpret the boundaries. Any party dissatisfied with the interpretation of the Administrator may appeal such interpretation to the Board of Adjustment.

1.7.3 ZONING MAP CHANGES/AMENDMENTS

A. Map Changes and Procedures. Either property owners or the Town may initiate changes or amendments to the Official Zoning Map pursuant to the allowances, limitations, and procedures outlined in 11 - Administration & Decision-Marking Bodies.

1.7.4 ZONING OF NEWLY ANNEXED LAND OR LAND ADDED TO THE TOWN'S EXTRATERRITORIAL JURISDICTION

A. Zoning Assignment. Properties annexed into the corporate limits or added to the Town's Extraterritorial Jurisdiction shall be assigned to the Rural Residential district or shall be assigned a new district within 60 days following the change to the extraterritorial jurisdiction line. Determination of the district shall be accomplished in accordance with the provisions of Chapter 11 of this UDO.

B. Standard Zoning Assignment Policy. The Town shall assign a base district to all real property annexed into the Town or added to the Extraterritorial Jurisdiction after the effective date of this UDO. In assigning the base district, the Town shall consider the following:

1. The Comprehensive Plan Future Land Use Map character areas – the assigned district shall be consistent and/or compatible with the Town's land use policies.
2. The subject property's existing land uses and development components – the assigned district should limit the number of potential nonconforming situations, and
3. The adjacent uses and natural resources – the assigned district should minimize potential land use conflicts with immediately surrounding area and natural systems.

C. Alternate Zoning Assignment Option. As an alternative to the district assignment policies/ procedures outlined in B. above, the property owner may file a petition for a zoning map change to a base district of their choice and

subject to the Town's review procedures and review criteria.

1.8 LAND SUITABILITY

Land which has been determined, on the basis of engineering or other expert surveys, to pose an ascertainable danger to life or property by reason of such land's unsuitability for construction or development shall not be subdivided for the purpose of such construction or development, until or unless the subdivider has taken the necessary measures to correct said conditions and to eliminate said dangers. Flood plains; wetlands; conservation areas; buffer areas; and other areas of special designation or development restriction related to a specific geographic area shall be clearly delineated on all final plats, site plans, subdivision plans, development plans or other applications submitted to the Town for any form of development or improvement approval.

Conditions which may affect land suitability include, but are not limited to:

A. Land areas which have been used for the disposal of solid waste, including but not limited to construction/demolition debris sites and sanitary land fill sites*
B. Flood Hazard Areas as determined by Federal Emergency Management Agency (FEMA) and the Town Flood Damage Prevention Ordinance
C. Wetlands regulated by the North Carolina Division of Water Resources (DWR) and the Army Corps of Engineers
D. Tiger Salamander Preserve areas
E. Riparian buffers as regulated by Town and State regulations
F. Cemeteries

* These sites may not be subdivided unless the site is certified as suitable for the proposed construction or development by the Wake County Health Department; a structural engineer licensed in the State of North Carolina; and /or a soils expert.

1.9 CONFLICTS & SEVERABILITY

1.9.1 SEVERABILITY

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this UDO are severable and, if any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any remaining sections, paragraphs, sentences, clauses or phrases of this UDO because the same would have been enacted without the incorporation into this UDO of such unconstitutional or invalid section, paragraph, sentence, clause, or phrase.

1.9.2 SAVING PROVISION FOR PENDING ENFORCEMENT ACTIONS

Except as shall be expressly provided for in this UDO, the adoption of this UDO shall not: (i) nullify for make void any action pending under, or by virtue of, any prior UDO, zoning, or subdivision control ordinance; (ii) discontinue, nullify, void, abate, modify or alter any penalty accruing or about to accrue under, or by virtue of, any prior zUDO, zoning, or subdivision control ordinance; (iii) affect the liability of any person, firm, or corporation under, or by virtue of, any prior UDO, zoning, or subdivision control ordinance; (iv) waive any right of the Town under any section or provision of any prior zoning or subdivision control ordinance; or, (v) vacate or annul any rights obtained by any person, firm, or corporation by lawful action of the Town under, or by virtue of, any prior UDO, zoning, or subdivision control ordinance.

1.10 EFFECTIVE DATE

1.10.1 EFFECTIVE DATE

This Ordinance shall be effective on March 1, 2022.

1.10.2 REPEALER

This Unified Development Ordinance hereby repeals and replaces the existing Unified Development Ordinances and all its amendments.


HOLLY SPRINGS
North Carolina

2 DISTRICTS

2.1 BASE DISTRICTS

A. **Base Districts Established.** The properties within the Corporate Limits and Extraterritorial Jurisdiction (ETJ) of the Town are divided into zoning districts (i) to apply the goals, objectives, and policies of the Town's Comprehensive Plan and (ii) to recognize, promote, and protect the planned land uses and character of specific areas, corridors, and neighborhoods. The districts and their boundaries are depicted on the Town's zoning map (See Section 1.7).

B. **Base Districts by Use Categories.** The Town's base zoning districts are established and characterized by individual use categories including Residential Use, Commercial/Mixed-Use, and Employment/Campus Use. Each use category includes multiple base districts that allow for land use and property development at various scales and intensities – these are controlled through the allowable land uses, development standards, and density limitations.

C. **Base District Descriptions.** The following subsections establish the descriptions including the intended land use and character for each base district.

D. **Land Use Allowance and District Standards for Base Districts.** Chapter 3 – Table 3.2 – Table of Permitted Uses lists the allowable land uses and activities that may occur within each base district. Section 2.2. establishes the development standards for each base district in terms of maximum building height, minimum (and maximum) building setbacks, and minimum lot configurations.

E. **Base Districts Corresponding to Land Use Designations.**

Each base district corresponds to particular character area designation(s) on the Future Land Use Map as shown in Table 2.1. The future land use map provides guidance on where a particular base zoning district may be appropriate in the Town.

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TABLE 2.1 ZONING - FUTURE LAND USE DESIGNATIONS (N1)

		CHARCTER AREA & FUTURE LAND USE MAP DESIGNATIONS											
		Natural Area (N2)	Conservation Neighborhood (N3)	Residential Neighborhood	Mixed Residential Neighborhood	Neighborhood Center	N. Main Street District	Downtown Village District	Mixed-Use Center	Regional Center	Innovation Village	Business & Industrial	Special Use
ZONING DISTRICT	RR - Rural Residential		X	X									
	SR - Suburban Residential		X	X									
	NR - Neighborhood Residential		X	X	X								
	NCR - Neighborhood Center Res.				X	X	X						
	MXR - Mixed-Use Residential					X	X						
	NMX - Neighborhood Mixed-Use					X	X		X				
	DMX - Downtown Mixed-Use							X					
	RMX - Regional Mixed-Use								X	X			
	CB - Community Business						X		X				
	SP - Special District										X	X	X
	IVMX - Innovation Village Mixed-Use										X		
	BRT - Business & Research Technology											X	
	HI - Heavy Industrial											X	X

TABLE 2.1 - NOTES	
N1	The Future Land Use Map provides general guidance on where particular base zoning districts are appropriate in the Town, however in some cases base zoning districts may differ from the character area designation identified in this table.
N2	All districts may have natural areas, but they are not required.
N3	Subdivisions in the SR and NR districts when using Conservation Subdivision option.

2.1.1 RESIDENTIAL USE DISTRICTS INTENT

Each of the districts described below are created to implement the Comprehensive Plan.

RR RURAL RESIDENTIAL

The Rural Residential District is established to allow agricultural uses; rural residential uses; preserve prime agriculture land; and, protect open areas and other rural areas from the encroachment of scattered urban-type uses that may inhibit the overall development of the community in accordance with the Comprehensive Plan. The RR District is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use including conservation subdivisions and limited public and institutional uses The RR District should be located near the periphery of the jurisdictional boundary and is not expected to develop in the short term, as locations appropriate for this district are located in the Town's Extraterritorial Jurisdiction.

SR SUBURBAN RESIDENTIAL

The Suburban Residential District is established to protect, promote and maintain the development of low-to-medium density detached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhoodand to provide for limited public and institutional uses that are compatible with those neighborhoods. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to be compact in form with densities that support the development of traditional style neighborhoods.

NR NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential District is established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

NCR NEIGHBORHOOD CENTER RESIDENTIAL

The Neighborhood Center Residential District encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominately residential types including detached and attached dwellings, small-scale apartment dwellings, and limited public and institutional uses. When adjacent to lower density neighborhoods the intensity of development should be compatible with the edge conditions.The Neighborhood Center Residential District also supports infill dwellings on small pockets of previously undeveloped land adjacent to existing development. In these cases, the types of housing introduced should be compatible with the adjacent neighborhoods, and appropriate transitions should be provided between different housing types. These districts are expected to be compact in form and utilize a connected street and open space network and provide a variety of housing options.

MXR MIXED-USE RESIDENTIAL

The Mixed-Use Residential District encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominately residential uses including detached and attached dwellings, small-scale apartment dwellings, larger scale apartment dwellings, limited public and institutional uses, and limited commercial uses. When adjacent to lower density neighborhoods the intensity of development should be compatible with the edge conditions. These districts are expected to be compact in form and utilize a connected street and open space network.

2.1.2 COMMERCIAL / MIXED-USE DISTRICTS

NMX NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed-Use District is established to promote a pedestrian-friendly environment for the provision of a full range of convenience goods and services, which are necessary to meet the daily needs of nearby neighborhoods. Their proximity requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. Housing is encouraged in mixed-use buildings and on adjacent blocks and circulation should encourage connectivity while minimizing the impact of cut-through traffic.

DMX DOWNTOWN MIXED USE

The Downtown Mixed-Use District serves as the central core of Holly Springs and includes the traditional downtown area along Main Street. This district supports a compact, pedestrian-friendly development pattern with a mix of land uses (horizontal and vertical), compatible architecture, plazas and public spaces, and civic spaces that promote social interaction and celebrate the Holly Springs community. Buildings are located on small blocks with pedestrian-oriented streets and housing is encouraged in mixed-use buildings and on adjacent blocks.

RMX REGIONAL MIXED-USE

The Regional Mixed-Use District offers the opportunity to serve broader economic, entertainment, and housing needs in the community. The compact, walkable environment and mix of residential and non-residential uses in the district supports multiple modes of transportation, including the potential for future transit-supportive development. In addition to new projects, RMX Districts also allow for the transformation of existing suburban, single-use, auto-oriented centers into mixed-use districts that encompass a wide array of uses including shopping, office, entertainment, lodging and housing on an interconnected network of walkable streets and high-quality open spaces.

CB COMMUNITY BUSINESS

The Community Business District accommodates locations for auto-oriented, high volume and high intensity commercial uses along major corridors. Activities in this district are often large format retail stores and centers which may include limited amounts of outdoor sales or outdoor operations. Developments within the CB District shall be coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby residential districts.

2.1.3 EMPLOYMENT/CAMPUS USE DISTRICTS

SP SPECIAL DISTRICT (CONDITIONAL ZONING DISTRICT ONLY)

Special Districts are established to promote the development of major community employment centers and other large-scale, non-retail facilities, including medical facilities; major office campuses; compatible office type businesses, limited public and semi-public uses; schools and institutional campuses; and research facilities, testing facilities, and development laboratories which are generally compatible in physical appearance and service requirements to office uses. The SP District is intended for areas with easy access and high visibility from primary transportation routes and represents the development of a major regional focal point and may include high-rise buildings as a secondary use. Special Districts may only be established or expanded using the Conditional Zoning process.

IVMX INNOVATION VILLAGE MIXED-USE

The Innovation Village Mixed-Use District is the next generation business park for business owners, entrepreneurs, artists and manufacturers. The design, scale, character, and intensity of development in the IVMX emphasizes technology, creativity, and innovation. It combines elements of the innovation economy including light manufacturing and creative offices with housing and a mixed-use core on a network of walkable streets and connected open spaces that transitional seamlessly into surrounding neighborhoods. The design, scale, character, and intensity of development in the district emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other similar facilities along with nearby retail businesses and housing options.

BRT BUSINESS AND RESEARCH TECHNOLOGY

The Business and Research Technology District provides opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings, warehousing and distribution, smaller, multi-tenant flex buildings, and some outside operations and storage which are otherwise compatible with nearby neighborhoods. These districts are separated from adjacent uses by large tree preservation areas or planted buffers but maintain great flexibility in internal operations within the district.

HI HEAVY INDUSTRIAL (CONDITIONAL ZONING DISTRICT ONLY)

Heavy Industrial Districts may only be established or expanded using the Conditional Zoning process. The Heavy Industrial District accommodates the development of manufacturing and processing facilities or facilities which may require substantial amounts of outdoor storage or outdoor operations including both large-scale, single

tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings. Permitted uses in this district tend to generate heavy traffic and require extensive community facilities. These districts are heavily separated from adjacent uses by large tree preservation areas or planted buffers but maintain great flexibility in internal operations within the district.

2.2 DISTRICT STANDARDS

2.2.1 DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS

A. **Applicability.** All development and land use activity on properties within the Residential Use Districts is subject to the development standards outlined in Table 2.2.1.-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Districts – in those instances, the associated approvals/permits may establish the development standards for said properties. (Refer to Chapter 1 relating to those instances).

The numbers shown in the tables are minimums or maximums depending on the item (row). In the case of maximums, developments can be compliant with a lower number; with minimums, developments can be compliant with a higher number. In the chart "--" means the use is not permitted in the district.

TABLE 2.2.1-A DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS

	RR	SR	NR	NCR	MXR
Development Intensity					
Development Density (N1)					
Maximum Gross Density by-right (units/acre) (N2)	0.5	3	5	8	15
Maximum Gross Density (Conservation Subdivision) (units/acre)	0.5	3	5	--	--
Maximum Gross Density w/CD (units/acres)	1	4	8	12	20
Open Space and Conservation Area (N3)	See Chapter 4				
Attached Dwelling and Apartment Allocation (in New Subdivision Only with CD) (N4)					
Minimum units			10%	10%	10%
Maximum units	--	--	50%	100%	100%
Non-Residential Use Allocation by Acreage (NR, NCR, MXR Permitted Uses in New Subdivisions Only) (N4)					
25 acres or less (maximum total)	--	--	5%	5%	5%
25 acres or less (maximum contiguous area)	--	--	3 acres	3 acres	3 acres
Greater than 300 acres (minimum)	--	--	3 acres	3 acres	3 acres
Lot Configuration					
Minimum Lot Area (sf)					
Detached Dwellings (Standard Subdivision) (N2)	2 acres	15,000	5,000	none	none
Detached Dwellings (Conservation Subdivision) (N2)	none	none	none	--	--

TABLE 2.2.1-A DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS					
	RR	**SR**	**NR**	**NCR**	**MXR**
Detached Dwellings w/CD	1 acre	7,500 (20% min. 7,500-9,999, 30% min. 10,000-11,999, 30% min. 12,000 or larger, 20% flexible)	None (50% min. no min. lot size, 20% min. 3,500-4,999, 20% min. 5,000 or larger, 10% flexible)	none	none
Attached/Apartment Dwellings (N4)	--	--	none	none	none
Other Buildings/Uses	20,000	10,000	10,000	10,000	10,000
Minimum Lot Width at the Setback Line (ft)					
Detached Dwellings	100	60	26	26	26
Attached Dwellings	--	--	18	18	18
Apartment Dwellings	--	--	--	50	50
Other Buildings/Uses	n/a	60	60	60	60
Minimum Lot Frontage at the Right-of-Way (ft) (N5)					
All Buildings	50	20	18	18	18
Conservation Subdivision Option (N6)	20	20	20	--	--
Minimum Frontage at the Right-of-Way for a Driveway					
Detached/Attached Dwellings Permitted by Right (ft) (N7)	--	60	60	60	60
Building Placement					
Thoroughfare Setbacks (ft)					
Freeway - NC 540/US 1	100	100	100	100	100
Freeway - NC 55	100	100	100	100	100
Thoroughfare	50	50	25	25	25
Primary Building Setbacks (ft) (N8)					
Front Setback (minimum)	20	20	5	5	5
Front Setback (maximum) (N9)	--	--	20	15	15
Side Setback - Corner (minimum)	20	20	5	5	5
Side Setback - Interior (minimum) (N10)	10	10	0/10	0/10	0/10/15
Rear Setback (minimum)	25	25	20	20	30
Rear Setback from Alley Centerline (minimum)	--	15	15	15	15
Accessory Building Setbacks (ft)					
Accessory Structure(s) <144 sf	5	5	3	3	3
Accessory Structure(s) ≥ 144 sf	10	6	5	5	5
Setback from Alley Right of Way ≥ 144 sf (minimum) (N11)	--	--	5 or 20+	5 or 20+	5 or 20+

TABLE 2.2.1-A DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS					
	RR	SR	NR	NCR	MXR
Building Height (ft)					
Primary Structure(s) (maximum)	35	35	35	35	35
Primary Structure(s) (maximum subject to CD)	50	--	50	50	60
Accessory Structure(s) (maximum) (N12)	25	25	25	25	30
Residential Finished Floor Elevation Above Sidewalk Grade (ft)	--	--	1.5	1.5	1.5

TABLE 2.2.1-A NOTES	
N1	For individual lots or projects containing multiple districts, calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N2	Reference Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Common open space and/or conversation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings.
N4	Reference uses in Chapter 3.
N5	The lot frontage is measured along the front property line abutting a street. Where no street exists and the lot fronts common open space, the frontage shall be measured along the lot abutting an alley.
N6	The minimum shared easement width as measured at right-of-way.
N7	The UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. Additional flexibility is available through the Conditional Zoning District process.
N8	Residential dwellings in established neighborhoods may be eligible for a front setback reduction based on the building placement on adjacent lots. See Section 2.3.5. for allowances.
N9	Not applicable to detached dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate tree preservation area, steep topographic conditions, or similar environmental features.
N10	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit - end units shall provide a 5-ft side setback for the side that does not share a common wall.
N11	The building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N12	Accessory structures shall not exceed the height of the primary structure on the lot/ property.

2.2.2 DEVELOPMENT STANDARDS FOR COMMERCIAL & MIXED-USE DISTRICTS

A. **Applicability.** All development and land use activity on properties within the Commercial & Mixed-Use Districts is subject to the development standards outlined in Table 2.2.2.-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Districts – in those instances, the associated approvals/permits may establish the development standards for said properties. (Refer to Chapter 1 relating to those instances).

TABLE 2.2.2-A COMMERCIAL & MIXED-USE DISTRICTS DEVELOPMENT STANDARDS

	NMX	DMX	RMX	CB
Development Intensity				
Minimum Development Area (acres) (N1)	0	0	20	0
Development Density				
Maximum Gross Density in Mixed-Use Building (units/acre) (N2)	8	15	20	20
Maximum Gross Residential Density w/CD (units/acre)	15	unlimited	unlimited	unlimited
Maximum Gross Floor Area (sf) by building type				
Ground Floor Story	16,000	50,000	None	None
Integrated Center (maximum with Special Use Permit) (N3)	24,000 (125,000)	None	None	None
Open Space and Conservation Area (N4)	See Chapter 4			
Lot Configuration				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	25	n/a	25	25
Building Setbacks - All Structures (ft)				
Front Setback (minimum)	5	0	5	30
Front Setback (maximum)	20	20	20	n/a
All other setbacks (Side and Rear) (N5)	5	0	0	5
Side - Corner Setback	20	20	20	n/a
Setback to Adjacent RR/SR/NR Districts (minimum)	20	10	50	50
Minimum Frontage at the Right-of-Way for a Driveway (ft)				
Detached/Attached w/CD (N6)	n/a	60	n/a	n/a

TABLE 2.2.2-A COMMERCIAL & MIXED-USE DISTRICTS DEVELOPMENT STANDARDS				
	NMX	DMX	RMX	CB
Building Height				
All Primary Structure(s) (minimum) (N7)	20 ft	25 ft/2 stories	25 ft/2 stories	25 ft
All Primary Structure(s) (minimum -ground floor story nonresidential)	n/a	14 ft	14 ft	14 ft
All Structure(s) (maximum)	45 ft/3 stories	60 ft/4 stories	55 ft/5 stories	60 ft
Maximum Height after Upper Story Recess (12-20 ft) (N8)	4 stories	6 stories	6 stories	n/a
All Structure(s) (maximum subject to Conditional Zoning District))	n/a	n/a	110 ft/ 10 stories	n/a
Residential Finished Floor Elevation Above Sidewalk Grade	1.5 ft	1.5 ft	1.5 ft	1.5 ft

TABLE 2.2.2-A NOTES TABLE	
N1	Applicable to sites that are greater than 5 acres. For individual lots or projects containing multiple districts, calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N2	Density limitations apply to the portions of a project that contains standalone residential dwelling units - density limitations do not apply mixed-use buildings that contain both residential and non-residential uses.
N3	Integrated Centers include multiple buildings or multiple uses within one building .
N4	Common open space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/ subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, perimeter buffers, open space, etc.
N5	Attached dwelling units are allowed a 0-ft side setback where the unit shared a common wall with another dwelling unit - end units shall provide a 5-ft side setback for the side that does not share a common wall or a minimum of 10 feet between buildings.
N6	The UDO Permit process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. Additional flexibility is available through the Conditional Zoning District process.
N7	Accessory structures have no minimum
N8	Example of upper story recess / building step-back 

2.2.3 DEVELOPMENT STANDARDS FOR EMPLOYMENT/ CAMPUS USE DISTRICTS

A. **Applicability.** All development and land use activity on properties within the Employment/ Campus Use Districts is subject to the development standards outlined in Table 2.2.3.-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Districts – in those instances, the associated approvals/permits may establish the development standards for said properties. (See other sections within Chapter 1 relating to those instances).

TABLE 2.2.3-A EMPLOYMENT/CAMPUS USE DISTRICTS DEVELOPMENT STANDARDS

	SP	IVMX	BRT	HI
Development Intensity				
Residential Density (N2)				
Maximum Gross Residential-Only Density (units/acre)	n/a	15	n/a	n/a
Maximum Gross Residential Density w/CD (units/acre)	n/a	unlimited	n/a	n/a
Open Space and Conservation Area (N3)	See Chapter 4			
Lot Configuration				
Minimum Lot Frontage (ft)	100	n/a	100	150
Minimum Frontage at the Right-of-Way for a Driveway (ft)				
Attached/Apartment Dwellings Permitted with Standards or with CD (N4)	n/a	60	n/a	n/a
Primary Building Placement				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	30	30	30	30
Building Setbacks (ft)				
Front Setback (minimum)	5	5	30	30
Front Setback (maximum)	n/a	20 (N5)	n/a	n/a
Corner - Side Setback (minimum)	5	5	30	30
All other setbacks (Side and Rear)	5	5	5	5
Perimeter Buffer (ft) (N1)				
Adjacent to Residential Use Districts	50	50	50	150
Adjacent to Commercial & Mixed-Use Districts	50	25	50	150
Adjacent to Employment/Campus Use Districts	50	0	0	100

TABLE 2.2.3-A EMPLOYMENT/CAMPUS USE DISTRICTS DEVELOPMENT STANDARDS				
	SP	IVMX	BRT	HI
Building Height				
All Structures	N6	45	100	N6
Residential Finished Floor Elevation Above Grade (ft)	n/a	1.5	n/a	n/a

TABLE 2.2.3-A NOTES TABLE	
N1	External buffer around the entire development; setbacks apply to internal lots. Where existing vegetation exists, this perimeter buffer shall be left undisturbed and supplemented to meet the minimum landscape buffer opacity.
N2	Density limitations apply to the portions of a project that contains standalone residential dwelling units - density limitations do not apply mixed-use buildings that contain both residential and non-residential uses. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N3	Common open space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, perimeter buffers, open space, etc.
N4	The UDO Permit process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. Additional flexibility is available through the Conditional Zoning District process.
N5	Maximum setback not applicable to Agriculture, Manufacturing and Distribution Uses.
N6	Maximum building height to be determined during review of the Development Plan

2.3 APPLICATION AND INTERPRETATION OF DEVELOPMENT STANDARDS

2.3.1 OTHER TOWN, STATE, AND FEDERAL STANDARDS

A. **Town Building and Fire Codes.** In addition to the provisions of this Chapter standards for lots, buildings, and other site components are subject other provisions of this UDO and the Town's building and fire codes.

B. **State and Federal Requirements.** Applicable state and federal development and use-related standards apply in addition to the provisions of this Chapter.

2.3.2 FRACTIONS OF MEASUREMENT CALCULATIONS

A. **Unit Measurements.** Unless specifically stated otherwise elsewhere in this UDO, when any dimensional requirement (measurements of space or distance) results in a fraction of a measurement unit, a fraction of ½ or more shall be considered a whole unit and a fraction of less than ½ shall be disregarded. (e.g., 12.6-feet shall equal 13 feet, whereas 12.1 feet shall equal 12 feet).

B. **Density Calculations.** When the determination of the number of dwelling units permitted on a lot/property results in a fraction of a dwelling unit, any fractional component shall be disregarded and rounded down to the nearest whole number. (e.g., Where a lot/property's density calculation results in 20.7, the maximum allowed units shall be 20).

2.3.3 LOT/BUILDING SETBACKS

A. **Setback Reduction.** No building shall hereafter be erected, altered or moved to create narrower or smaller front setback, side setback, rear setback or other open spaces than required by the base district or associated permit (e.g., previously approved Planned Unit Development, Conditional District, or projects utilizing the Town's Development Options provisions).

B. **Side Lot Lines.** Side lot lines shall be perpendicular to straight street lines and radial to curved street lines beginning at the front setback line (front building line) and extending to the rear property line.

C. **Irregular Lots.** The location of required setbacks on irregularly shaped lots shall be determined by the Administrator in accordance with the purpose and intent of this UDO.

D. **Setbacks from Designated Corridors/ Functional Classification of Streets.** Setbacks shall be measured from the future planned right-of-way line of the adjacent street based on its Functional Classification pursuant to the Comprehensive Plan, adopted design documents, and/or an approved small area plan. Lots located along substandard streets may be subject to setback measurements from a future right-of-way line location based on its Functional Classification not the current right-of-way location.

E. **Setbacks from Mid-block Pedestrian Ways.** Mid-block pedestrian pathways shall be treated as side yards for the purposes of determining the minimum (and maximum) required setbacks.

F. **Easements.** Structures, buildings, and other site development components are subject to any associated easement restriction that may be present on or adjacent to the subject lot/ property. The applicant shall provide known easement documentation with all land use and building permit applications. In some cases, the easement location may extend beyond the required setbacks and restricted from structural encroachments; the Town may restrict development within said easements.

2.3.4 SETBACKS FOR INFILL LOTS

A. **Purpose and Applicability.** The Town recognizes that certain older and historic neighborhoods may have developed prior to the lot and development standards of the UDO and zoning in general. Lots within said neighborhoods may have been developed with smaller front setbacks, thus, establishing a unique character with regard to building placement. The provisions of this subsection allow (but

do not require) the Administrator to approve reduced setbacks for infill buildings/additions that align with the building placement of existing structures on the adjacent lots/properties.

B. **Administrative Infill Setback Allowance.** In any block in any residential use district contained in this UDO in which an existing front setback is established by existing, legally established buildings or structures on more than 60% of the total number of lots within the same block face fronting on the same street, the minimum front setback for any new building, structure or addition shall be the average of the established front setbacks if that dimension is less than the minimum front setback established by this UDO.

2.3.5 SETBACK ENCROACHMENT ALLOWANCES

A. **Encroachment Allowances.** Certain structures and building elements are permitted to encroach within the minimum required setbacks (or easements if permitted by the easement holder) as specified below. Further encroachments related to building elements are described in Chapter 8.

B. **Minimum Setbacks for Outlots.** Outlots or multi-tenant buildings within an integrated center may provide a minimum setback of zero feet along all lot lines in common with other outlots or in common with the main portion of the integrated center. If any portion of an outlot abuts the perimeter of the project, that portion of the outlot shall comply with the applicable thoroughfare, front, side or rear setback requirements established in this Chapter. The main portion of the integrated center is not required to provide a minimum setback along the lot line in common with an outlot. If an outlot is for an individual tenant space within a multi-tenant building, there shall be no minimum side setback required.

The minimum setback for outlots along all lot lines in common with other outlots may be used for vehicle parking areas, loading areas, interior drives or interior access drives provided that the area of each minimum setback that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in that setback are provided elsewhere on each of the affected outlots as either additional foundation landscaping area or additional interior parking area landscaping.

TABLE 2.3.5-A PERMITTED ENCROACHMENTS

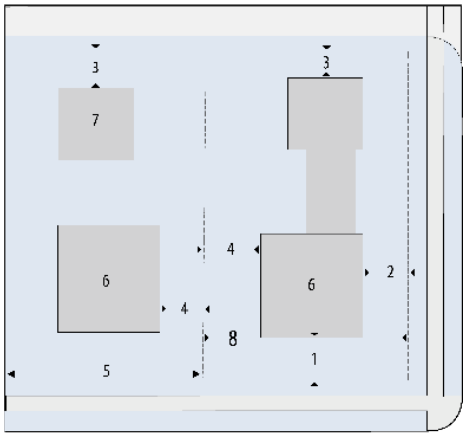
Type of Encroachment	Standards
ADA Ramps and Fire Escapes	3 ft setback from any side/rear property line.
Building Stairs	5 ft into any setback, or more in a front setback if needed to meet building code requirements.
Fences & Walls	Up to property line. Fences along corner side lot lines shall not be placed close to the front of the lot than one-half the depth of the building footprint.
Mechanical Equipment (e.g., utility boxes, HVAC equipment, swimming pool filtration)	5 ft setback from any side/rear property line.
Porches and Stoops	May be constructed within the minimum required front setback but shall not extend into the right-of-way.
Uncovered Residential Decks & Patios (maximum of 5 ft in height above finished grade) and Pools	5 ft setback from any side/rear property line.
NOTE: Additional standards for these encroachments found in Section 3.4.2.	

2.3.6 BUILDING/STRUCTURE HEIGHT MEASUREMENT

A. **Measurement Method.** Building/Structure height shall be measured from the average elevation of the proposed finished grade at the front of the building or structure to the uppermost eave line.

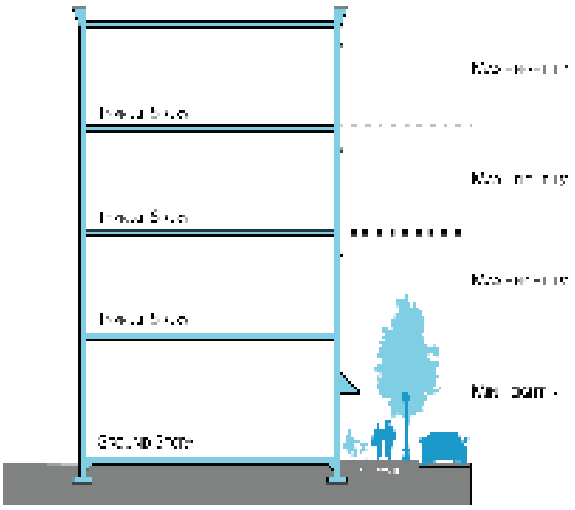
B. **Height Exemptions.** Appurtenances/features such as parapet walls, chimneys, spires, cupolas, steeples, antenna attached to a building or structure shall not be included in the calculation of building height and compliance with the limitations of the base district.

2.A. BUILDING PLACEMENT AND SETBACKS



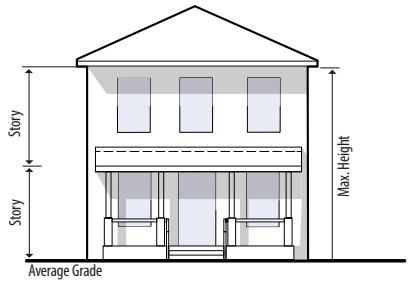
1 Front Setback
2 Side Setback- Corner
3 Rear Setback
4 Side Setback - Interior
5 Lot Frontage
6 Primary Structure
7 Accessory Structure
8 Lot Width

2.B. BUILDING/STRUCTURE HEIGHT

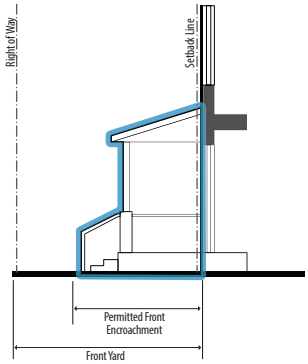


2.B. BUILDING/STRUCTURE HEIGHT CONT'D

PITCHED ROOF



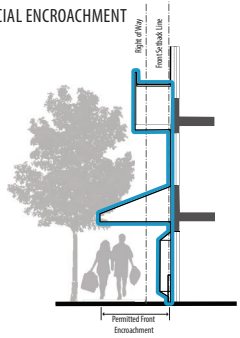
RESIDENTIAL ENCROACHMENT



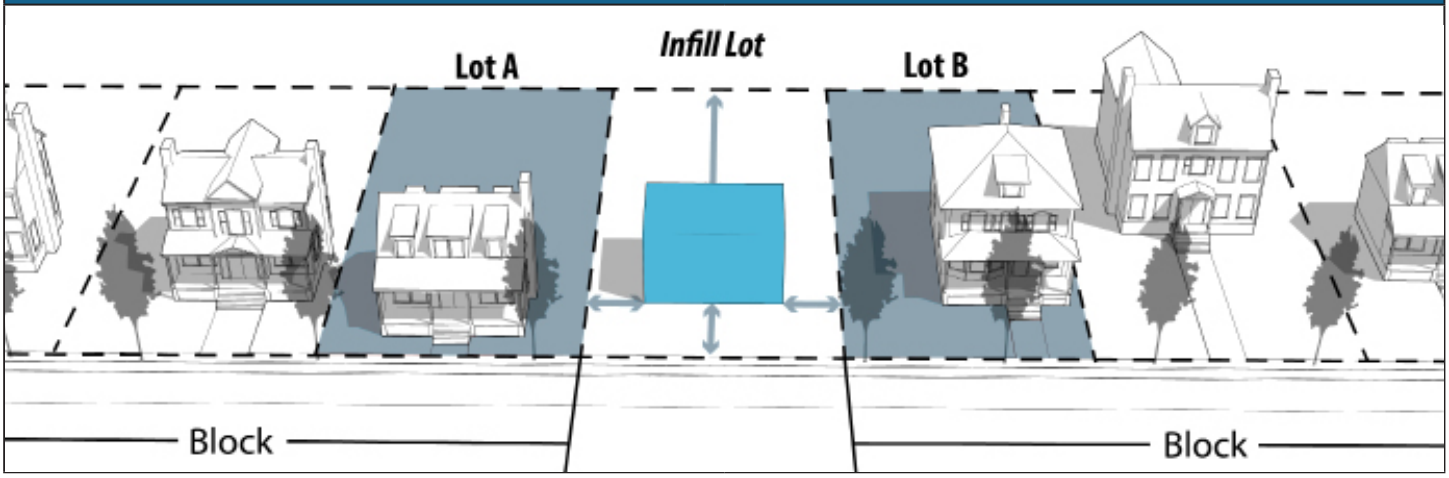
FLAT ROOF



COMMERCIAL ENCROACHMENT



2.C. INFILL LOT SETBACKS



2.4 CONDITIONAL ZONING DISTRICTS

2.4.1 PURPOSE OF CONDITIONAL ZONING DISTRICTS (CD)

A. **Purpose and Intent.** There are certain development proposals which – because of their nature, scale, or location – have particular impacts on their immediate surrounding areas and the community as a whole. In some instances, such development proposals may not be adequately accommodated by the base zoning districts. In accordance with NCGS 160D-703 (b) the provisions set forth in this section establish a one-step, legislative, conditional rezoning process for property within the town's zoning jurisdiction. Conditional districts are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. Conditional Zoning (CD) Districts may be established for the following purposes:

1. To allow innovative planning or design ideas for development in any district.
2. To amend or expand the following uses of buildings as noted in the use table.

2.4.2 CONDITIONAL DISTRICT PROCEDURE

A. **CD Rezone.** CD Districts may be based on any district, but are not intended to relieve hardships that would otherwise be handled using a variance procedure. The CD process will result in a rezone for the property. The rezone action is tied to a Master Plan (or equivalent) and may include conditions of approval.

B. **Review Procedures.** A CD District application must be made by the owners of the property or their authorized agents in accordance with the procedures established in Chapter 11.

2.4.3 STANDARDS AND ALLOWANCES FOR CONDITIONAL DISTRICTS

A. **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.

B. **Development Standard Flexibility and Allowances.** The provisions of this section are intended to afford flexibility to and/or deviations from the development standards and land use allowances of the base districts and other UDO provisions to achieve more quality, innovative, and sustainable neighborhoods that are otherwise restricted by the specific application of this UDO. As part of the initial CD establishment, the applicant/development

may establish the development standards that will apply to all future development within the project boundaries. CD proposal may establish the following unique standards subject to the allowances/limitations of this section:

1. Development Standards (Chapter 2.0) – The applicant may propose development standards relating to lot area, lot width, setbacks, driveway width at frontage, and building height that may differ from the base district.
2. Additional Residential Building Types (Chapter 3) – The CD may include additional residential housing types that are otherwise restricted in the base district. However, the CD may not exceed the density limitations established in the base district.
3. Landscaping (Chapter 5) – The applicant may proposed landscaping and buffering standards for the CD and the lots/parcels therein which may different from the other provisions of the UDO.
4. Parking (Chapter 6) – The applicant may propose unique vehicle parking ratios standards which may be different from the other provisions of the UDO.
5. Street Design (Chapter 7) – A CD may include an internal street design which are hybrids of the Town's standard street section designs.
6. Building, Site & Subdivision Lot Design Standards (Chapter 8) – A CD may provide alternative site and building design options that is otherwise required in this UDO where the resulting designs align with the Town's land use and character intent for the vicinity.

C. **Ineligible Activities.** The following activities are indelible for CDs.

1. **Prohibited Land Use Establishment:** Uses which are not expressly allowed in the underlying base district are prohibited in the CD District.
2. **Public Park Space, Conservation Areas and Environmental Reductions:** A reduction in the amount of required On-Site Private Open Space, Public Park Space, or Conservation Areas pursuant to Chapter 4 shall not be permitted.

2.4.4 STANDARDS FOR CONDITIONAL ZONING DISTRICTS ADOPTED PRIOR TO THE ADOPTION OF THIS ORDINANCE

A. **Prior CD Approvals Recognition.** The Town shall recognize projects that were approved as CDs (or equivalent thereof) prior to the adoption of this UDO. Internal land use and development activities may occur in accordance with said approvals and associated permits. Any modifications there to shall be in accordance with Chapter 11.


HOLLY SPRINGS
North Carolina

3 USE PROVISIONS

3.1 PURPOSE AND APPLICABILITY

3.1.1 APPLICABILITY OF USE STANDARDS

The Use Table (3.2.A) assigns 1 of 5 permissions to each use in each District as follows:

A. **Permitted Use (P).** The use is permitted by right with no additional requirements and is subject only to the other general standards throughout this Ordinance.

B. **Permitted Use with Additional Standards (PS).** The use is permitted by right, provided that the additional use standards set forth in this chapter are met. The specified standards are intended to insure that these uses are compatible with other development permitted within the Districts.

C. **Accessory Use (A).** The use is permitted only as an accessory to another permitted use in that district.

D. **Special Use Permit (SUP).** The use is permitted only when a Special Use Permit has been approved in accordance with Section 11.12.

1. Special Use Permits are required for uses which are generally compatible with other uses permitted in a District but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

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2. All applications for Special Use Permits shall, at a minimum, meet the standards for the District in which they are located and the additional standards set forth in this chapter for that use.

E. **Conditional District (CD).** The use is permitted only subject to a Conditional Zoning District (CD) rezoning or is otherwise permitted in a previous rezoned Conditional District.

F. **Prohibited Uses (—).** The use is prohibited in the specified District.

3.1.2 USE CATEGORIES

All uses permitted in this ordinance have been divided into 9 categories and are generally defined as follows:

A. **Residential.** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than one month's duration.

B. **Lodging.** Premises available for short-term human habitation, including daily and weekly rental. These are measured in terms of lodging units: a lodging unit is a furnished room that includes access to sanitary facilities, and that may include limited kitchen facilities.

C. **Office & Service.** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component (less than 50% of the gross square footage).

D. **Retail, Dining, and Entertainment.** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.

E. **Public and Institutional.** Uses and premises dedicated to religion, government, arts and culture, and other similar areas of public assembly, social service, health care, and other similar functions.

F. **Recreation.** Premises available for uses or facilities for passive and active recreation.

G. **Agriculture, Manufacturing, and Distribution.** Premises available for the growing, creation, assemblage, storage, distribution, and repair of items including their wholesale or retail sale.

H. **Infrastructure.** Uses and structures dedicated to transportation, communication, information, parking, and utilities.

3.1.3 INTERPRETATION OF USE MATRICES

A. **Permitted Uses.** Permitted uses shall be allowed within the base zoning districts in accordance with the Use Table (3.2.A) in this section. Where multiple principal uses are proposed to be located on a single parcel, all applicable conditions must be met for each proposed use. For example, if the proposed use is a fueling station with a convenience store and a car wash, all requirements and conditions for Fueling Station, Drive In/Drive Through Facility, and Retail uses must be met.

B. **Uses Not Listed.** The Administrator shall make the determination whenever there is a question regarding a use not specifically listed in the Use Table. This determination shall be based on the definitions contained in this UDO, the purpose and intent of the respective zoning district, and any commonly accepted use-based guides (e.g., North American Industrial Classification System (NAICS), Institute of Transportation Engineers (ITS) Trip Generation Guide). This determination may be appealed using the process identified in Section 11.3.4.

3.2 PERMITTED USES

Uses are permitted subject to Table 3.2.A.

TABLE 3.2.A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
PROPOSED DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Residential Uses														3.3.2
Apartment Dwelling	--	--	--	CD	P	PS	PS	PS	--	--	PS	--	--	
Attached Dwelling	--	--	P	P	P	CD	CD	CD	--	--	CD	--	--	
Detached Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Family Care Home	P	P	P	P	P	--	--	--	--	--	--	--	--	
Group Home	--	--	--	--	--	PS	--	SUP	--	--	--	--	--	
Manufactured Dwelling	PS	--	--	--	--	--	--	--	--	--	--	--	--	
Residential Care Facilities	--	--	--	P	P	P	--	P	P	P	P	--	--	
Lodging Uses														3.3.3
Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	PS	--	--	PS	--	--	
Hotel	--	--	--	--	--	CD	P	P	P	P	P	--	--	
Inn	--	--	--	CD	CD	P	P	P	--	--	P	--	--	
Motel	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Office and Service Uses														3.3.4
Animal Boarding and Outdoor Kennel	PS	--	--	--	--	--	--	--	PS	--	--	PS	--	
Business Services	--	--	CD	CD	CD	P	P	P	P	P	P	P	P	
Child Care Center	SUP	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	--	
Hospital	--	--	--	--	--	--	--	--	--	P	P	--	--	
Laundry, Self-Service	--	--	--	--	--	P	--	P	P	--	--	--	--	
Medical Office	--	--	--	--	--	P	P	P	P	P	P	--	--	
Mortuary/Funeral Home/ Crematory	PS	--	--	--	--	PS	--	P	--	P	P	--	--	
Office Use	--	--	CD	CD	CD	P	P	P	P	P	P	P	P	
Personal Services	--	--	CD	CD	CD	P	P	P	P	--	P	P	--	
Tattoo Studios	--	--	--	--	--	--	--	P	P	--	P	--		
Vehicle Service (Major)	--	--	--	--	--	--	--	--	CD	--	--	P	P	

KEY: P - Permitted Use; PS - Permitted Use with Additional Standards; A - Accessory Use; SUP - Special Use Permit
CD - Conditional Zoning District Only

TABLE 3.2.A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
PROPOSED DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Vehicle Service (Minor)	--	--	--	--	--	PS	--	PS	PS	--	PS	PS	PS	
Veterinary Clinic/Hospital	P	--	--	--	--	P	P	P	P	--	P	P	--	
Retail, Dining, and Entertainment Uses														3.3.5
Adult Establishments	--	--	--	--	--	--	--	--	--	--	--	--	PS	
Amusement (Indoor)	--	--	--	--	--	PS	PS	P	P	--	--	P	--	
Amusement (Outdoor)	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Bar/Nightclub/Tasting Room	--	--	--	--	--	CD	PS	PS	PS	--	PS	PS	--	
Drive In/Drive Through	--	--	--	--	--	SUP	--	PS	PS	PS	--	--	--	
Electronic Gaming Operations	--	--	--	--	--	--	--	--	--	--	--	--	SUP	
Food/Restaurant Uses	--	--	CD	CD	CD	P	P	P	P	--	P	A	--	
Fueling Station	--	--	--	--	--	--	--	PS	PS	--	PS	PS	PS	
Large Vehicle and Heavy Equipment Sales and Service	--	--	--	--	--	--	--	--	--	--	--	P	P	
Manufactured Home Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Retail Uses	--	--	CD	CD	P	P	P	P	P	--	P	A	--	
Theater	--	--	--	--	--	--	P	P	P	--	P	--	--	
Tobacco Stores	--	--	--	--	--	--	P	P	P	--	P	--	--	
Vehicle Leasing and Rental	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Vehicle Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Public and Institutional Uses														3.3.6
Cemetery	PS	--	--	--	--	--	PS	--	--	PS	--	--	--	
Civic Building	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Community Support Facility	SUP	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P		New
Penal or Correctional Institution	--	--	--	--	--	--	--	--	--	--	--	--	SUP	
Religious/Assembly Use	PS	PS	PS	PS	PS	P	P	P	P	--	P	--	--	
School (Commercial, Trade or Business)	--	--	--	--	--	P	P	P	P	P	P	P	P	
School (K-12)	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	
Recreation Uses														3.3.7

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TABLE 3.2.A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
PROPOSED DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Campground	**SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Entertainment Facility (Outdoor)	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Fitness Facilities/Studios	--	--	--	--	P	P	P	P	P	--	P	--	--	
Golf Course	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	
Recreation Facility, Indoor	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	PS	--	--	
Recreation Facility, Outdoor (<50 acres)	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	PS	--	--	
Recreation Facility, Outdoor (>50 acres)	CD	CD	CD	CD	CD	CD	CD	CD	CD	P	CD	--	--	
Shooting Range (Outdoor)	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Agriculture, Manufacturing, and Distribution Uses														3.3.8
Agricultural Uses (General)	P	--	--	--	--	--	--	--	--	--	--	--	--	
Agricultural Uses (Intensive)	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Data Centers	--	--	--	--	--	--	--	--	--	--	--	P	P	
Distribution and Logistics	--	--	--	--	--	--	--	--	--	--	PS	PS	PS	
Heavy Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	P	
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	CD	
Light Manufacturing and Warehousing	--	--	--	--	--	--	--	--	--	--	P	P	P	
Neighborhood Manufacturing	--	--	--	--	--	PS	PS	PS	PS	--	P	P	P	
Research and Development Facilities	--	--	--	--	--	--	--	--	--	P	P	P	P	
Resource Extraction	--	--	--	--	--	--	--	--	--	--	--	--	CD	
Storage, Self-Service	--	--	--	--	--	--	--	--	--	--	--	--	PS	
Infrastructure Uses														3.3.9
Airport, Public or Private	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Infrastructure/Utilities (Major)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	SUP	P	P	

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TABLE 3.2.A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
PROPOSED DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Infrastructure/Utilities (Minor)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Neighborhood Recycling Collection Point	--	--	--	--	--	P	--	P	P	P	P	P	P	
Parking Garage	--	--	--	--	A	A	PS	PS	PS	A/PS	PS	A/PS	--	
Parking Lot - Principal Use	--	--	--	--	--	--	SUP	PS	P	--	PS	--	--	
Solar Energy Systems - Small	A	A	A	A	A	A	A	A	A	A	A	A	A	
Solar Energy Systems - Large	SUP	--	--	--	--	--	--	--	--	SUP	SUP	SUP	SUP	
Transit Station / Terminal	--	--	--	--	--	--	P	P	P	--	P	P	--	
Wireless Telecommunications Equipment	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Wireless Telecommunications Tower	SUP	--	--	--	--	SUP	--	--	SUP	SUP	--	SUP	SUP	

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3.3 ADDITIONAL USE PROVISIONS AND SPECIAL USE PERMIT STANDARDS

3.3.1 GENERAL PURPOSE AND APPLICABILITY PROVISIONS

A. **Purpose and Intent**

1. The purpose of this section is to establish additional use and design standards to ensure compatibility amongst adjacent properties, protect and strengthen neighborhood character, and to achieve quality urban design within the Town.
2. The provisions of this section are intended to support a mixed-use character throughout the Town by allowing land use variety yet limiting development intensities at certain locations.
3. The provisions of this section are also intended to guide the approving authority's decisions and project review so that land use/development proposals are compatible to the scale, character, and urban design of the neighborhood in which they are located. These provisions will support the Town's decision to approve, approve with conditions, or deny a particular proposal.

B. **Applicability**

1. **Specific Uses.** The provisions of this section are applicable to those uses listed as "PS – Permitted Uses with Additional Standards" and/or "SUP – Special Use Permit" pursuant to Table 3.2.A .
2. **New Uses and Expansions of Existing.** These provisions are applicable to new uses and expansions of existing uses. Where an existing use exists, these provisions shall only apply to the new building elements. Where the existing portions of the use do not comply with the provisions of this section, the nonconforming provisions/allowances of Chapter 10 shall apply.

3. **Conflict.** Where there are potential regulatory conflicts between the district (or zone) standards of Chapter 2, the Building, Site & Subdivision Lot Design Standards of Chapter 8, and the provisions of this section, the provisions herein shall apply.
4. **Additional Conditions of Approval.** The approving authority may impose additional conditions of approval for Special Use Permits, Conditonal District applications, and projects subject to Development Plan Review which may be in addition to the provisions of this section. In doing so, the conditions of approval may further limit development scale, size, and intensity to ensure compatibility with neighboring properties.

3.3.2 RESIDENTIAL USES – ADDITIONAL USE PROVISIONS

A. **Apartment Dwelling**

1. **Location.** Apartments are permitted as upper story dwellings only by right. Alternate locations and configurations are permitted by Conditional Zoning District (CD).

B. **Attached Dwelling**

1. **Location.** Attached Dwellings are not permitted to front on Main Street between Earp Street and Elm Street, but are allowed to front on side streets in the case of sites with multiple frontages.

C. **Group Home**

1. **Location.** A Group Home may not be located within a 1/2 mile radius of an existing Group Home, as measured between lot lines.

D. **Manufactured Dwelling**

1. **Location.** A Manuactured Dwelling is permitted only on lot greater than 1 acre or in previously existing mobile home parks.
2. **Design.** See Section 8.2.N Appearance and Dimensional Criteria for Manufactured Homes

3.3.3 LODGING USES – ADDITIONAL USE PROVISIONS

A. **Bed and Breakfast**

1. **Guest Room Limitations.** Bed and Breakfast establishments are permitted up to 10 guest rooms.
2. **Manager/Caretaker.** Each Bed and Breakfast establishment shall maintain an on-site manager and/or caretaker during all times of operation.
3. **Special Events.** Bed and Breakfast establishments may host invitation-only special events (e.g., weddings, family reunions, etc.) for their guests and associated parties. Special Events are limited to a maximum of 50 attendees, at least one of which must be a guest of the Bed and Breakfast. Special Events that require off-site parking and/or have amplified sound are subject to a Temporary Use - UDO Permit.
4. **Food Service.** Bed and Breakfast establishments may provide prepared on-site food service for their guests. In Residential Use Districts, food service shall not be advertised, promoted, or offered to non-guests.
5. **Common Outdoor Areas.** In Residential Use Districts, common outdoor areas (e.g., guest patio, pool, and lounging area) shall be enclosed by a minimum 6 feet high opaque fence or similar feature to mitigate potential visual and/or audible impacts to adjacent properties.

3.3.4 OFFICE AND SERVICES USES – ADDITIONAL USE PROVISIONS

A. **Animal Boarding and Outdoor Kennel**

1. **Noxious Impacts.** Animal boarding establishments and kennels shall not cause external effects such as increased noise, lighting or glare on nearby properties, or animal-related odors that are readily detectable at any point beyond the property line of the facility. These establishments must have an appropriate system for the disposal of animal waste. Animal waste must not be allowed to collect in areas where it could result in direct discharge into the public stormwater systems and/or open waterbodies.

2. **Buffer requirements.** Animal runs, and cages shall be at least 50 feet from an adjacent Residential Use District and 25 feet from any other use district. A Type C buffer shall surround said activities.
3. **Fencing.** All pens and kennels must be surrounded by a fence at least 6 feet in height, and enclosed on top with a roof, or be located in an enclosed structure, and compliant with the standards in Section 3.4.2.H.

B. **Child Care Center**

1. **Location.** No outdoor uses associated with a Child Care Center (play areas, storage, etc.) shall be located in any front yard.
2. **Playground Areas.** All playground areas shall be located in a fenced area away from any parking, loading, or service areas.
3. **Buffering.** A Type C Buffer shall be provided along any rear or side property line adjoining Residential Use Districts.
4. **Parking and Traffic Plan.** In Residential Use Districts, the applicant shall provide and implement a parking and traffic plan that adequately mitigates the potential adverse impacts of increased traffic in the neighborhood.

C. **Mortuary/Funeral Home/Crematory**

1. **Parking and Traffic Plan.** In Residential Use Districts, the applicant shall provide and implement a parking and traffic plan that adequately mitigates the potential adverse impacts of increased traffic in the neighborhood.

D. **Vehicle Service (Minor)**

1. **Storage Restrictions.** Vehicles subject to repair may only be stored overnight on the site within a building. No vehicle subject to repair shall be parked/stored within any right-of-way.
2. **Material Storage.** All materials associated with the repair operation shall be stored within a fully enclosed and secured building. Tires and combustible materials shall be stored within a building with a fire suppression system that complies with the Town's building and fire codes.
3. **Repair Activities.** All vehicle repair activities shall occur within a building.
4. **Bays.** Repair bay doors shall not face a street.

3.3.5 RETAIL, DINING, AND ENTERTAINMENT USES – ADDITIONAL USE PROVISIONS

A. **Adult Establishments**

1. **Limitation on Adult Establishment Activity.**
   a. No building, premises, structure, or other facility that contains any adult establishment shall contain any other kind of adult establishment.
   b. No building, premises, structure, or other facility in which sexually oriented devices are sold, distributed, exhibited, or contained shall contain any adult establishment.
   c. Maximum occupancy of a viewing booth in an adult mini motion picture theater is 1 person.
2. **Prohibited Locations for Adult Establishments.** Adult establishments are prohibited within the following areas:
   a. **Proximity to Adult Establishments.** The establishment, enlargement, reconstruction, resumption or structural alteration of any adult establishment is prohibited within 1000 feet of another adult establishment. The distance between one adult establishment and another adult establishment shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior structural wall of each such adult establishment.
   b. **Proximity to Protected Uses and Protected Districts.** The establishment, enlargement, reconstruction, resumption or structural alteration of any adult establishment is prohibited within 1,000 feet of any existing Religious/Assembly Use, town park, School (K-12), family

child care home, child care center or Residential Use District within the Town or its Extraterritorial Jurisdiction. The distance between one adult establishment and other protected uses noted above shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior structural wall of each use.

3. **Exterior Display.** Notwithstanding any other provisions of this UDO to the contrary, all exterior displays for an adult establishment shall comply with the following regulations.
   a. **Display.** No adult establishment shall be conducted in any manner that permits the observation of any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public right of way.
   b. **Number of Signs.** Not more than 1 business wall sign is permitted for an adult establishment and said business wall sign shall be permitted only on the front facade of the building. All other signs or sign structures are prohibited.
   c. **Sign Surface Area.** The maximum sign surface area of a business wall sign for an adult establishment is 3% of the total area of the first 18 feet or actual building height, whichever is less, of the front façade of the building or tenant space occupied by the adult establishment; or 40 square feet, whichever is less.
   d. **Illumination of Signs.** Signs and sign structures may be illuminated, provided, however, such illumination does not include exposed neon, outdoor light fixtures (e.g., spot or flood lights) or any flashing or animated lights.

B. **Amusement (Indoor)**
   1. **Maximum Area.** Indoor amusement uses are limited to 5,000 square feet of building area.

C. **Bar/Nightclub/Tasting Room**
   1. **Licensing Requirements.** All bars, nightclubs, and tasting rooms are subject to state and local licensing requirements.
   2. **Tasting rooms.** Tasting Rooms are permitted with a microbrewery (Neighborhood Manufacturing Use) as part of their brewing operations. Tasting rooms are limited to 25% of the gross floor area of the microbrewery.
   3. **Locational Limitations.** Bars,nightclubs, and/or tasting rooms shall not be established or expanded within 300 feet of a School (K-12) In the BRT district, uses are limited to tasting room only.
   4. **Outdoor Areas.** When adjacent to Residential Use Districts, outdoor areas (e.g., patios, decks, or lounging areas) shall be enclosed by a minimum 6-feet high opaque fence or similar feature to mitigate potential visual and/or audible impacts to adjacent properties. This does not apply to outdoor seating within the public sidewalk. As part of a Special Use Permit review, the additional standards may be imposed to ensure compatibility.
   5. **Prepared Food Service.** Bars, nightclubs and tasting rooms are permitted to serve prepared food (including mobile vendors) in addition to the drinking activities. Mobile vendors are permitted as temporary use (Section 3.5)

D. **Drive in/Drive Through**
   1. **Applicability.** The provisions of this subsection apply to facilities where food or other products/services may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the site in a dedicated lane. The provisions of this section are not applicable to public voting establishments, medical testing/treatment centers, and/or charity/food bank distribution.
   2. **Locational Limitations.** Drive through windows shall be located on the side or rear building facades – the service windows shall not be located on the front, street-facing facade.

3. **Service speakers.** Service speakers shall be oriented away from adjacent Residential Use Districts and their audible impact shall be mitigated through volume control, deflective screens or similar features.
4. **Drive Through Circulation Lanes.**
    a. Except in the CB District, no circulation lane is permitted between the building and the street. All such circulation must occur in the side or rear of the site.
    b. Where permitted in the CB District, circulation in the front of the building is permitted provided that screening is provided a minimum 4 feet in height. The screening must be comprised of a wall that matches the materials of the principal structure with foundation plantings to buffer the wall from the sidewalk.
    c. At least 6 stacking spaces must be provided per drive through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board or payment/pick-up window).
    d. Door openings for drive-through uses that include an overhead door for cars (such as car washes) must not face the street.

E. **Electronic Gaming Operations**

1. **Definitions.** As used in this Section only, the following terms shall be defined as set forth below:
    a. Game of Chance: A game whose outcome is strongly influenced by randomizing device, and upon which, contestants may or may not wager money or anything of monetary value.
    b. Establishment of an Electronic Gaming Operation: any of the following:
        i. The opening or commencement of an electronic gaming operation as a new business;
        ii. The conversion of an existing business, whether or not an electronic gaming operations, to any of the electronic gaming operations defined herein;
        iii. The addition of any of the features of one or more of the electronic gaming operation defined herein to an existing business;
        iv. The addition of any of the electronic gaming operations defined herein to any other existing electronic gaming operation; or
        v. The relocation of any electronic gaming operation.
    c. Nonconforming Electronic Gaming Operations: any building, structure or land legally established as an electronic gaming operation prior to the effective date of this UDO, but which would be prohibited, regulated or restricted under the provisions of this UDO.
    d. Reconstruction of an Electronic Gaming Operation: the rebuilding or restoration of any nonconforming electronic gaming operation use which was damaged or partially destroyed by an exercise of the power of eminent domain, or by fire, flood, wind, explosion or other calamity or act of God if the damage or destruction exceeds 50% of the fair market value of the structure or the facilities affected.
2. **Prohibited Locations.**
    a. within 1000 feet of another electronic gaming operation.
    b. within 1,000 feet of any existing Religious/Assembly Use, town park, School (K-12), family child care home, child care center or Residential Use District within the Town or its Extraterritorial juristiction.
3. **Permitted Locations.** An electronic gaming operation may be established, enlarged, reconstructed, resumed, or structurally altered only on a lot or outlot located in the HI District subject to the grant of a Special Use Permit.

4. **Measurement of Distances.**
   a. The distance between one electronic gaming operation and another electronic gaming operation shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior structural wall of each such electronic gaming operation.
   b. Distance to Protected Uses and Protected Districts – The distance between an electronic gaming operation, and any existing Religious/Assembly Use, town park, School (K-12), family child care home, child care center or Residential Use District shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior structural wall of the electronic gaming operation to the nearest lot line of the Religious/ Assembly Use, town park, School K-12, family child care home, child care center or Residential Use District.
5. **Exterior Display.**
   a. Number of Signs – Not more than 1 business wall sign shall be permitted for an electronic gaming operation and said business wall sign shall be permitted only on the front facade of the building. All other signs or sign structures shall be prohibited.
   b. Sign Surface Area – The sign surface area of a business wall sign for an electronic gaming operation shall not exceed the lesser of:
      i. 3% of the total area of the lower 18 feet or actual building height, whichever is less, of the front facade of the building or tenant space occupied by the electronic gaming operation; or,
      ii. 40 square feet.
   c. Illumination of Signs – Signs and sign structures may be illuminated, provided, however, such illumination shall not be by way of exposed neon, outdoor light fixtures (e.g., spot or flood lights) or any flashing or animated lights either: interior to the sign; on the exterior of the sign; or, as a border to the sign).
6. **Findings Required.** A petition requesting the approval of a Special Use Permit for an electronic gaming operation shall be reviewed at a public hearing per the requirements of Chapter 11.

F. **Fueling Stations**

1. **Applicability.** The provisions of this subsection shall apply to all retail vehicle fueling stations and the associated components thereof. These provisions shall not apply to accessory fuel pumps that are a part of industrial uses that does not provide retail fuel sales to the general public. This section shall not apply to facilities with less than 2 electric vehicle DC fast charging stations (or the successsor technology), or similar facilities. This Section is intended to supplement the requirements for EV stations found in Chapter 6.
2. **Canopies.**
   a. Canopies are considered an accessory structure to the fueling station and shall not be located in the front yard as defined in this UDO.
   b. All fueling pumps shall be covered with a canopy or roof structure.
   c. Canopies and related elements, including fuel dispensers, support columns, planters, etc., shall be constructed of the same building materials, colors, and textures as the primary structure.
   d. Canopies/roof structures shall be setback a minimum of 15 feet from the right-of-way and shall be outside of all required setbacks. Canopies shall be designed to only cover the pump islands and drive up lanes for fueling.
   e. Interest shall be added to the canopy through the use of: roof line variations; separation of roof pitches; varying the direction of roof pitches; use of mansard roofs, hip roofs, gambrel

roofs; inclusion of dormers; or, other variation in roof design.

3. **On-site Circulation.** New fueling stations shall provide for on-site circulation for fuel dispensing trucks and similar vehicles. Tank refueling and delivery shall not be staged from or within the right-of-way.
4. **Underground Facilities.** Underground facilities (including septic tanks and finger systems, cisterns, cellars, basements, underground storage tanks, etc.) shall not be located in or under any required setback or premimeter buffer.
5. **Residential Buffering/Mitigation.** When adjacent to a Residential Use District the following standards shall apply:
   a. A Type C Buffer shall be provided along the property boundaries that abut a Residential Use District.
   b. All fueling pump islands, fuel storage apparatus, and canopy elements shall be set back at least 30 feet from any Residential Use District.
6. **Siting and Design.** In all use districts where fueling stations are permitted, the following standards shall apply:
   a. Fueling pumps shall only be permitted when in conjunction with a retail sales and service use (e.g., convenience store, retail store).
   b. Fueling pumps shall be provided/ sited interior to the site and screened from the public right-of-way by a building, wall, or similar site element.
   c. When subject to a Special Use Permit, additional limitations on the number of and the location of fueling stations on a given site to protect adjacent uses and to strengthen the planned urban character of the corridor may be considered, among other criteria.

3.3.6 PUBLIC AND INSTITUTIONAL USES – ADDITIONAL USE PROVISIONS

A. **Airport, Public or Private**

1. **Special Submittal Requirements.** In addition to the other requirements of this UDO, applicants for new and/or expanded airports shall submit the following items with their applications.
   a. Proof of compliance with all county, state and federal laws, regulations and requirements. The applicant shall submit copies to the Town of any applicable/ associated permitting materials to state and federal aviation agencies.
   b. Complete plans for all airport facilities, including approach zones, horizontal zones and conical zones.
   c. A plan/survey depicting trees and/ or structures which extend into any existing/planned approach zone, horizontal zone or conical zone. Said materials shall include the dimensions of trees or structures.
2. **Airport, Airfield, and Runway Design – FAA Standards.** All new airport facilities including the airport terminal building, airfield and runway shall comply with FAA design standards.
3. **Clear space.** In order to reduce danger from low-flying planes approaching and taking off from the airfield, designated clear space shall be provided at the end of a runway pursuant to the following:
   a. 750 feet for airstrips.
   b. 1,000 feet for class I airfields.
   c. 2,000 feet for class II or class III airfields.
   d. 2,500 feet for class IV airfields.
4. **Aprons and ramps.** Aprons and ramps shall be perpendicular to runways and taxiways.
5. **Construction within the airfield**
   a. Structures within the airfield shall be constructed of material which will provide not less than two hours' fire-resistant construction according to the standards established by the American Society of Testing Materials or the requirements of the National Fire Protection Association.

b. All airports shall be fenced; such fences shall be a minimum of 8 feet in height.

c. Storage of gasoline shall be underground and in accordance with the requirements of all applicable state and local laws and ordinances.

B. **Cemetery**

1. **Locational Limitations.** Tombstones, crypts, monuments, and mausoleums shall be located a minimum of 20 feet from any side or rear lot line and at least 30 feet from a street right-of-way.

2. **Perimeter Fencing.** A brick wall or an ornamental fence made of wood or vinyl picket or wrought iron a maximum of 4 feet in height shall be installed along the permeter of the Cemetery.

C. **Civic Building**

1. All civic buildings and their associated site improvements shall be subject to Development Plan review as desctibed in Chapter 11.

D. **Penal or Correctional Institution**

1. **Locational Restrictions.** Penal and correctional institutions may not be established within ½ mile of a Residential Use District or School (K-12).

E. **Religious/Assembly Use**

1. **Applicability.** The provisions of this subsection shall apply to new or modifications to religious institutions, places of worship, and their accessory uses. This subsection does not apply to individual religious practices.

2. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cemeteries, child care center, residential care facilities, retail uses, and similar facilities

3. **Private Schools and Colleges.** K-12 schools and/or college-equivalent operations which require state/federal certification/permits may be allowed pursuant to the district provisions. These educational accessory uses may require a separate review and approval process.

F. **Outdoor Event and Recreational Space.** Outdoor event areas (e.g., pavilions) and recreational spaces (e.g., sports fields, playgrounds) shall be setback at least 50 feet from a Residential Use District. This does not apply to trails and pathways.

G. **School (K-12)**

1. **Passenger/Student Loading Zones.** The applicant shall provide a passenger/student loading zone plan that shows the location, circulation, and traffic management provisions. To ensure compatibility with neighboring uses, the Administrator or the Town Council as appropriate may limit the location, capacity, hours-of-operation, and spatial arrangement of the passenger loading zones.

2. **Special District Required.** All High School campuses greater than 40 acres in size shall be permitted in Special Districts only.

3. **Outdoor Recreational Space.**

a. Active recreational areas such as sports fields and playgrounds shall be set back at least 50 feet from a Residential Use District. This does not apply to trails and pathways.

b. Outdoor stadiums or similar sports arenas shall be setback at least 100 feet from a Residential Use District. To ensure compatibility with neighboring uses, a Conditional District may include conditions, among others, to limit the location, capacity, hours-of-operation, and spatial arrangement of the outdoor stadium and similar sports arenas.

c. Lighting shall be directed away from neighboring properties.

d. Concession services may be allowed as an accessory use to provide food, beverage, and school/sports-related merchandise to patrons/students.

e. The applicant/school operator may allow the general public to use outdoor recreational amenities.

f. A Type C perimeter buffer shall be provided along any rear or side property line adjoining a Residential Use District.

3.3.7 RECREATION USES – ADDITIONAL USE PROVISIONS

A. **Campground**

1. **Minimum Campground Size.** The minimum size for any new campground or RV park size is 20 acres.
2. **Campsite Setback.** Campsites shall be setback at least 50 feet from the campground's property boundary.
3. **Utility Requirements for RV Campsites.** Each recreational vehicle campsite shall be connected to an approved water supply system which provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system shall be provided in all campgrounds which allow recreational vehicles for overnight use. All electrical utilities shall be undergound.
4. **Personal Services.** Each campground shall provide a central service building containing toilets, showers, and other plumbing fixtures as specified in the most current edition of the North Carolina State Plumbing Code.
5. **Common Buildings.** Campgrounds are allowed accessory buildings to accommodate guest gatherings, periodic events, and administrative operations. Each common building shall be limited to 20,000 square feet gross floor area.
6. **Trash Service.** The storage, collection, and disposal of trash and refuse shall comply with all applicable town, county and state regulations.

B. **Entertainment Facilities (Outdoor)**

1. **Setbacks.** Amphitheaters and outdoor theaters shall be set back a minimum of 200 feet from a Residential Use District.
2. **Buffers.** A Type B buffer shall be provided along the property boundaries that abut a Residential Use District. Natural and native site vegetation shall be maintained within the required buffers.
3. **Noise Study.** When a part of a Special Use Permit, a noise study may be required to identify the potential audible impacts and best management practices to mitigate said impacts to neighboring properties. Based on the findings, the approving authority may impose conditions of approval to limit the capacity, hours-of-operation, and spatial arrangement.

C. **Outdoor Shooting Ranges.** Outdoor shooting ranges are subject to the following standards.

1. The minimum lot area shall be 10 acres.
2. The use shall include and maintain a projectile-proof backstop, consisting of concrete, steel, earth or a combination thereof, at least 15 feet high behind all target areas.
3. The hours of operation shall be limited to 9:00 a.m. and 7:00 p.m.
4. The noise level shall not exceed 63 dBA as measured at the property boundary.
5. The perimeter of the shooting range activity, including the firearm discharge area and surrounding berms, shall be enclosed by a fence or wall, a minimum of 6 feet in height.

D. **Recreation Facility, Indoor**

1. **Accessory Use.** An indoor recreation facility less than 10,000 square feet is permitted as an accessory use to a residential Subdivision or Development Plan.
2. All projects are subject to Development Plan Review as described in Chapter 11.

E. **Recreation Facility, Outdoor**

1. **Setbacks.** Playgrounds and recreational elements areas shall be subject to the setbacks for the district. This shall not include picnic structures/tables, paths, trails, and/or sidewalks.
2. **Lighting.** Lighting shall be directed away from neighboring properties.
3. **Concession Services.** Concession services may be allowed as accessory use to provide food and beverage to recreation patrons. Said services shall be limited to the hours of 8:00am and 6:00pm – these hours may be

adjusted to coincide with a town-permitted event (e.g., night-time movie showing, special community event, wedding, and similar activity).

3.3.8 AGRICULTURE, MANUFACTURING, AND DISTRIBUTION USES – ADDITIONAL USE PROVISIONS

A. **Agricultural (Intensive)**

1. **Setbacks.**
   a. **Agricultural-related Buildings.** Agricultural-related buildings such as barns, greenhouses, and processing facilities (but not including living quarters and offices) shall be setback 500 feet from Residential Use Districts.
   b. **Livestock Pens and Fowl Coops.** These facilities shall be setback 500 feet from Residential Use Districts. Livestock grazing areas and pasture lands are not subject to this setback provision.
   c. **Food Growing Fields and Orchards.** Food growing fields and orchards shall be setback 50 feet from Residential Use Districts.
2. **Sales Allowances.**
   a. Materials produced on-site may be sold to third-party, off-site sales establishments. (Example: selling produce to a retail store is permitted as part of a commercial agricultural activity.)
   b. Accessory retail activities may be sold on-site. These sales activities shall be limited to products and materials that relate to an existing agricultural operation on the site. (Example: a grower may sell produce grown onsite.)
3. **Other Accessory Uses/Operations.** Accessory offices and living quarters that relate to the agricultural activity may be permitted on-site. On-site veterinary services to care for on-site livestock and fowl are also allowed.
4. **Compatibility Conditions.** To ensure compatibility with neighboring uses, the approving authority may condition a Special Use Permit to limit the location, capacity, hours-of-operation, and spatial arrangement of the agricultural activities.

B. **Distribution and Logistics**

1. **Location.** In the IVMX, such uses are limited to a maximum building area of 100,000 square feet.
2. **Service and Loading Areas.** Service and loading areas shall be sited on the side or rear of the building they serve. Said areas shall not be oriented to a right-of-way. Where sites abut multiple rights-of-way, with the exception of US 1 or NC540, this standard shall apply to the right-of-way with the highest roadway classification. For sites fronting on US 1 or NC 540, the loading and service areas shall be located at least 300 feet from the right-of-way and be separated from the right-of-way by type C buffer.
3. **Lighting.** Lighting shall be directed away from neighboring properties.
4. **Circulation Plan.** The applicant shall provide a circulation plan that shows the site access locations, freight/customer circulation patterns/plans, and staging areas.
5. **Freight Vehicles, Service Vehicles, Storage Trailers, and Material Storage.** Freight/maintenance/service vehicles, shipping trailers, material storage, and related equipment shall be stored within buildings and/or in compliance with outdoor storage requirements.

C. **Landfill**

1. **Buffers.** The landfill shall provide a minimum 100 feet wide type C buffer around the property boundaries.
2. **Separation Requirements.** Bio hazardous or hazardous waste storage and treatment facilities shall not be located within 1/2 mile of a Residential Use District.
3. **Remediation Plan.** The applicant shall prepare and submit a remediation plan to define the methods, alterations, and maintenance procedures to manage the property when the landfill operation ceases.

The remediation plan shall include design elements and site modifications to improve the property's appearance from off-site view and to guard against potential contamination to surrounding properties.

4. **Other Requirements.** Landfill operations shall comply with all local, state, and federal laws, regulations, orders, consent orders, decrees, permit conditions or judgments. The applicant shall provide copies to the Town of any associated state/federal permits and reporting materials that are in association with the landfill use.
5. **Circulation Plan.** The applicant shall provide a circulation plan that shows the site access locations, freight/customer circulation patterns/plans, and staging areas.

D. **Neighborhood Manufacturing**

1. **Manufacturing Operations.** All manufacturing operations shall occur within an enclosed building.
2. **Size.** The maximum size for a neighborhood manufacturing operation is 15,000 square feet.
3. **Storage.** Outdoor storage must be in the rear yard and completely screened from view with a Type C buffer and shall not exceed 20% of the total site. No open storage of junk or salvage materials shall occur on the site.
4. **Accessory Use Allowances.** Accessory retail shops, tasting rooms, and similar activities may be allowed in conjunction with a Neighborhood Manufacturing use subject to the Use Table.
5. **Operations.** Any industrial use (and incidental operations) that involves manufacturing, processing, assembly, storage operations are permitted, provided that the manufacturing, processing, assembly or storage in no way involves any junk or salvage operations. Any noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other injurious or obnoxious conditions related to the operation shall not create a nuisance beyond the premises.

E. **Resource Extraction**

1. **Excavation Setbacks.**
   a. Excavations of earth shall be setback 150 feet of any right-of-way.
   b. Excavations of earth shall be setback 200 feet to an adjoining lot or parcel.
2. **Submittal Requirements.** In addition to the other requirements of the this UDO, the applicant shall provide the following information with their application.
   a. **Geotechnical Report.** The applicant shall submit a geotechnical report prepared by a licensed geologist. The report shall identify the site soils, soil stability, and ground water location (if applicable). The report shall include best management recommendations, so the extraction activities do not pose a hazard to adjacent properties and natural resources.
   b. **Site Plan.** The applicant shall prepare and submit a site plan depicting the proposed site improvements, extraction activity location, on and off-site circulation, vehicle/equipment staging areas, buffers, and similar features.
   c. **Circulation Plan.** The applicant shall provide a circulation plan that shows the site access locations, freight/customer circulation patterns/plans, and staging areas.
   d. **Operational Narrative.** The applicant shall submit an operational narrative that describes the intended extraction materials, hours of operation, planned activity duration (e.g., number of years in operation), extraction methods, and hazard mitigation measures.
   e. **Remediation Plan.** The applicant shall submit a remediation plan to define the methods, alternation, and maintenance procedures to manage and improve the property when the resource extraction operations cease. The remediation plan shall include design elements and site modifications

to improve the property's appearance from off-site view and to guard against natural and personal safety hazards.

3. **Compatibility Conditions.** To ensure compatibility with neighboring uses and to protect the natural environment, the Special Use Permit may include conditions to limit the location, capacity, hours-of-operation, spatial arrangement of the extraction activities, and conditions relating to the remediation plan and the components therein subject to state/federal limitations.

F. Storage, Self-Service.

1. **Separation.** Self-Service Storage uses shall have a minimum separation radius from other Self-Service Storage uses, as measured from property line to property line, of 1,320 feet or 1/4 mile.
2. **Climate Control.** All storage units located in a multi-story building or structure shall be climate controlled with a working HVAC system.
3. **Outdoor Storage and Operations.** Outdoor storage shall be prohibited.
4. **Vehicle Rentals.** No more than a total of 6 vehicles and/or trailers for rent shall be parked on site at any time. When parked on-site, they shall be in the rear yard screened from view by a fence, wall or type C buffer.
5. **Interior Colors.** Interior architecture that is visible from the exterior (e.g., elements located within 10 feet and visible through translucent windows), including walls, doors, etc., shall have a color pallet that has been approved in a manner consistent with the exterior of the building.
6. **Front Facade.** There shall be no exterior storage unit access doors on the front facade of any building facing a thoroughfare.

3.3.9 INFRASTRUCTURE USES – ADDITIONAL USE PROVISIONS

A. Infrastructure/Utilities (Major)

1. **Major Essential Services Standards and Limitations.** The following provisions apply to major essential services.
   a. **Walls and Buffering.** All treatment operations, power generation, and electrical substations shall occur behind a minimum 6 feet high opaque wall.
   b. **Residential Buffering.** All treatment operations shall be setback 100 feet from a Residential Use District or platted lots intended for residential purposes.
   c. **Facilities in the DMX zone.** Treatment facilities, pumps, electrical substations, and similar features shall occur within an enclosed building and/or behind a wall feature to screen said elements from the public right-of-way. These facilities shall be designed/maintained in a manner that preserves the compact, walkable character of the DMX zone.
2. **Solar Energy Systems (Large and Small)**
   a. **General.** All Solar Energy Systems constructed, reconstructed, installed, moved or maintained within the Town shall comply with all regulations in this section.
   b. **Purpose and scope.** The Town finds that it is in the public interest to encourage the use and development of solar energy systems as a clean, renewable energy source and to help promote local, clean jobs. The purpose of this section is to facilitate the effective and efficient use of solar energy systems while protecting the public health, safety and welfare of residents.
   c. **Zoning.** Small-scale solar energy systems are a permitted accessory use within all zones, whether as part of a structure or incidental to one or more structures.
   d. **Height.** Roof-mounted solar energy systems may exceed the height limits applicable to each district by five feet. Ground-mounted solar energy systems may be up to 10 feet in height.
   e. **Setback.**
      i. **Yard.** Ground-mounted solar energy systems in Residential Use Districts shall be installed

either in the side yard or rear yard to the extent practicable.

ii. **Setback.** Ground-mounted solar energy systems accessory to a principal use may be located no closer than 1/2 of the setback that would otherwise apply from the front, side, or rear lot line.

f. **Building permit.** A building permit is required for the construction of a solar energy system.

g. **Development Plan Review.** A Development Plan is required for large-scale solar energy systems prior to building permit approval. Development Plan documents shall include documentation that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

h. **Lot coverage and impervious surface.** The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage or impervious cover. Wild flower ground coverage is encouraged.

i. **Emergency access.** Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.For buildings with pitched roofs, solar collectors shall be located in a manner that provides a minimum of one three-foot wide clear access pathway from the eave to the ridge on each roof slope where solar energy systems are located as well as one 3-foot smoke ventilation buffer along the ridge.

ii. Rooftops that are flat shall have a minimum 3-foot wide clear perimeter between a solar energy system and the roofline, as well as a three-foot wide clear perimeter around roof-mounted equipment such as HVAC units.

i. **Solar access.**

i. No building permit shall be issued if the proposed building, wall, fence, or other structure shall shade more than 10 percent of the absorption area of an existing solar energy system located on any other property between the hours of 10:00 a.m. and 2:00 p.m. The Administrator may modify this requirement if it finds that strict compliance would unduly limit property development, or unduly interfere with the development potential as envisioned for the area in the Comprehensive Plan or UDO.

ii. If the owner of the property where the solar energy system is installed is willing to relocate the system, the Town has the discretion to require the property owner whose structure, fence, wall or vegetation may obstruct the solar energy system to pay the reasonable relocation costs.

iii. In order to prevent development on a neighboring property under this subsection, a solar energy system shall be functioning as intended to contribute to the energy needs of the property on the date that the city deems the building permit application complete.

j. **Historic district.** Solar energy systems in a historic district should be designed, sized, and located to minimize their effect on the character of a historic structure. Examples include:

i. Place solar energy systems to avoid obscuring significant features or

adversely affecting the perception of the overall character of the property.

ii. Minimize visual impacts by locating solar energy systems back from the front facade.

iii. Consider installing solar energy systems on an addition or secondary structure where applicable.

iv. Use the least invasive method feasible to attach the solar energy system to a historic roof such that it avoids damage to significant features and historic materials and can be removed and the original character easily restored.

v. All solar energy systems within the historic district require a Certificate of Appropriateness from the Historic Preservation Commission

k. **Abandonment and decommissioning of medium- and large-scale solar energy systems.**

i. **Removal Requirements.** Any large-scale ground-mounted solar energy system which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Town by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

(a) **Disposal of solid and hazardous waste.** Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.

(b) **Stabilization or re-vegetation of the site as necessary to minimize erosion.** The Town may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

ii. **Abandonment.** Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the large-scale ground-mounted solar energy system shall be considered abandoned when it fails to operate for more than one year without the written consent of the Town. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town retains the right, after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous, or decommissioned large-scale ground-mounted solar energy system. As a condition of Development Plan approval, the applicant and landowner shall agree to allow entry to remove an abandoned or decommissioned installation.

B. **Infrastructure/Utilities (Minor)**

1. **Wastewater Pump Station Landscaping.** All above ground structures greater than 100 square feet in area shall be landscaped to provide type B screening as determined by the Administrator in accordance with the Engineering Design and Construction Standards.

C. **Parking Garage**

1. **Development Plan.** All parking garages will be subject to Development Plan Review.

D. **Parking Lot – Principal Use**

1. **Setbacks.** A parking lot not otherwise associated with a primary structure shall be subject to the primary structure setbacks for

the district but it shall not be less than 20 feet from all front and side property lines.

2. **DMX District.** Parking lots in the DMX district are subject to the following design standards.
    a. Parking lots shall be designed so they can be adaptively reused for future building pads, event spaces, and similar downtown-oriented uses/activities.
    b. Parking lot surfaces shall be limited in size and segmented into smaller paved areas to reduce their visual impact on the downtown area. Individual parking lot surface areas shall be limited to 150 linear feet along rights-of-way.
    c. Parking area screening is required if located in front of the maximum setback. Screening must include a compact row of Dwarf Burford Holly (or equivalent) planted three feet on-center (3' o.c.) and a minimum of 24 inches in height at the time of planting and include 1 stone column as specified in the Town's Engineering Design and Construction Standards for each 60 feet of parking area frontage with a maximum spacing of 75 feet in lieu of the parking area screening specified in Section 5.35 of this UDO.

E. **Wireless Telecommunications Equipment and Wireless Telecommunications Towers**

1. **Purpose and Intent.** In accordance with N.G.G.S. §160D-930 et al this subsection creates the framework for the siting of wireless telecommunications facilities in a manner which protects the public health, safety and general welfare of the community, provides comprehensive service to the community, and implements the Town's Policies for said facilities. The provisions of this subsection are in addition to, and do not replace, any obligations an applicant may have under any franchises, licenses, encroachments, or other permits issued by the Town.
2. **Town's Policies.** The following policy statements are set forth to provide guidance to wireless communication facility providers in the placement of wireless telecommunication facilities within the Town and its Extra-Territorial Jurisdiction.
    a. Facilitate the comprehensive provision of wireless telecommunication services to the residents and businesses of the Town and its Extra-Territorial Jurisdiction.
    b. Maximize the use of existing and approved telecommunication towers, buildings, and structures to accommodate new wireless telecommunication antennas in order to minimize the number of telecommunication towers needed to comprehensively serve the community.
    c. Minimize the number, height, obtrusiveness, and the visual impacts of telecommunications towers, associated equipment, and buildings.
    d. Direct and allow wireless telecommunication facilities to areas which are least disruptive to residential, park, open space, and greenway uses and to be as unobtrusive and invisible as reasonably possible.
    e. Ensure that the height of telecommunications towers has the least visual impact and is no greater than required to achieve service area requirements and potential co-location.
    f. Site telecommunications towers to minimize locations which are visually solitary or prominent when viewed from residential areas or any public way.
    g. Site telecommunications towers at locations which are obscured by vegetation, tree cover, topographic features, buildings or other structures to the maximum extent feasible.
    h. Protect views of and vistas from architecturally or historically significant structures and historically significant landscapes so that these architectural or historical resources are not impaired or diminished by the placement of telecommunications towers.
    i. Avoid potential damage to adjacent properties from telecommunication

towers failure through structural design standards and setback requirements.

3. **General Applicability.** The provisions, of this subsection shall apply to the following:
   a. Wireless telecommunication facilities (towers and associated equipment) that are or will be operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.
   b. Small wireless telecommunication towers that meet both of the following characteristics:
      i. each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet;
      ii. all other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services; and
      iii. an antenna array feature that is attached to a telecommunications tower or building to transmit or receive radio waves. For this subsection, this does not include antenna dishes or other antenna features on individual homes or businesses that are intended to receive radio or television broadcasts, or internet communication for said use.
   c. **Co-location of Wireless Telecommunication Facilities and Equipment.** Activities that involve the co-location of wireless telecommunication facilities and equipment on existing towers, buildings, and public infrastructure elements shall be deemed a Permitted use in the base zones and subject to the associated review and permitting procedures of Chapter 11.
   d. **New Standalone Wireless Communication Towers (New Towers).** New standalone wireless towers may be permitted in a district by Special Use Permit per table 3.2-A. Activities that involve the construction, reconstruction and/or establishment of new, standalone wireless communication towers shall require review pursuant to a Special Use Permit procedure as outlined in Chapter 11.
4. **Amateur Radio Exemption.** These provisions neither apply to nor shall be construed to apply to Amateur Radio Operators who are licensed to operate a radio or transmitter by the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.
5. **Interference with Public Safety Telecommunications.** No new or existing telecommunications service shall interfere with public safety telecommunications. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the Town at least 10 calendar days in advance of such changes and allow the Town to monitor interference levels during the testing process.
6. **Compliance with Other Laws.** A telecommunications tower shall be erected and operated in compliance with the most current Federal Communication Commission and Federal Aviation Administration rules

and regulations and other applicable federal and state standards. All telecommunications towers shall comply with all ordinances of the Town which are not in conflict with this subsection.

7. **Wireless Telecommunications Facilities Establishment and Siting Alternatives Analysis.**

   a. **Co-location Preference.** The Town shall promote the co-location of wireless telecommunications equipment on existing towers, buildings, or utilities elements. New standalone wireless telecommunication facilities (towers) may only be allowed where co-located of said facilities on existing towers, buildings, or public infrastructure elements is deemed infeasible through a siting alternatives analysis.

   b. **Siting Alternatives Analysis.** For all new, standalone wireless telecommunication towers, the applicant shall provide a siting alternatives analysis to determine whether co-location on existing structures is feasible within the applicant's search ring, as defined by N.G.G.S. §160D-931(17) including information pertaining to the fair market value of similar contracts – this shall be provided as part of the permitting process and submittal requirements pursuant to Chapter 11. The siting alternatives analysis shall determine the feasibility of co-locating the new telecommunications facilities/equipment in the following situations. (i) Co-location on existing towers; (ii) Placement on Town-owned Structure or Building; (iii) Placement on Existing Structure or Building; and (iv) Construction of New Tower Structure or Substantial Modification of Existing Structure. The following describes the various co-location situations.

      i. **Co-location Standards.** The co-location or placement of new telecommunications antennas upon existing telecommunications towers, light poles, and/or buildings.

      ii. **Town-owned Structure or Building.** The utilization of existing town-owned structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on water towers, electric-line transmission towers, or other existing structures.

      iii. **Existing Structure or Building Utilization.** The utilization of all other existing structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on existing structures.

   c. **Consulting Option.** As part of the review procedures, the Administrator shall determine the sufficiency of the information. The Town may choose to hire an outside consultant to conduct a third-party review of the siting alternatives analysis in the following situations: (i) where there are disputes of the findings between the applicant and the Administrator and/or (ii) where expert consultation is deemed necessary to reach conclusions of the analysis. Where the Town utilizes a consultant in its application review, the fee for such services shall be fixed in advance as part of the application fee for a new telecommunications facility.

8. **Telecommunication Tower and Antenna Array Design Standards.** The following design standards apply to new telecommunication towers and associated

antenna array facilities. These standards do not apply to co-location activities on existing towers, buildings, or public infrastructure elements.

a. **Height.** The maximum height of a telecommunications tower, including antenna array, shall be less than 200 feet above grade; whereas, Small Wireless Telecommunications towers shall be limited to 50 feet above grade.

b. **Location.** Telecommunication towers and antenna arrays shall not be located within 300 feet of a thoroughfare.

c. **Guys and Guy Anchors.** All guys and guy anchors shall be located within the buildable area of the lot and shall not be located within any required setback, required landscape area, and wetland feature/buffer.

d. **Security Fencing.** Securing fencing shall surround the a telecommunications tower base, all guy anchors and equipment. The compound area and all guy anchors shall be secured with a fence of not less than 6 feet in height nor more than 10 feet in height. A security wire (barbed, razor, etc.) may be located on the telecommunications tower-side of the fence but shall not extend above the top of the fence. The type of fence selected shall, in the determination of the Administrator, be compatible with development in the surrounding area. A chain link fence, if used, shall be black vinyl coated.

e. **Structural Design.** A telecommunications tower shall be designed and built so as to:

   i. be capable of use by at least two wireless communications providers for a telecommunications tower less than 80 feet in height;

   ii. be capable of use by three or more wireless communications providers for a telecommunications tower of 80 feet in height or greater;

   iii. accommodate antenna arrays consisting of 9 to 12 antennas for each array, provided, however, this regulation shall not apply to slick antenna applications;

   iv. locate such antenna arrays within 15 vertical feet of each other;

   v. have no more than 3 degrees of twist and sway at the top elevation; and,

   vi. provide internal cable routing for all tapering monopole telecommunication towers.

   vii. meet or exceed associated State and Federal structural standards relating to telecommunication standards (e.g., EIA-222)

f. **Signs Prohibition.** No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a telecommunications tower, antenna array or antenna, other than as required by Federal Communications Commission regulations regarding tower registration or other applicable law.

g. **Falling Safety.** New wireless telecommunications towers shall be designed and located on the property in a manner that would avoid safety hazards on surrounding uses in the event of a fall. If the telecommunications tower should fall along its longest dimension, the tower shall remain within the lot lines and avoid dwelling units, habitable structures, public street rights-of-way, utility lines and other telecommunications towers.

h. **Lights.** No signals, lights or other illumination shall be permitted on telecommunications towers unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Town.

i. **Engineering Compliance for Modifications.** If any additions, changes or modifications are to

be made to a telecommunications tower, the Administrator may require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to structural wind load and all other requirements of the Town's Building Code.

9. **Separation and Location**

   a. **New Wireless Telecommunication Towers.** New telecommunication towers are subject to the following minimum separation radius from another telecommunications tower - in determining the required separation between telecommunication towers of different heights, the required separation for the taller tower shall apply.

      i. one-quarter mile radius for proposed telecommunications towers less than 80 feet in height;

      ii. one-half mile radius for proposed telecommunications towers of 80 feet in height or greater but less than 120 feet in height; or

      iii. a one-mile radius for proposed telecommunications towers 120 feet in height or greater.

   b. **Small Wireless Telecommunication Towers.** New small wireless telecommunication towers are subject to the following minimum separation radius from another telecommunications tower, measured from the bases.

      i. For the same wireless telecommunication provider. Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as the more than 10% overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of other existing facilities of the same provider.

         - Coverage Ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide.
         - Coverage is defined as the area in which a person or entity can establish an electronic connection with the small wireless telecommunication facility.

      ii. For different wireless telecommunication providers. Each new small wireless telecommunication facility of different providers shall not be located within three hundred 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary.

   c. **Deviations.** As part of a Special Use Permit review, the Town may authorize deviations from these separation standards due to special circumstances relating to natural features, scarcity of available land, and telecommunications operating standards.

10. **Wireless Telecommunications Antennas Mounted on Existing Buildings or Structures.** The following design standards apply to antennas associated with wireless communication operations and mounted on existing buildings and structures.

a. **Roof-Mount Elements.** Roof-mounted wireless telecommunications antennas are permitted on buildings and structures in all districts, except for detached dwellings or attached dwellings. Said elements shall be subject to the following standards.

   i. Whip telecommunication/antenna features (an antenna which transmits signals in 360 degrees) shall not exceed the height of the building by more than15 feet and shall be no closer than 15 feet to the perimeter of the building.

   ii. Non-whip telecommunication/ antenna features shall not exceed the height of the building by more than 10 feet and shall be no closer than 10 feet to the perimeter of the building.

   iii. The telecommunications antenna and associated equipment located on buildings within a gateway corridor shall be screened in elevation view with enclosures or facades having an appearance that blends with the building on which they are located; and be located so they are not overtly visible from an adjacent public right of way.

b. **Surface-Mount Elements.** Surface-mounted telecommunications antennas (an antenna attached to a building exterior wall) are permitted on buildings or structures in all districts and subject to the following standards.

   i. Telecommunications/antenna features shall be mounted flush with the exterior of the building or structure so that it projects no more than 30 inches from the surface to which it is attached.

   ii. The telecommunications/ antenna appearance shall blend with the surrounding surface of the building or structure in terms of color and materials.

c. **Elements Attached to Other Existing Structures.** Telecommunications antennas are permitted on existing utility, lighting, telecommunications towers and other structures in all districts and subject to the following standards.

   i. Existing utility, lighting, telecommunications towers, and other structures used to affix telecommunication/ antenna features shall exceeds 50 feet in height above grade

   ii. The telecommunications antenna shall not exceed the height of the existing structure by more than 10 feet for a non-whip antenna or 15 feet for a whip antenna.

   iii. Existing structures may be rebuilt/ modified to support the load of the new telecommunications antenna and subject to the Town's building permitting standards.

d. **Separation Standards.** Telecommunications antennas and associated features located on existing buildings or structures are not subject to the separation requirements stated above.

e. **Photo Simulation Requirements.** As part of the application process, applicants shall provide photo simulations showing the site of the existing structure with a photo realistic representation of the proposed telecommunications antenna and the existing structure or any proposed reconstruction of the structure as it would appear viewed from the closest Residential Use District and from adjacent public right of way. The applicant shall also submit photographs of the same views as in the photo simulations showing the current appearance of the site without the proposed telecommunications antenna.

11. **Abandonment and Removal of Telecommunications Towers, Antenna Arrays, and Associated Equipment.** The following standards apply to all

telecommunication features and their associated elements – these standards ensure inoperable features are removed, whereas, habitable buildings are exempt from these requirements.

a. **Abandonment.** Telecommunications towers, antenna arrays, and associated equipment which have not been used for a period of 1 year shall be deemed abandoned and shall be removed from the site.

b. **Notice Required.** The owner of the telecommunications tower and the last service provider to use a telecommunications tower shall notify the Administrator within 30 days that use of a telecommunications tower has been discontinued.

c. **Security Fund (Cash/Bond).** Every telecommunications tower owner and all service providers shall establish a cash security fund, an irrevocable letter of credit, or bond security to secure the payment of removing the telecommunications towers, antenna arrays, and/or associated equipment that have been determined to be abandoned, or found to be in non-compliance with this UDO, and to provide the Town a fund from which to deduct fines and penalties for non-compliance with this UDO or other applicable laws in the following amounts:

   i. The amount to be provided for each telecommunications tower shall be $25,000.

   ii. The amount for each antenna array on the telecommunications tower shall be $5,000.

d. **Security Reduction.** Any reduction in the security fund provided, because of deductions of fines, penalties, or removal costs, shall be replenished to the total of the required amount within 30 days after notice from the Town of the amount deducted and the deficiency created hereby.

e. **Refund.** Within a reasonable period of time, not to exceed 3 months after the telecommunications tower and/or antenna array is removed, any remaining funds on deposit with the Town pursuant to this subsection, after application and above all expenses provided for herein, shall be refunded to the appropriate owner or provider who created the security fund.

12. **Special Requirements for Small Wireles Telecommunications Facilities Located within the Public Right-of-Way.** To protect the unique aesthetics of the Town, to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna-supporting structures, the Town prefers that small wireless telecommunication facilities be located outside the public right-of-way; co-located on existing utility poles or wireless support structures; concealed; and have their accessory equipment mounted on the utility pole or wireless support structure.
The following requirements are intended to be reasonable for small wireless telecommunication facilities located within the public right-of-way while avoiding the intangible public harm of unsightly or out-of-character deployments and are implemented as requirements for an application for small wireless telecommunication facilities. Unless otherwise defined by this UDO, all definitions are the same as defined in North Carolina General Statutes Chapter 160D-931.

   a. **Siting Hierarchy of Small Wireless Telecommunication Facilities Located within the Public Right-of-way.** Any applicant for a new small wireless telecommunication facilities shall evaluate the reasonable feasibility of co-locating new antennas and equipment on existing utility poles, light pole fixtures, or wireless support structures within the applicant's search ring. Co-location on existing utility poles,

light pole fixtures, or wireless support structures is not reasonably feasible if co-location is technically or commercially impractical or the owner of the existing utility poles, light pole fixtures, or wireless support structures has refused in writing to the requesting party, after having been offered the fair market fee for co-location, to enter into a contract for such use at fair market value. Minor alterations or adjustments to the location or technical specifications of the small wireless telecommunication facility as a result of co-locating on an existing utility pole, light pole fixture, or wireless support structure shall not constitute a technical or commercial impracticality. The applicant shall provide to the Town all information necessary to determine whether co-location on existing utility poles, light pole fixtures, or wireless support structures is reasonably feasible, including information pertaining to the fair marketvalue of similar contracts. The Town shall determine the sufficiency of the information and may employ such experts as outside consultants to evaluate the information. In the event that the Town determines outside consultants are necessary, the fee for such consultant shall be fixed in advance as part of the application fee for a new small wireless telecommunication facilities.Development of small wireless telecommunication facilities shall be in accordance with the following siting alternatives hierarchy. The order of ranking, from highest to lowest, shall be from sub-Section i., to sub-Section ii., outlined below. Where a lower ranked alternative is proposed, the applicant must demonstrate by substantial evidence that higher ranked options are not technically feasible or available/

i. **Co-location.** The co-location of small wireless telecommunication facility on existing utility poles, light pole fixtures, or wireless support structures and associated equipment or buildings shall comply with the following regulations:

   (i) **Height.** Each new small wireless telecommunication facility shall not extend more than 10 feet above the existing utility pole, light pole fixture, or wireless support structure on which it is colocated. No new small wireless telecommunication facility shall be co-located on any utility pole, light pole fixture, or wireless support structure that is less than 15 feet above grade.

   (ii) **Separation.** Co-location of small wireless telecommunication facilities on existing utility poles, light pole fixtures, or wireless support structures are not subject to a separation requirement.

   (iii) **Objective Design Standards.** Small wireless telecommunication facilities to be co-located on an existing utility pole, light pole fixture, or wireless support structure shall be designed to match the style and color of the existing utility pole, light pole fixture, or support structure and designed such that all cabling is inside the existing utility pole, light pole fixture, or wireless support structure, provided, however if cabling cannot be located inside the existing utility pole, light pole fixture, or support structure that cabling is located within a solid enclosure that is designed to match the style

and color of the existing utility pole, light pole fixture, or support structure.

All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or otherwise concealed.

To mitigate the visual impacts of unsightly or outof-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

(iv) **Engineer's Certification.** Prior to installation of a small wireless telecommunication facility or equipment, the Town shall be provided with an engineer's certification that existing utility pole, light pole fixture, or wireless support structure will support the proposed small wireless telecommunication facility or equipment.

ii. **New Small Wireless Telecommunication Facilities.** Construction of new small wireless telecommunication facilities on new utility poles or wireless support structures and associated equipment or buildings shall comply with the following regulations:

(i) **Height.** The maximum height of new utility poles or wireless support structures shall be 50 feet above grade. Each new small wireless telecommunication facility shall not extend more than 10 feet above the utility pole or wireless support structure on which it is located. Notwithstanding the above, in no instance in an area zoned single-family residential where the existing utilities are installed underground shall a utility pole or wireless support structure exceed 40 feet above grade. No new small wireless telecommunication facility shall be located on a ny utility pole or wireless support structure that is less than 15 feet above grade.

(ii) **Location.** No portion of a new utility pole or wireless support structure associated with a small wireless telecommunication facility may be placed in the public right-of-way in a manner that does any of the following: obstructs pedestrians or vehicular or bicycle access, obstructs sight lines or visibility for traffic, traffic signage, or signals; public art or focal points, or interferes with access by persons with disabilities. An applicant may be required to place equipment in vaults located underground to avoid obstructions or interference.

To the greatest extent possible, a new utility pole or wireless support structure associated with a small wireless telecommunication

facility shall align with existing utility poles, light pole fixtures, or wireless support structures installed in the right-of-way.

(iii) **Separation.** New small wireless telecommunication facilities shall have the following minimum separation radius from another small wireless telecommunication facility:

For the same wireless telecommunication provider:

Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as the more than 10 percent overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of any other existing wireless telecommunication facility of the same provider; this definition shall also apply between the anticipated coverage rings of two or more new small wireless telecommunication facilities. Coverage Ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide. Coverage is defined as the area in which a person or entity is able to establish an electronic connection with the small wireless telecommunication facility.

(iv) **Review.** If an applicant desires that a new small wireless telecommunication facility be located within the prescribed distance and is necessary, such small wireless telecommunication facility shall be reviewed by the Administrator and approved on a case by case basis.

(v) **Separation from different provider.** For different wireless telecommunication providers, each new small wireless telecommunication facility of different providers shall not be located within 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary. Such small wireless telecommunication facility shall be reviewed by shall be reviewed by the Administrator and approved on a case by case basis.

(vi) **Objective Design Standards.** Small wireless telecommunication facilities and utility poles and wireless support structures shall be compatible with the surrounding area. Where

existing street light fixtures are present, the utility pole or wireless support structure color shall matchthat of the street light fixture pole and shall be located in such a manner as to visually appear to be part of a common scheme of street light fixture pole placement. Within the adopted Village District Area Plan boundary as indicated in the Comprehensive Plan, utility poles and wireless support structures shall be black powder coated.

Utility poles and wireless support structures shall be made of galvanized steel or comparable material except when otherwise required by applicable federal or state regulations. Wood utility poles and wireless support structures are prohibited.

Small wireless telecommunication facilities shall be located, designed, and/or screened to blend in with the existing natural or built surroundings to reduce the visual impacts as much as possible, and to be compatible with neighboring land uses and the character of the community.

All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or

To mitigate the visual impacts of unsightly or outof-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

b. **Maintenance.** All small wireless telecommunication facilities and related equipment, including but not limited to fences, cabinets, poles, and landscaping, shall be maintained in good working condition over the life of the use. This shall include keeping the structures maintained to the visual standards established at the time of approval. The small wireless telecommunication facilities shall remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than 30 calendar days from the date of notification by the Town. In public rights-of-way, damaged or deteriorated components must be corrected within 5 business days of notification.

   No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a small wireless telecommunication facility, other than as required by Federal Communications Commission regulations regarding small wireless telecommunication facilities registration or other applicable law.

c. **Filing Requirements.** All applications for a small wireless telecommunications facility shall be required to meet the filing requirements specified in the Development Procedures Manual.

3.4 ACCESSORY STRUCTURES AND USES

3.4.1 GENERAL APPLICABILITY

A. Accessory uses, buildings or structures are those which are clearly incidental and subordinate to a primary use or structure located on the same lot.

B. Accessory uses, buildings or structures are permitted in all districts, provided that the primary use is a permitted use within the zoning district.

C. Accessory uses, buildings or structures are not permitted on a lot without a primary building.

D. **Excluded Locations.**

1. **Easements.** Accessory uses, buildings or structures shall not encroach upon any platted or recorded easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted, and in the case of a Town Easement or an access easement, authorized by the Administrator.
2. **Septic Areas.** Accessory buildings or structures (including fences, patios, decks, etc.) shall not be located above a septic system or septic repair area.
3. **Sight Distance Triangles.** Accessory uses, buildings or structures shall not encroach upon any sight distance triangles, as specified in the Town's Engineering Design and Construction Standards.

3.4.2 RESIDENTIAL USE DISTRICTS AND RESIDENTIAL USES IN ALL OTHER DISTRICTS

A. **Applicability.** Residential accessory uses include but are not limited to: detached garages; carports; porches; decks; awnings; canopies; mini barns; storage sheds; patios; outdoor fireplaces; bathhouses; cabanas; children's playhouses; swings; game courts, including tennis or basketball courts; fences; driveways and parking areas; signs; swimming pools; hot tubs; radio sending and receiving antennas; satellite dish antennas; and, storage buildings.

B. Accessory Structure Limitations.

1. The total square foot area of all detached accessory structures on a lot shall not exceed 50% of the finished floor area of the primary dwelling; and
   a. Maximum number of accessory buildings in RR District: Not applicable
   b. Maximum number of accessory buildings in all other Residential Use Districts: 2
2. Detached accessory structures shall not be located in the front yard.

C. **Accessory Dwelling (ADU)**

1. **Density and Quantity Limitations.** ADUs are exempt from the district's density limitations. An ADU shall contain no more than 2 bedrooms.
2. **Size.** The gross floor area of an ADU shall be no greater than 50% of the finished floor area of the primary dwelling located on the lot or 1,000 square feet, whichever is less.
3. **Location.** An ADU shall be located to the side or rear of the primary dwelling unit on the lot and shall comply with all required accessory structure setbacks.
4. **Architectural Style.** The building materials and architectural style of the ADU shall be compatible with the building materials and architectural style of the primary dwelling unit including siding materials, windows, and roof shape.
5. **Utilities.** ADUs may connect to the water, sewer, and electrical lines of the primary dwelling on the lot. The Town shall not require a separate meter for ADUs.
6. **Parking.** One off-street vehicle parking space is required for each ADU where on-street parking is not approved by the agency having jurisdiction.
7. **Structural Type.** Manufactured homes, mobile homes, campers, trailers, or similar vehicles/structures may not be approved as an accessory dwelling unit except as Temporary Family Health Care Structures as permitted below.
8. **Temporary Family Health Care Structure.** If the ADU is a temporary family health care

structure used by a caregiver in providing care for a mentally or physically impaired person on property owned or occupied by the caregiver as the caregiver's residence, it shall be considered a permitted accessory use in any Residential Use District on lots zoned for detached dwellings subject to the following:

a. A temporary family health care structure used by an individual who is the named legal guardian of the mentally or physically impaired person shall be considered a permitted accessory use in any residential zoning district on lots zoned for detached dwellings in accordance with this section if the temporary family health care structure is placed on the property of the residence of the individual and is used to provide care for the mentally or physically impaired person.

b. Only 1 temporary family health care structure shall be allowed on a lot or parcel of land. Such temporary family health care structures shall comply with all setback requirements that apply to the primary structure.

c. Annual Permit Renewal Required: The property owner must renew such temporary family health care structure permit annually and provide evidence of compliance with this section on an annual basis as long as the temporary family health care structure remains on the property. The Town may request an inspection of the temporary family health care structure at reasonable times convenient to the caregiver, to confirm the use of the structure.

d. No signage, advertising, or any other promotion of the existence of the temporary health care structure shall be permitted either on the exterior of the temporary family health care structure or anywhere on the property.

e. Any temporary family health care structure installed pursuant to this section shall be removed within 60 days in which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for in this section. If the temporary family health care structure is needed for another mentally or physically impaired person, the temporary family health care structure may continue to be used, or may be reinstated on the property within 60 days of its removal, as applicable.

D. **Child Care Center (Accessory)**

1. **Buffering.** A Type B buffer shall be provided along any rear or side property line adjoining existing Residential Use Districts.

2. **Parking and Traffic Plan.** In Residential Use Districts, the applicant shall provide and implement a parking and traffic plan that adequately mitigates the potential adverse impacts of increased traffic in the neighborhood.

E. **Cluster Mailbox Units.**

1. **Location and Parking.** All cluster mailbox units shall be located to accommodate safe, short-term parking for mail delivery vehicles and resident pick-up. Parking may be on-street provided there is suitable width so as not obstruct to the flow of traffic, as indicated by parking areas on street cross sections in the Engineering Design and Construction Standards. All such parking shall be out of any utility rights-of-way/ easements and sight distance areas.

2. **Appearance Standards (19 or less receptacles).** An individual cluster mailbox unit or combination of cluster mailbox units located within the same area containing 19 or less mail receptacles shall be subject to the follow appearances standards:

   a. Shall provide a decorative base or pedestal cover; and

   b. Shall provide a finial, crown, or other similar decorative cap.

3. **Appearance Standards (20 or more receptacles).** An individual cluster mailbox

unit or combination of cluster mailbox units located within the same area containing 20 or more mail receptacles shall be subject to the follow appearances standards:

a. Shall be built into a wall as part of a building façade; or

b. Shall be freestanding and shall be constructed with the following design and appearance requirements:

i. Primary building material shall be consistent with the style of the development or project;

ii. Sets on a decorative pedestal or is fixed to two decorative posts;

iii. Designed as an architectural feature to create identity of the project or subdivision; and

iv. Provides foundation landscaping around the base of the structure per the requirements of Section 5.3.4 of this UDO.

4. **Signage.** All cluster mailbox units shall remain free and clear of signs, except for any sign required by any local law, state or federal governmental agency.

5. **Security Features.** Security lighting shall be provided.

6. **Maintenance.** The owner of the common area or private easement in which the cluster mail box unit or combination of cluster mail box units is located shall be responsible for maintenance of such unit(s).

F. **Covered Porches, Gazebos, Decks and Stairs.**

1. Covered porches, decks and gazebos shall comply with setback encroachment allowances in Section 2.3.5, and maximum building height regulations of the applicable zoning district for primary buildings unless permitted in Table 2.3.5-A.

G. **Family Child Care Home**

1. **Play Areas.** All play equipment shall be located in a fenced area away from any parking, loading, or service areas. Front yards shall not be used as play areas.

2. **Resident Operator Required.** A Family Child Care Home is permitted in a private residence occupied by the authorized operator only.

3. **Buffering.** A Type B buffer shall be provided along any rear or side property line adjoining Residential Use Districts.

H. **Fences and Walls**

1. **Applicability.** These provisions are applicable to all fences and walls.

2. **Maximum Heights (as measured above grade)**

a. Front Yard: 4 feet

b. Perimeter Street Frontage of a Subdivision: 6 feet

c. Side and Rear Yards: 6 feet

3. **Finished Side to Face Outward.** The finished side of the fence shall face outward from the lot upon which the fence is placed.

4. **Permitted Materials**

a. Front or Corner-Side Yard: Wood or vinyl picket, brick wall or ornamental only

b. Side or Rear Yard: Wood, vinyl, ornamental, brick wall, or chain link

5. **Special Use Permits.** All fencing located between a front lot line and the front line of the primary building shall be ornamental.

6. **Control of Access Fencing.** All new or replacement of control of access fencing along the right-of-way shall be ornamental.

I. **Game Courts.** Game courts shall not be located in any primary structure front yard or primary minimum side or rear setback provided, however, a basketball goal may be located in a driveway in any Residential Use District.

J. Grade Level Improvements. Grade level improvements which do not include a foundation are as follows:

1. **Front Yard.** Permitted improvements include:

a. stoops,

b. walkways with a maximum width of up to 6 feet, and;

c. driveways and parking areas, provided that driveways and parking areas shall meet the following standards:

i. On lots 60 feet or wider, the width of the driveway or parking area shall not exceed 20 feet or fifty 50% of the lot width, whichever is greater, but not to exceed 45 feet; and

ii. On lots narrower than 60 feet, the width of driveways or parking areas constructed after the date of adoption of this UDO shall not exceed 12 feet; and

iii. The maximum width at the right-of-way is in accordance with the Engineering Design and Construction Standards; and

iv. Only 1 driveway shall be permitted on an individual lot or sublot.

2. **Side Yard.** Permitted improvements include:

a. general ground-level improvements, and

b. interior access drives, provided, however that an interior access drive may only be located in one side yard and shall not exceed 12 feet wide and that the remainder of said side yard and any other side yard shall otherwise be maintained as open space free from buildings or structures.

3. **Rear Yard.** Permitted improvements include:

a. general ground-level improvements, and

b. driveways and parking areas where necessary to provide access to an abutting rear alley provided that driveways and parking areas meet the following standards:

i. the width of the driveway or parking area shall not exceed 20 feet or 50% of the lot width, whichever is greater, but not to exceed 45 feet; and

ii. the maximum width at the property line is in accordance with the Town's Engineering Design and Construction Standards; and

iii. only 1 driveway shall be permitted on an individual lot or sublot.

c. interior access drives, where necessary to provide access to an abutting rear alley with a maximum width of up to 20 feet.

K. **Home Occupations**

1. Typical permitted home occupation activities include office uses, personal services, education uses, and retail uses (online only) including the fabrication of goods and artisanal activites.

2. Home occupations are limited to: (i) family members residing within the dwelling unit and who make the dwelling unit their primary place of residence; (ii) a maximum of one non-resident employee.

3. The use of the dwelling unit for a home occupation shall be incidental and subordinate to the use for residential purposes by the occupants. No more than 10% of the gross floor area of the dwelling unit shall be used in the conduct of the home occupation.

4. There shall be no structural additions, enlargements or exterior alterations changing the residential appearance of the dwelling unit or the lot or other visible indications of the conduct of the home occupation.

5. There shall be no internal or external alterations, construction features, or use of electrical or mechanical equipment which would change the fire rating of the structure.

6. There shall be no traffic generated by a home occupation which is greater in volume than that which would be normally expected in the residential area.

7. There shall be no equipment or process used in the home occupation which creates noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses at any point beyond the lot line in such a manner as to annoy, disturb, frighten or otherwise interfere with the use and quiet enjoyment of adjacent properties,

or which creates water usage or the production of sewage other than domestic in nature.

8. There shall be no electrical or mechanical equipment utilized in the home occupation which will create any visual or audible interference with radio or television reception or which will cause fluctuations in line voltage off the premises.
9. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than vehicles normally associated with residential home delivery.

L. Mechanical Equipment and Underground Facilities.

1. Mechanical equipment in a front yard shall be screened from view of the street with landscaping, fencing, or other screening.
2. Underground facilities (including by way of example, septic tanks and finger systems, cisterns, cellars, basements, etc.) shall not be located in any required front, side or rear setback.

M. Parking of Commercial and Recreational Vehicles. Long-term parking of a commercial or recreational vehicle greater than 1 week shall be in the side or rear yard only.

N. Private Recreation as an Accessory Use.

1. **Applicability.** Private recreation uses, such as a clubhouse, swimming pool, game courts, meeting room, and the like, shall be considered a permitted accessory use to any residential subdivision or project when such private recreation uses are indicated on a development plan or subdivision plan.
2. **General Architectural and Site Design Requirements.** All buildings and structures associated with the private recreation use shall be designed to be generally consistent with the colors, building materials and architectural style of the residential subdivision or project.

O. Satellite Dish Antennas.

1. **Intent and Purpose.** These regulations are intended to allow satellite dish antennas to be located in a manner that does not unreasonably delay or prevent the installation, maintenance or use of the antenna; does not unreasonably increase the cost of installation, maintenance or use of the antenna; or preclude reception of an acceptable quality signal. The following regulations are intended to meet the above objectives without unnecessarily burdening the Federal interests in ensuring the availability of satellite services and in promoting fair and effective competition among competing communication service providers.
2. **General Provisions.** In any Residential Use District, satellite dish antennas shall be no greater than one meter (39.37") in diameter shall be permitted as either ground mounted or roof mounted, provided that:
   a. If ground mounted, satellite dish antennas shall:
      i. not be located in any front, side or rear yard, or between the established front building line and the front lot line; and,
      ii. not exceed the maximum building height allowed for an accessory structure.
   b. If roof mounted, satellite dish antennas shall:
      i. not exceed the lesser of 5 feet above the peak of the roof or the maximum building height limit allowed for a primary building;
      ii. not extend beyond the horizontal limits of the roof area; and,
      iii. be installed in accordance with plans certified by a registered engineer that the proposed installation complies with the standards listed in Section 623.0 and 624.0 of the BOCA Basic Building Code. Furthermore, written documentation of such compliance, including load

distribution within the building's support structure, shall be furnished.

P. **Short-Term Rental.** It is unlawful to operate a Short Term Rental in any dwelling unit if any of the following are true:

1. more than 4 verified complaints for any ordinance violation, including but not limited to, the Town's noise ordinance, are received by the Town within any 12 month period; or
2. the property has been determined by the Chief of Police as being within the top 10% of properties with crime or disorder problems within the Town.

Q. Swimming Pools.

1. A swimming pool shall not be located in any front yard or in any primary side or rear setback.
2. Abandoned or unused swimming pools, situated on a premises which are not occupied for periods of 30 days or more, shall be drained or equipped with a cover adequate to prevent persons, children or animals from danger or harm.

R. Trash/Recycling Containers. Any trash/recycling container exceeding 36 cubic feet in capacity shall:

1. be screened on at least 3 sides by a building wall or a solid-walled enclosure using the primary masonry building material of the primary building, between 6 and 10 feet in height above grade, equipped with an opaque screen gate, excluding wood, and any solid-walled portion of the enclosure shall be provided with foundation landscaping;
2. not be located in the front yard and,
3. not be located in any side or rear setback.

3.4.3 COMMERCIAL & MIXED-USE & EMPLOYMENT/ CAMPUS USE DISTRICTS AND NON-RESIDENTIAL USE

A. Accessory Alcohol Sales.

1. Retail establishments that sell alcohol in closed bottles (such as grocery stores, ABC stores, etc.) may also sell alcohol by the glass (open bottle sales) as an accessory use.
2. Such sales are not considered a bar or tasting room for the purposes of this Chapter.
3. Accessory Alcohol Sales shall be limited to 25% of the floor area of the building.

B. ATMs/Vending Machines.

1. **ATMs Location.** Walk-up or drive through customer service windows or Automated Teller Machines (ATM's) shall be located so as to not interfere or conflict with sidewalks, pedestrian ways, parking areas, loading areas, driveways, interior access drives, interior access driveways, perimeter landscape yards or foundation plantings. Drive through ATMs are only permitted in the zoning districts listed in Table 3.2.A and must meet the standards in 3.3.5.D.
2. **ATM Design.** ATMs are considered an accessory structure and, as such, must meet the design requirements for accessory structures in Section 8.2.H.
3. **Vending Machine Location.** Vending machines shall abut the exterior wall of the building; shall not be located in a required setback or perimeter landscape buffering.
4. **Size.** No individual machine shall exceed 24 cubic square feet.

C. **Fences and walls**

1. **Applicability.** These provisions are applicable to all fences and walls including but not limited to chain link, solid, shadow-box, stockade, architectural screen, lattice work or masonry.
2. **Maximum Heights (as measure above grade)**
   a. Front and Corner-Side Yard: 6 feet
   b. Side and Rear Yards: 10 feet
3. **Permitted Materials/Type**
   a. Front and Corner-Side Yard: Ornamental Fence only
   b. Side or Rear Yard: Black vinyl coated chain link or ornamental fence.

c. Fencing in Employment/Campus Use Districts is exempt from the Permitted Materials/Type requirements if the fencing is not visible from the right-of-way or any adjacent Residential Use District.

4. **Special Use Permits.** All fencing located between a front lot line and the front line of the primary building shall be ornamental fence.
5. **Control of Access fencing.** All new or replacement of control of access fencing along the right-of-way shall be ornamental fence.

D. Outdoor Display or Sales

1. Outdoor display or sales of merchandise shall not be located in a required setback or required landscaped areas except when placed on a sidewalk in a Commercial & Mixed-Use district subject to the standards below:
2. Outdoor display areas shall be designed and located so as to provide for the safe and efficient maneuvering of motor vehicles and pedestrians and shall maintain 5 feet of sidewalk clear for pedestrian flow on or around sidewalks, pedestrian ways; required parking areas, loading areas, driveways, interior access drives, interior access driveways.
3. For areas greater than 2,500 square feet, they shall only be those areas designated as outdoor display, or sales/rentals on an approved development plan; shall not apply to any previously approved site specific development plans or be located in any foundation landscaping area or interior parking area landscaping.
4. Such areas shall be considered parking areas for the purpose of determining and providing interior parking area landscaping when such outdoor display is used for the sale or rental of automobiles, trucks, busses, recreational vehicles, equipment and the like.
5. **Size.** Such areas shall not exceed 5% of the gross floor area or 10,000 square feet, whichever is less.
6. **Buffering.** A Type C Buffer shall be installed and maintained for portions of the outdoor sales area that abut a Residential Use District or property.

E. Outdoor Seating

1. Outdoor seating may be located in any yard;
2. Shall be permitted only along the business' tenant bay or storefront façade;
3. Shall not block the entrance to the business or building; and,
4. Shall be located so as not to interfere with sidewalks or pedestrian ways by maintaining 5 feet of sidewalk clear for pedestrian flow.
5. Shall provide parking bumpers or other separation measures such as bollards, ornamental fencing, seatwalls, or planters as deemed necessary by the Administrator if the outdoor seating area is located adjacent to a vehicle parking area or street.

F. Outdoor Storage

1. **Commercial & Mixed-Use Districts.** Storage of materials not for sale but associated with the primary use:
   a. Shall be accessory to the primary use;
   b. Shall only be located along the rear facade of the building or those area(s) designated as outdoor storage on an approved development plan;
   c. Shall not exceed the lesser of: 5% of the gross floor area; or, 10,000 square feet, for each non related and separately operated use;
   d. Shall not be located within any setback or buffer;
   e. Shall be enclosed within a chain link, lattice, ornamental fence, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence. If a solid wall is constructed, the primary masonry building material of the primary building shall be used;
   f. The height above grade of said fence shall be at least 6 feet and shall

not exceed the lesser of 20 feet or the height of the roofline; and

g. Materials or products stored within the fenced storage area shall not exceed the height of the fence.

2. **Employment/Campus Use Districts.**

a. **Proximity to Residential.** All operations, servicing and processing located either within 100 feet of a Residential Use District (except outside storage, off street parking and off street loading) shall be conducted within completely enclosed buildings.

b. **General Standards.** All storage of materials or products shall be either within completely enclosed buildings or, within a defined storage area in compliance with the following:

i. Enclosed within a chain link, lattice, ornamental fence, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence.

ii. The height above grade of said fence shall be at least 6 feet and shall not exceed 20 feet.

iii. Materials or products stored within the fenced storage area shall not exceed the height of the fence.

iv. The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C Buffer.

c. **Amount of Outdoor Storage and Operations.** The total area devoted to outdoor storage and operations shall not exceed 30% of total lot area in the BRT district and 50% of total lot area in the HI district.

G. Helipads

1. **Permitted by Right.** Helipads and other similar vertical takeoff and landing areas shall be permitted as an accessory use by right in the Employment/Campus Use Districts.

H. **Mobile Classrooms**

1. Mobile classrooms shall only be permitted as a temporary use by a Religious/Assembly Use or School (K-12);

2. Mobile classrooms shall be permitted only by the grant of a Special Use Permit;

3. Applicants for a mobile classroom shall submit a site plan which indicates a proposed permanent development of the site at the time of filing a petition for a mobile classroom Special Use Permit; and,

4. A mobile classroom Special Use Permit shall be conditioned upon the Applicant making progress towards accomplishing the goals of development indicated the site plan within a reasonable period of time as established in the grant of the Special Use Permit.

I. Parking of Commercial and Recreational Vehicles.

1. **Commercial & Districts.** The total number of business passenger vehicles shall not exceed 3 passenger vehicles per business with a GVWR ≤ 6,000 LBS and shall meet the following requirements:

a. The vehicle(s) are used in the normal day-to-day operation of the business use;

b. The vehicle(s) must be parked on the same property as the business location;

c. To the greatest extent possible, the vehicle(s) shall be parked beside or behind the building in which the use is located, parking in the front of the building shall only be permitted if side and rear parking is not available.

d. Vehicle(s) shall be placed so as to minimize visibility from right-of-way to the greatest extent possible.

2. **Employment/Campus Use Districts.** The total number of business passenger vehicles shall not exceed 5 passenger vehicles per business with a GVWR ≤8,500 lbs.

a. Additional business passenger vehicles and non-passenger vehicles may be stored on the same property in compliance with the outdoor storage requirements.

b. Business passenger vehicles must be parked on the same property as the business location.

J. **Trash/Recycling Containers.**

1. **Screening.** Trash/Recycling containers shall be screened on at least 3 sides by a building wall or a solid-walled enclosure using the primary masonry building material of the primary building, between 6 and 10 feet in height above grade, equipped with an opaque screen gate, excluding wood, and any solid-walled portion of the enclosure shall be provided with foundation landscaping.
2. **Location.** Trash/Recycling Containers shall not be located in the front yard or in any required setback or landscape area.

3.5 TEMPORARY USES

3.5.1 APPLICABILITY

A. **Permits Required.** A temporary use, building or structure which is in compliance with the provisions of this Section, shall be allowed on a lot in any district as noted.

B. **Permitted Temporary Uses, Buildings and Structures.** The temporary uses noted in this section are permitted subject to the noted requirements. For temporary uses not listed, the Administrator shall determine if there is a similar use category that can be applied.

C. **Duration.** Except as specifically identified in this section, a temporary use, building or structure shall be permitted for a period not to exceed 1 year and may be renewed 1 or more times by the Administrator, for good cause shown, for an additional period(s) not to exceed a total of 1 year beyond the original expiration date.

D. **Compliance with Development Standards.** All applicable development standards and setback requirements in the district in which the temporary use, building or structure is located apply unless noted. Temporary construction trailers, freestanding sales offices, and other temporary uses which shall not be converted into a permanent primary or accessory use, shall be exempt from the requirement to provide a hard surfaced parking areas.

E. **Cessation of Use.** All buildings, structures or debris associated with the temporary use shall be removed from the site immediately upon completion or cessation of the temporary use or expiration of the time period set forth above.

3.5.2 SPECIFIC STANDARDS FOR TEMPORARY USES

TABLE 3.5.A - TABLE OF TEMPORARY USE PROVISIONS

Temporary Use	Permitted District(s)	Permit Required	Maximum Length of Time per Site and Applicant	Other Conditions
Auction/Pre-Priced Sale	All	Not Required	3 days per year	N/A
Seasonal Sales (e.g., Christmas trees, pumpkins, fireworks)	All	Required	45 days per year	All unsold merchandise must be removed within 7 days of the holiday, whichever comes first.
Construction or Sales Office (or other structures associated with the development of a property)	All	Required	Sales offices shall be removed upon the first sale of 90% of the lots or units in the project; AND Construction offices, and all other structures associated with the development of the property, shall be removed upon completion of construction, the expiration of an unrenewed building permit, or the issuance of a final certificate of occupancy, whichever occurs first.	Such uses must be located on the same site as the development/ construction they are associated with; All structures shall meet the required setbacks for the applicable district to the extent practicable given the location of existing buildings and improvements on the site and the location of permitted construction areas; Such structures may not be regulary occupied by anyone except construction or sales personnel; and Under skirting shall be installed around the entire perimeter of the building or structure.
Farmer's Market or Seasonal Market	RR, Commercial & Mixed-Use/ Employment /Campus Use	Required	None, site plan to be resubmitted annually	Limit of two days per week
Mobile Vendors (Food Carts/Trucks, Clothing, Veterinary Services, etc.)	All	Required	30 days - may be renewed up to a maximum of 90 days per year	May not be located on a vacant lot; Such uses located on a sidewalk must maintain at least 5 feet of unobstructed pedestrian space; Such uses located in a parking lot shall not impede vehicular circulation; Shall not be provided a temporary power pole; Such uses shall not operate between the hours of 10 PM and 6 AM; Such uses must comply with Article VI, Division 2 of the Town Code of Ordinances related to noise; and These conditions may be waived by the Administrator when such uses are included as part of a larger Temporary Use.

TABLE 3.5.A - TABLE OF TEMPORARY USE PROVISIONS

Temporary Use	Permitted District(s)	Permit Required	Maximum Length of Time per Site and Applicant	Other Conditions
Outdoor Storage of Personal Property (short-term)	All	Not Required	1 week	Excludes junkyards and any construction-related storage; Such uses shall only be permitted as an accessory use; and Such uses shall meet all applicable setback requirements, except that portable, modular storage containers designed to be transported by a private moving company may encroach within the setback area so long as they are located on a private residential driveway.
Retail Sales (Non Seasonal)	All	Required	90 days per calendar year	A temporary display or sale of goods for commercial purposes shall take place on a developed lot where the primary use is retail sales, or on an immediately adjacent developed lot of such a project; The hours of operation shall be the same as the hours of operation of the primary use; and No activities of the use may encroach into or disturb required landscaping or interrupt the provision of emergency services, traffic circulation, and pedestrian movements (permitting a minimum of five (5) feet of sidewalk clear for pedestrian flow).
Sale of Vehicles at Place of Residence	All	Not Required	No maximum	Vehicles such as automobiles, motorcycles, recreational vehicles and other similar vehicles may be sold provided that they are operational and titled to a resident living on the premises; and No more than 2 items may be sold at a time.
Special Event	Commercial/ Mixed-Use/ Employment /Campus & Lots in Permitted Non-Residential Use	Required	3 days at a time, up to 7 times per year	No activities of the special event may not encroach into or disturb required landscaping or interrupt the provision of emergency services, traffic circulation, and pedestrian movements (permitting a minimum of five (5) feet of sidewalk clear for pedestrian flow); and Those special events located within common areas or open space areas shall not be required to obtain a UDO Permit and will not be counted against the maximum number of special events per calendar year.
Storage of Construction Equipment	All	Required	Duration of construction activity	Such use must be incidental to construction or development occuring on the site. Must be associated with a valid building permit.

TABLE 3.5.A - TABLE OF TEMPORARY USE PROVISIONS

Temporary Use	Permitted District(s)	Permit Required	Maximum Length of Time per Site and Applicant	Other Conditions
Vendors (Charitable)	All	Not Required	3 days at a time, up to two time per year	Vendors shall not be for commercial purposes, only for charitable and fundraising organizations; Vendors shall provide documentation from the Home Owners Association or Owner of the property stating the dates in which the vendor will be present; Temporary food vendors for charity or fundraising purposes may be conducted by a group or individual twice a calendar year within the common open space of a recorded, platted residential subdivision containing a parking lot and shall not exceed three consecutive days in duration; and The temporary food vendors for charity or fundraising purposes shall only be conducted during the hours from sunrise to sunset.
Yard/Garage/Porch Sale	All	Not Required	3 days at a time, up to two times per year	Only normal household merchandise may be sold; Sale shall only be conducted during the hours from sunrise to sunset; All personal property exhibited outdoors during a sale shall be placed within a building or structure or otherwise removed from the premises immediately following the end of the sale; and More than one owner may combine a sale onto one lot.
Any Other Use or Event Not Listed	All	Required	To be determined by the Administrator based upon the nature of the proposed use and any potential adverse impacts to surrounding properties.	

3.6 PERFORMANCE STANDARDS

3.6.1 APPLICABILITY

All uses shall comply with the following performance standards.

3.6.2 VIBRATION

No primary use or accessory use or activity shall cause earth vibration or concussions that are detectable beyond the lot lines without the aid of instruments.

3.6.3 POLLUTANTS OR CONTAMINANTS

No primary use or accessory use shall discharge across lot lines, in the land, water or air, any noxious, toxic or corrosive matter, fumes or gases, or any other pollutants or contaminants that tend to be injurious to human health or welfare, to animal or plant life or to property, or interfering or tending to interfere with the enjoyment of life or property.

3.6.4 ODOR

No primary use or accessory use shall emit across lot lines odors in such quantities as to be readily detectable at any point along the lot lines.

3.6.5 NOISE

No primary use or accessory use shall produce noise in such a manner as to annoy, disturb, frighten or otherwise interfere with the use and quiet enjoyment of adjacent properties or be in violation of the Noise Ordinance. Operational or production noise shall be muffled so as not to become detrimental due to intermittence, beat frequency, shrillness or vibration.

3.6.6 HEAT

No primary use or accessory use shall produce heat perceptible from any point beyond the lot lines.

3.6.7 GLARE

No primary use or accessory use shall produce glare perceptible from any point beyond the lot lines.

3.6.8 WASTE

No primary use or accessory use shall accumulate within the lot or discharge beyond the lot lines any waste matter, whether liquid or solid, in such a manner as to be detectable from any point beyond the lot lines.


HOLLY SPRINGS
North Carolina

4 OPEN SPACE AND CONSERVATION

4.1 PURPOSE AND INTENT

4.1.1 PURPOSE AND INTENT

In accordance with the provisions of NCGS 160D-702 (b), the requirements of this Chapter are intended to provide for preservation, improvement, and/or enhancement of open spaces for recreational amenities, tree preservation areas, public recreation, and natural resource conservation concurrent with land use and development activity in the Town and its Extraterritorial Jurisdiction. Pursuant to the standards and limitations of this Chapter, new subdivision and development projects may be required to provide some or all of the various open space and conservation types listed below.

A. **On-Site Private Open Space.** The Town requires new development projects (or expansions thereof) and major subdivisions to provide On-Site Private Open Space to serve their tenants, residents, and/or patrons. These provisions are intended to conserve open space/natural resources and to create private (or semi-private) park spaces for passive and active recreational use. Based on the zoning district and the proposed land use, On-Site Private Open Space may be required to include a combination of Tree Preservation Areas, Active Recreation Areas, and in some cases, Urban Civic Space; these components are described below. As an alternative method, Conservation Subdivisions may provide On-Site Private Open Space as general conservation land.

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1. **Tree Preservation Areas.** The Town finds that the presence of trees and the protection of the forest canopy: mitigates the effects of climate change; improves air quality; conserves energy; provides wildlife habitat; reduces soil erosion; enhances storm water detention and drainage; assures the presence of healthy, mature vegetation to comply with the landscape requirements of this UDO; and reduces the environmental and visual impacts of development by preserving specimen trees, native hardwood forest stands, and ecologically significant landscapes. Tree preservation is required for all Residential Use Districts and certain Commercial & Mixed-Use Districts. The Town's policy is to balance the private property rights of landowners with the public health, safety, and welfare that is promoted by the existence and maintenance of trees in its jurisdiction. The resulting designated Tree Preservation Areas may warrant tree planting (or replanting) of cleared areas to achieve a canopy at maturity.
2. **Active Recreation Areas.** The Town finds that recreational amenities which are near to residents, tenants, and patrons positively contribute to quality of life and increase physical activity which improves public health. Pursuant to the district, new development projects and major subdivisions shall designated a portion of the subject property as Active Recreation Areas that are improved (at the developer's expense) with parks and/or recreational amenities that serve the project's occupants. Said areas are normally dedicated to the associated property owners'/homeowners' association for perpetual ownership and maintenance.
3. **Urban Civic Space.** The Town finds that quality commercial, employment, and civic uses shall include usable outdoor open space amenities for community gathering. Based on the zoning district, new and expansions of commercial & mixed-use and certain employment/campus use projects shall provide Urban Civic Spaces concurrent with development to allow for outdoor gathering areas for tenants and patrons.

B. **Public Park Space.** The Town finds that new residential projects shall provide land and/or a cash payment to off-set their impact on the public parks system and to maintain the Town's adopted level of service for parks. New projects that contain residential dwelling units (including all subdivisions) shall dedicate public park land and/or provide a payment in lieu (subject to the limitations of Section 4.7) to the Town for the creation and development of public parks and recreation serving its residents. Public Park Space is required for projects that contain new residential units in addition to On-Site Private Open Space standards that may be necessary with said projects.

C. **Conservation Areas.** The Town finds that conservation buffers and use restrictions are warranted along riparian corridors, designated greenways, and other critical environmental features to ensure their perpetual ecological and habitat functions. The conservation buffer standards are intended to protect natural resources (including riparian corridors and wetlands), specific watersheds, and areas along major roadway corridors and are intended to mostly remain in their natural state; where applicable, the buffers shall be enhanced with native trees and vegetation. Conservation Areas may be required in addition to On-Site Private Open Space and Public Park Space requirements.

4.1.2 APPLICABILITY

A. **General.** All subdivisions and development projects (i.e., new construction, building additions, parking area expansions, etc.) shall conform to the requirements of this Chapter subject to the exceptions below:

B. **Open Space Allowed.** All required open space that may be required pursuant to this Chapter shall be considered a permitted use in all zoning districts. On-site Private Open Space and Conservation Areas shall be considered accessory to the development/subdivision in which they are a part. The following standards may also apply.

1. The Recreation Uses listed in Table 3.2.A – Table of Permitted Uses shall be subject to the UDO-permits, limitations, and review procedures that may be established therein.
2. In addition to the standards herein, Active Recreation Areas, Urban Civic Space and other related open space areas are subject to the additional use provisions outlined in Section 3.3.7 of this UDO.

C. **Exemptions.**

1. Projects less than 2 acres in size are exempt from the Tree Preservation Area requirements, except as required in the Downtown Village District (Section 4.1.2). The minimum On-Site Private Open Space requirement may be met by providing additional Active Recreation Area, Urban Open Space, or by voluntarily providing Tree Preservation Areas as required by the Chapter.
2. Minor Residential Subdivisions and individual buildings not a part of a larger project or subdivision (e.g., infill project on previously subdivided lot) with 4 or fewer units (i.e., quadplex/small multi-family building) are exempt from all On-Site Private Open Space requirements but remain subject to Public Park Space and Conservation Area standards.
3. Downtown Village District – Land Use & Character Plan Exemption. Subdivisions and/or development projects located within the Downtown Village Future Land Use category (from the Comprehensive Plan) are not subject to the following standards:
    a. On-Site Private Open Space requirements in the SR, NR, NCR and MXR districts.
    b. On-Site Private Open Space - Tree Preservation Area requirements of this Chapter, provided, however:
        i. The removal of any tree 20 inches or greater diameter at breast height (DBH) must be approved through a Type 1 review procedure or through a Development Plan. The proposed tree removal activities shall not be in conflict with any condition of approval that may have been imposed on the site/development.
        ii. Existing tree canopies shall be prioritized in meeting the minimum On-Site Private Open Space requirements (e.g. required Active Recreation Areas and/or Urban Civic Spaces).

4.2 CONSOLIDATED OPEN SPACE AND CONSERVATION REQUIREMENTS

4.2.1 MINIMUM OPEN SPACE AREA DEDICATION

A. Minimum Dedication. Subdivisions and development projects shall provide the minimum dedicated areas for On-Site Private Open Space, Public Park Space, and/or Conservation Areas pursuant to Table 4.2-A for each zone unless specifically exempted in subsection 4.1.2.

B. Other Standards. The subsequent sections of this Chapter provide additional requirements for the various open space and conservation types (i.e., On-Site Private Open Space, Public Park Space, and Conservation Areas). Those standards are required in addition to those listed in Table 4.2-A.

4.2.2 PRIORITIZATION OF OPEN SPACE

A. Applicants shall prioritize the following land areas, environmental features, and topographic characteristics on the subject site to meet the minimum Tree Preservation and Active Recreational Area components of On-Site Private Open Space and the Public Park Space requirements for the subject development/subdivision project.

1. Specimen trees
2. Mature native tree canopies
3. Riparian areas and uplands adjacent to wetlands outside of required zones
4. Existing tree canopies surrounding designated greenways (as specified in the Comprehensive Plan)
5. Rock outcroppings
6. Natural viewsheds

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ZONING DISTRICT

	RESIDENTIAL USE DISTRICTS					COMMERCIAL MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
ON-SITE PRIVATE OPEN SPACE													
Method 1: Standard Projects (N2 & N3)													
Total Minimum Required (% of total project site)	**30%**	**30%**	**30%**	**15%**	**15%**	**12%**	**1%**	**15%**	**15%**	**10%**	**1%**	**3%**	**3%**
The *Total Minimum Required* open space may include a combination of three components: Tree Preservation, Active Recreation, and/or Urban Civic Space in addition to minimums listed below, as applicable.													
Component 1. Tree Preservation Area (minimum) (N5)	25%	20%	20%	10%	10%	10%	0%	0%	10%	0%	0%	0%	0%
Component 2. Active Recreation Area (minimum) (N5)	0%	5%	5%	5%	5%	0%	0%	2%	2%	0%	0%	2%	2%
Component 3. Urban Civic Space (minimum)	n/a	n/a	n/a	n/a	n/a	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	n/a	n/a
Flexible Space	5%	5%	5%	0%	0%	1.5%	0.5%	12.5%	2.5%	9.5%	0.5%	1%	1%
Method 2: Conservation Subdivision													
Total Minimum Required (% of total project site)	**50%**	**40%**	**40%**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**
PUBLIC PARK SPACE REQUIREMENT (RESIDENTIAL DWELLING UNITS) (N1)													
Public Park Space (required in addition to On-Site Private Open Space minimum)	**1/20 acre X total number of dwelling units**												
CONSERVATION AREA REQUIREMENT (WHERE PRESENT)													
Minimum Conservation Area	Conservation areas and their associated buffers shall be provided where natural features (such as riparian corridors and designated greenways) exist on the subject site pursuant to subsection 4.8 of this Chapter. Required Conservation Areas may be used to meet portions of On-Site Private Open Space requirements.												

Notes:
N1. Applicant may pay the Town a payment in lieu of providing Public Park Space pursuant to the limits of outlined in this table and the standards outlined in Section 4.7.2.
N2. On-site Private Open Space is required for all Major Subdivisions - Residential where the resulting plat/subdivision action results in 5 or more lots and Development Plans that include attached or apartment dwellings
N3. The total minimum required On-site Private Open Space is inclusive of other requirements including tree preservation/conservation areas, floodplains, perimeter buffers, landscaping etc.
N4. Where two standards are listed in the table for a specific zone and open space type, the greater standard shall apply.
N5. For projects that could be considered in multiple open space categories, the most stringent requirements shall apply.

4.2.3 DEDICATION AND MAINTENANCE

A. **Documentary Assurances**. Where this Chapter (or other provisions of this UDO) requires dedication of open space as part of a development plan or subdivision plan, the applicant shall provide documentary assurance that said lands will be dedicated and maintained by specific entities and in accordance with the associated development plan or subdivision plan or other applicable Town approval. These documents shall also include a management plan that specifies that the open space will be made available to the residents, owners, and users of the project at a reasonable and non-discriminatory rate of charge prior to obtaining a UDO permit or final plat approval. Documentary assurance may include, but not limited to, notes on a Final Plat, deed materials, or purchase/sales agreements.

B. **Cost and Responsibility.** Unless accepted for dedication or otherwise agreed to by the Town, another unit of government, or a private non-profit land conservancy, the cost and responsibility of maintaining such open space and any associated facilities shall be borne by the property owner.

C. **Land Recordation.** Such documentary assurances shall be recorded with the Wake County Register of Deeds or otherwise provided for through legally binding perpetual agreements as approved by Town Council.

D. **Perpetuity Clause.** Such open space shall perpetually run with the project and shall not be developed or separated from the project at a later date (unless no development of any portion of the project which is benefited by or required to provide such open space has occurred and the entire area of the project is presented for a new development plan or subdivision plan approval, the effect of which will be to nullify the prior approval).

E. **Maintenance and Alteration.**

1. **Plan Compliance.** Required open space areas may be modified to improve their appearance, functionality, or overall condition, but only in a manner that complies with the associated development plan or subdivision plan.
2. **Tree Protection and Conservation Areas.** Designated Tree Protection Areas and Conservation Areas (or Buffer) are expected to remain in a natural, undisturbed state (e.g., tree protection areas, conservation buffers). Routine management, weeding, and pruning are permitted activities.
   a. When not specified in the associated development plan or subdivision plan, the Administrator may authorize the following activities pursuant to a Type 1 Review: reforestation; woodland management; pasture or cropland management; any buffer area landscaping; stream bank protection; and/or wetlands management.
3. **Significant Changes.** Significant changes, modifications, and/or alterations to required open space areas are contingent on a Minor or Major Modification approval pursuant to Table 11.4-A and Section 11.4 of this UDO.

4.3 ON-SITE PRIVATE OPEN SPACE STANDARDS

4.3.1 GENERAL STANDARDS AND METHODOLOGY

A. **General.** The provisions in this section apply to the required On-Site Private Open Space features within the subject development project/subdivision. Additional standards and requirements are established for each component in the subsequent sections of this Chapter.

B. **Minimum Dedication.** All projects shall provide On-Site Private Open Space within the subject site pursuant to the minimum percentages listed in Table 4.2-A pursuant to Method 1 or 2 based on the type of project (i.e., Method 1 is applicable to standard projects, whereas Method 2 is applied to Conservation Subdivisions).

C. **Calculation Methodology.** The following standards shall be used to calculate the minimum required On-Site Private Open Space areas for new subdivisions/development projects.

1. **Site Percentage.** The minimum required On-Site Private Open Space is calculated as the percentage of the total gross site area. Minimum required On-Site Private Open Space is inclusive of other requirements including tree preservation/conservation areas, floodplains, perimeter buffers, landscaping, and other natural resources.
2. **Method 1 – Standard Projects.** Each development/subdivision project shall provide the "Total Minimum Required" pursuant to Method 1 in Table 4.2-A. For some districts, a proportion of the minimum On-Site Private Open Space shall be provided as a combination of the following components
   a. Tree Preservation Area,
   b. Active Recreation Area, and/or
   c. Urban Open Space pursuant to the minimum percentages listed in Table 4.2-A.
3. **Method 2 - Conservation Subdivisions.** For residential subdivisions that utilize the Town's Conservation Option, said project shall provide the "Minimum Open Space" pursuant to Method 2 in Table 4.2-A – for those subdivisions, the standards for Method 1 do not apply.

D. **Cumulative Calculations and Credits Towards Other Requirements.** The minimum required On-Site Private Open Space areas may be combined and are inclusive of other conservation/preservation areas pursuant to the allowances and limitations outlined in this Chapter. It is possible that certain Conservation Areas, because they are based on specific locational criteria (i.e., along creeks and streams) and not a minimum area, may exceed the minimum On-Site Private Open Space requirements of Table 4.2-A. Conservation and tree protection areas may also be counted towards the requirements for Chapter 5, Landscaping (e.g., parking lot landscaping, perimeter buffers).

E. **Waterways and Water Bodies.** Floodplains, floodways, wetlands, farm ponds, etc. may be credited towards the general open space requirements but may not be used to meet the minimum Active Recreational Area components.

4.3.2 CONSIDERATION OF UTILITY AREAS

Utility areas may be considered eligible for contribution to the required On-Site Private Open Space only after all other priority areas have been considered as outlined in subsection 4.2.2 except as noted below:

A. Above-ground utility easements and rights-of-way are ineligible regardless of whether the above ground facilities are in place.

B. Utility easements and rights-of way for below-ground utilities may be utilized only for those areas where the easement-holder or owner permits public access and/or usage (e.g., trail crossing, recreational field)

C. Up to 50% of a Stormwater Control Measures (SCMs) may be eligible subject to the following conditions:
   1. It is designed for dry weather usage (e.g., dry detention areas) as fields or other active recreation activities; or,
   2. The SCM includes one or more of the following recreation-related design elements.
      a. A trail for walking or jogging along the SCM a minimum of 50% of the perimeter length of the SCM; or,
      b. One bench for every 50 linear feet of perimeter length of the SCM; or,
      c. A decorative water feature, such as aeration or fountain fixture; or,
      d. A fishing dock/pier; or,
      e. A minimum of 2 educational signs explaining the function and benefits of the SCM. The minimum sign surface area shall be 6 square feet and the maximum height shall be 4 feet.

4.3.3 GENERAL DESIGN STANDARDS

A. **Access.** Any required On-Site Private Open Space shall be designed and located to be accessible to all residents, owners and users within the project, and their guests, by way of a sidewalk, private greenway, and/or multiuse trail. As applicable, the maintenance entity (e.g.,

homeowners association or conservation entity) may install signage and physical barriers to restrict access in portions of the open space lands to protect trees and natural resources.

B. **Perimeter Landscaping Required.** All required On-Site Private Open Space areas shall include perimeter landscaping pursuant to the following:

1. All Open Spaces except Tree Preservation Areas, Parkways and Greenbelts. A Type A perimeter buffer is required. The associated landscaping plan shall incorporate existing mature trees.
2. Tree Preservation Area, Parkways and Greenbelts: These areas shall be maintained in their natural, vegetative state or enhanced with landscape materials to comply with a Type B buffer.
3. Existing trees and vegetation may be used to meet these landscaping requirements.

C. **Permitted Open Space Configurations.** The applicant shall provide and improve (as applicable) the land dedicated to meet the project's minimum On-Site Private Open Space requirements, pursuant as one or more of the configurations listed in Table 4.3-A – Open Space Configurations below.

TABLE 4.3-A – TYPES OF PERMITTED OPEN SPACE CONFIGURATIONS

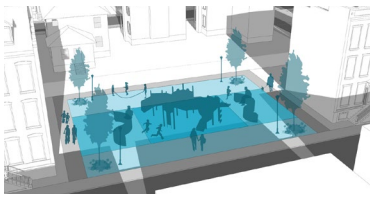
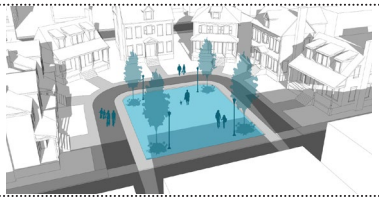
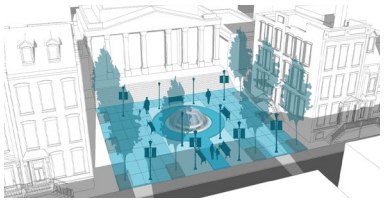
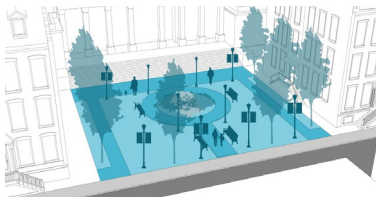
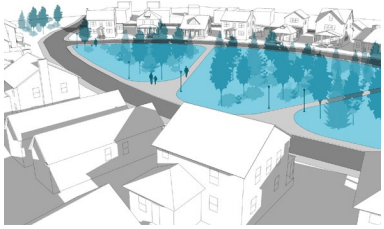
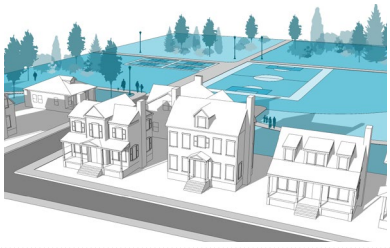
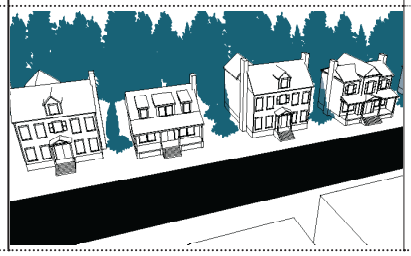
Open Space Type	Illustration	Recommended Size	Description & Key Fetures	Typical facilities & Requirements
Mini-Park		Min: 2,000 sq. ft. Max: None	Mini-Parks are small spaces typically designed for small-scale passive (e.g., courtyard seating) and active (e.g., playgrounds). recreation	Playgrounds may be fenced and shall be equipped with playground equipment and/or fountain/splash pad, seating, and an open shelter or other shading structure Courtyards are spaces with more than 50% of its perimeter defined by building edges that is available for informal activities and seating. Courtyards are usually paved.
Close		Min: 2,500 sq. ft. Max: None	Closes are alternatives to a paved cul-de-sac that are available for informal activities near the fronting residences.	Passive recreation, formal landscaping, seating

TABLE 4.3-A – TYPES OF PERMITTED OPEN SPACE CONFIGURATIONS

Plaza		Min: 2,000 sq. ft. Max: 2 acres	A plaza shall be located adjacent to or as a part of a civic building or common area facility developed as a project amenity and shall be spatially defined by building frontages. A plaza shall not exceed in horizontal length or width more than 3 times height of adjacent buildings.	It shall maintain all surface areas at a slope of less than 3% and may include passive recreation, accessory structure, drinking fountains, paths and trails, seating, primary surfaces with brick or other paver materials Surface areas may be stepped, in a manner approved as being appropriate and necessary to accommodate natural topography.
Square		Min: 2,000 sq. ft. Max: 2 acres	A square is a defined space available for civic purposes, unstructured, and limited amounts of structured recreation. Squares are generally spatially defined by building frontages and located at the intersection of important streets..	Passive and active unstructured or structured) recreation, accessory structure, drinking fountains, community facility <5,000 gross square feet, paths and trails, seating. It may be surfaced in any combination of grass, crushed gravel, brick pavers, or other suitable ground cover.
Green		Min: 2,000 sq. ft. Max: 5 acres	Greens are informal spaces typically sited to preserve key natural features and may include passive and limited active recreational amenities.	Passive and active unstructured or structured) recreation, accessory structure, drinking fountains, community facility <5,000 gross square feet, paths and trails, seating. The surface is predominately grass or other natural ground cover and tree stand areas.
Park		Min: 1 Acre Max: None	Parks are available for unstructured recreation and a limited amount of structured recreation including some athletic fields.	Facilities may include, but not be limited to, such passive recreational use amenities as benches, picnic tables, paths and trails, drinking fountains, gazebos, playground, stages or band stands as well as active recreational uses such as athletic fields and their related facilities.
Parkway		Min: 1 acre Max: None	Parkways are areas that share more than 25% of their perimeter along a street with a minimum depth of 50 feet from the back of curb / edge of pavement. Parkways shall retain, to the greatest extent possible, natural or pre-existing contours, topography, water courses and vegetation.	Parkways often contain trails. If the parkway is sparsely vegetated, it shall be provided with supplemental interior landscaping of an informal design.
Greenbelt		Min: 20 feet in width	Greenbelts are generally conservation areas that shall retain, to the greatest extent possible, natural or pre-existing contours, topography, water courses and vegetation.	Passive and active recreation, greenways, trails, seating

4.4 TREE PRESERVATION AREAS

A. **Applicability.** The provisions in this section apply to all Tree Protection Areas that may be required for the subject development/subdivision project pursuant to Table 4.2-A.

B. **Designation.** The applicant shall designate the minimum Tree Protection Areas on the subject site as part of the associated development plan or subdivision plan process. Tree Preservation Areas shall be selected based on the priorities list in subsection 4.4.1. For previously cleared sites or properties that have tree canopy areas that are below the minimum required Tree Protection Area requirements, the applicant may designate land that will be replanted/reforested to comply with the minimum site percentage.

C. **Permitted Passive Recreational Elements.** Land tracts/parcels designated as Tree Protection Areas may allow passive recreational elements such as trails, pathways, and gathering areas. Paved surfaces should be minimized and generally located outside the drip line of any specimen and/or protected tree; whereas, the Administrator may allow exceptions to meet Americans with Disabilities (ADA) accessibility standards.

D. **Location Priority.** Where practicable, each Tree Protection Area shall be located amongst existing tree canopies and along other natural corridors. Said areas shall be safely accessible to its intended population/users in terms of access points and pathways.

E. **Tree Protection Exemptions.** The following activities are exempt from the tree protection standards of this Chapter:

1. The removal of dead or naturally-fallen trees, as verified by a Certified Arborist, Registered Landscape Architect or Registered Forester; or
2. The removal of trees that pose an imminent threat of falling onto an existing structure, are so close to an existing structure as to endanger the stability of the structure, or otherwise create on-going safety problems for existing development, as verified by a Certified Arborist, Registered Landscape Architect or Registered Forester; or
3. The removal of diseased trees posing a threat to adjacent trees, as verified by a Certified Arborist, Registered Landscape Architect or Registered Forester; or
4. The removal of invasive species of trees, provided the removal results in the complete removal of the trees (including roots), as verified by a Certified Arborist, Registered Landscape Architect or Registered Forester; or
5. The selective and limited removal of trees or vegetation necessary to obtain clear visibility within intersection sight distance regulations of this UDO; or
6. The removal of trees that the Administrator or designee determines to be a hazard to traffic or to interfere with the provision of utility lines or public services; or
7. The removal of trees as necessary for rescue in an emergency; or
8. The removal or replacement of trees outside of an approved tree preservation area or not required by an approved landscape plan; or
9. Tree removal associated with normal forestry activity that is conducted on land taxed on the basis of its present-use value as forestland pursuant to NCGS Chapter 105, Article 12, in accordance with a forest management plan prepared or approved by a forester registered in accordance with NCGS Chapter 89B, or not required by an approved landscape plan.

4.4.1 TREE PRESERVATION PRIORITIES

In establishing Tree Preservation Areas, the applicant shall prioritize the site's tree-related features listed in this subsection in the order that follows:

A. **Specimen Tree Preservation.** The applicant shall prioritize designated Tree Protection Areas around existing specimen trees that may exist on the site. Trees that qualify as specimen trees are in good health and not showing signs of disease, insect infestation or decay and:

1. Are over 30 inches DBH for Pine species; or
2. Are over 24 inches DBH for non-Pine species; or

3. For other unique or rare tree species: (1) Flowering Dogwood – over 3 inches DBH; (2) Eastern Redbud – over 3 inches DBH; (3) Longleaf Pine – over 12 inches DBH.
4. Critical Root Zone. An area equivalent to 2 times the area of the estimated critical root zone of the specimen tree may be credited towards the minimum tree preservation area.

B. **Significant Tree Stands.** The applicant shall prioritize designated Tree Protection Areas around existing significant tree standards that may exist on the site.

1. Significant Tree Stand Qualification. To qualify as a significant tree stand, the tree preservation area must be an area within a contiguous wooded area of at least 10,000 square feet as measured by contiguous hardwood canopy coverage.
2. Size and Variety. Significant tree stands must contain mature hardwood forest consisting of greater than 25% hardwood trees native to the region over 20 years old or greater than 10 inches diameter to indicate mature trees.

C. **Significant Natural Resource Areas.** The applicant shall also prioritize designated Tree Protection Areas around existing significant natural resource areas that may exist on the site. To qualify as a significant natural resource area, the project area must have an observed presence of species of special concern, threatened or endangered species as determined by the North Carolina Wildlife Resources Commission (NCWRC) and North Carolina Plant Conservation Program (NCPCP), or other important ecological or geologic features. Significant Natural Resource Areas may or may not include trees. Significant natural resource areas may or may not include trees. The following qualifications apply to specific natural resource features:

1. **Riparian Corridors and Jurisdictional and Non-jurisdictional Wetlands.** Delineated wetland/stream and/or riparian buffer areas otherwise referenced in Section 4.4. may constitute "Natural Resources." Conservation Buffer Areas of this UDO may be counted toward the tree preservation area requirement.
2. **Endangered Species Habitat.** Endangered species habitat, as delineated by state and federal agencies for environmental permitting, may a constitute "Natural Resources" for the purposes of tree preservation.
3. **Sufficient/Critical Habitat**. Sufficient habitat of State listed wildlife species or federally listed plants may a constitute "Natural Resources" for the purposes of tree preservation and includes species designed as Endangered, Threatened, or Special Concern. Said areas shall be as determined by the qualified biologist.

D. **Supplemental Undisturbed Perimeter Buffers.** The applicant may designate Tree Protection Areas around existing undisturbed perimeter buffers that may exist on the site – these areas shall be prioritized where no specimen trees, significant tree stands, and/or significant natural resources exist on the site OR when these other features have been designated for protection but the project necessitates additional designated land areas to meet the minimum Tree Protection Area of the zone.

1. **Qualifications.** Where perimeter buffers or other buffer areas are required, Tree Preservation Area credit may be granted for the full amount provided qualifying vegetation is present.
2. **Preservation Standards.** Preserved vegetation contains hardwood species, with a mixture of hardwood and evergreen species throughout the perimeter buffer.
3. **Utility Easements.** Utility easement areas that have been cleared of its original trees/ vegetation may not be credited towards the minimum Tree Preservation Area.

4.4.2 TREE INVENTORY

A. **Preparation of the Tree Inventory.** To establish a Tree Protection Area as required pursuant to Table 4.2-A, the applicant shall provide a tree inventory that is prepared by a Certified Arborist, Registered Forester, Registered Landscape

Architect, or other qualified professional approved by the Administrator and submitted as part of the applicable UDO permit/application.

B. **Contents of the Tree Inventory.** The tree inventory is used to clearly delineate areas of existing tree canopy coverage as well as the location and size of individual specimen trees on the site prior to permit approval and development activity. The tree inventory shall contain the following information:

1. Aerial Photograph(s). The applicant shall provide the latest available aerial photograph of the project area with the project boundary and at an identifiable scale. All specimen trees and tree canopy types must be identified on the aerial photograph; and
2. The applicant must also submit a Sample Area Survey which complies with the following:
    a. A Sample Area Survey shall include a detailed survey of all trees and other vegetation existing in a twenty foot (20') radius sample area of each tree canopy type found on the site and the location of the sample area.
    b. A Certified Arborist, Registered Landscape Architect or Registered Forester shall certify that sample areas are representative of the various canopy types found on the site.

4.4.3 TREE PRESERVATION AREA STANDARDS

A. **Species Variety and Health.** The required Tree Preservation Areas must contain, as determined by the tree inventory, a mixture of healthy and useful canopy and understory trees. Canopy tree species must be predominantly 2.5 inches DBH and a minimum of 12 feet in height.

1. **Replanting Requirements.** For designated Tree Protection Areas on the site which are devoid of mature tree stands, the developer shall install trees/plantings in a manner that achieves (or exceeds) the ratios listed in subsection 4.4.3.A at maturity.

B. **Continuous Canopy.** Tree Preservation Areas shall, where possible, be designed as single, contiguous canopy units. Where practicable, Tree Preservation Areas shall also be connected within a lot and/or between adjacent lots to create habitat corridors.

C. **Critical Root Zone Protection.** Applicants (or responsible parties) shall protect the trees' critical root zones during site construction activities with protective fencing and pursuant to the following based on tree size:

1. Up to 8 inches DBH - 12 feet
2. 8-12 inches DBH - 18 feet
3. 12-16 inches DBH - 24 feet
4. Greater than 16 inches DBH - 30 feet

4.4.4 FLEXIBILITY OPTIONS FOR TREE PRESERVATION

A. **Allowance.** Applicants may seek design flexibility to the required Tree Protection Area requirements from the decision-making body (as part of the associated UDO permit/application and pursuant to Table 11.4-A of this UDO) to encourage innovative tree preservation solutions capable of enhancing the natural form of a project. Design flexibility may be applied to the location, site elements, and land configuration standards herein where the applicant demonstrates that an alternative design achieves a greater public benefit that would not otherwise be possible through the strict application of said standards.

B. **Historical Forested Areas.** If priorities A-D of this section cannot acheive the minimum tree preservation area, the applicant may only designate portions of the site that once supported native forests as a Tree Protection Area to meet the minimum tree protection requirements of Table 4.2-A under the following conditions.

1. **Limitation.** Historical forested areas should be prioritized over other cleared areas of the site where no specimen trees, significant tree stands, and/or significant natural resources exist OR where those features have been designated for protection, but the cumulative areas of those features do not otherwise meet the minimum protection requirements of Table 4.2-A for said development/ subdivision project.

2. **Replanting Requirement.** Where these areas are designated as a Tree Preservation Area, the land shall be replanted/reforested to comply with the standards listed in subsection 4.4.3.A.1.

C. **Findings.** The decision-making body may grant design flexibility to the Required Tree Protection requirements herein upon making the following findings:

1. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; and,
2. The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development; and,
3. The granting of design flexibility will not cause negative impacts on the environment; and
4. The proposed development is consistent with the intent of the Comprehensive Plan; and,
5. The proposed development is consistent with the intent and purpose of this UDO.

4.4.5 REMOVAL OF PROTECTED TREES

A. **Removal Allowances.** Applicants (or applicable parties) may only remove a tree credited to a Tree Preservation Area pursuant to the provisions of this subsection.

B. **Tree Replacement Standards**. When a tree credited to a tree preservation area is removed from the site, or dies before or within one year following construction or the issuance or the final certificate of occupancy for the project, the owner (or applicable party) shall replace as follows:

1. The replacement tree shall be of a native species planted at least 30 feet from the trunk of any other tree;
2. The replacement tree(s) shall result in an equivalent or greater number of tree caliper inches of the tree removed; and
3. The minimum replacement tree size shall be a 3 inch caliper.

C. **Penalties for Unauthorized Tree Removal.** The Administrator may apply the following penalties where an applicant/owner removes trees that are otherwise protected pursuant to this section and/or has been protected through a subdivision/land use/development permit.

1. **Stop Work Order.** The Administrator may issue a stop work order which shall be served on the applicant/owner, or other responsible person.
2. **Withhold Certificate of Occupancy.** The Administrator may withhold a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant/owner, or other responsible person has taken the remedial measures set forth in the notice.
3. **Fines.** For unauthorized removal of protected trees associated with any project, the following fines shall apply to the property owner.
    a. Flat Fine. The Administrator shall issue a flat civil penalty of $2,000 for each innocent of unauthorized protected tree removal.
    b. Tree Fine. In addition to the flat fine, the Administrator shall issue a fine of $100 per caliper inch shall be imposed if the caliper inch for removed vegetation is not replaced on site.
4. **Permit/Plan Denial.** The Administrator may deny building permits and/or UDO permits for the subject property until all fines are paid pursuant to 4.4.4.C.3.

D. **Removal of Penalties.** At its sole discretion, the Town Council may authorize the Administrator to remove/reduce any pending penalties where the subject property has been sold/transferred to a non-related individual or business entity, a government agency, or non-profit organization. Under those circumstances, the Town Council

may impose certain conditions in exchange for removing/reducing said penalties (e.g., tree replacement/replanting of the subject areas, reduced fines, completion dates and milestones, etc.)

E. **Code Circumvention.** Clear-cutting of a site to circumvent the requirements of this section is prohibited. Claiming/using the forestry exemption in subsection 4.4.E, to remove all or substantially all of the trees that would have been protected by this Section is a prohibited activity.

4.5 ACTIVE RECREATIONAL AREAS

A. **Applicability.** The provisions in this section apply to all Active Recreational Areas that may be required for the subject development/subdivision project pursuant to Table 4.2-A.

B. **Designation.** The applicant shall designate the minimum Active Recreation Area on the subject site as part of the development plan or subdivision plan.

C. **Certificate of Occupance.** When active recreation areas are required by this ordinance or otherwise approved and shown on a development plan or subdivision plan, no more than 85 percent of certificates of occupancy shall be issued prior to the completion of such active recreational areas.

D. **Minimum Recreational Elements.** Required Active Recreation Areas shall include the following elements.

1. **Tot Lots.** A least 15% of the required Active Recreational Areas shall include tot lot elements (i.e., areas equipped with imaginative play apparatus oriented to children as well as seating accommodations for adults). Tot lots are not required for age-restricted residential projects that are deed restricted to only allow residents 55-years of age or older.
2. **Other Elements.** All required Active Recreational Areas shall include one or more of the following recreational elements: athletic fields; outdoor courts; indoor courts; swimming pools; greenway trails; exercise rooms; meeting or activity rooms within clubhouses; community gardens; tot lots; and/or a play apparatus.

E. **General Design Standards.** Required Active Recreational Areas shall be subject to the following general design standards.

1. **Location Priority.** Each Active Recreational Area shall be centrally located and safely accessible to its intended population/users in terms of access points and orientation.
2. **Land Suitability.** Each Active Recreational Area shall be constructed on land that is relatively flat, free of routine flooding, and capable of serving the intended purposes of this section.
3. **Configurations.** Active Recreational Areas shall be designed and constructed to coincide with the applicable Open Space Configurations listed in Table 4.3-A in the previous subsection. Applicants may request minor design and size flexibility as an Administrative Adjustment pursuant to Chapter 11 of this UDO.
4. **Perimeter Landscaping Required.** All required On-Site Private Open Space areas shall include perimeter landscaping pursuant to the following:
    a. All Open Spaces except Parkways and Greenbelts. A Type A perimeter buffer is required. The associated landscaping plan shall incorporate existing mature trees.
    b. Parkways and Greenbelts. These areas shall be maintained in their natural, vegetative state or enhanced with landscape materials to comply with a Type B buffer.
    c. Existing trees and vegetation may be used to meet these landscaping requirements

F. **Swimming Pools.** Swimming pools constructed in Active Recreation Areas shall be subject to the following additional standards:

1. A fence of at least 5 and no more than 6 feet in height above grade shall enclose the swimming pool, including but not limited to decks, patios and walkway.

2. All pool facilities shall be setback a minimum of 100 feet from all thoroughfares.
3. The facility shall be placed in an area that is convenient to all homes in the neighborhood, preferably within walking distance or via a short bicycle ride.

G. **Community Garden**. Where established and operated on in an Active Recreation Area, a private lot (with the owner's written permission), common area, or public parcel that is used primarily for growing and harvesting food and ornamental crops, for consumption, donation or for sale shall be subject to the following standards.

1. **Minimum Standards.** Community Gardens shall provide the following.
   a. Wood or decorative fences not exceeding 4 feet in height around their perimeter.
   b. An irrigation source.
2. **Abandonment.** The community garden shall be deemed abandoned by the Administrator after 12 months of non-continuous use if upon inspection of the community garden it is deemed overgrown with invasive plants or weeds. If such community garden is declared abandoned, the community garden shall be converted and maintained as grassed fields by the homeowner's association, property owner's association, or other entity that holds maintenance responsibility of the community garden.

4.6 URBAN CIVIC SPACE

A. **Applicability.** The provisions in this section apply to all Urban Civic Spaces that may be required for the subject development project pursuant to Table 4.2-A.

B. **Designation.** The applicant shall designate the minimum Urban Civic Space on the subject site as part of the development plan or subdivision plan.

C. **Minimum Elements.** Required Urban Civic Spaces shall include at least two of the following elements: patio/plaza space, shelter structures, benches, tables, landscaped planters, gardens, and/or a play apparatus.

D. **General Design Standards**. Required Urban Civic Spaces shall be subject to the following general design standards.

1. **Location Priority.** Each Urban Civic Space shall be oriented along a public right-of-way, a main entrance, and/or public open space area.
2. **Lighting**. Each Urban Civic Space shall include lighting that illuminates at least half of the space but does not directly cast light onto adjacent properties.
3. **Configurations.** Urban Civic Spaces shall be designed and constructed to coincide with the applicable Open Space Configurations listed in Table 4.3-A in the previous subsection. Applicants may request minor design and size flexibility as an Administrative Adjustment pursuant to Chapter 11 of this UDO.

4.7 PUBLIC PARK SPACE

4.7.1 GENERAL STANDARDS

A. **Requirement.** Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space pursuant to Table 4.2-A and based on the resulting residential units. The applicant may provide its required Public Park Space pursuant to one or more of the following options.

1. The applicant may dedicate a portion of the subject site for Public Park Space.
2. The applicant may dedicate other lands (separate from the subject site) for Public Park Space. and/or
3. The applicant may provide a payment in lieu of dedicating physical land to the Town.

B. **Dedication Timing.** Where the applicant provides physical land to meet the Public Park Space requirements, said land shall be dedicated or payment in lieu shall be remitted to the Town pursuant to the following project milestones:

1. For detached and attached dwellings, payment shall be made on or before the submittal date for approval of the final plat mylar for signatures to be recorded with the Wake County Register of Deeds, in the amount per dwelling unit as specified in the current Town Schedule.
2. For apartment dwellings, payment shall be made prior to the issuance of a building permit, in the amount per dwelling unit as specified in the current Town Fee Schedule.

C. **Criteria for Dedication.** All land dedicated to the Town for recreation and park development shall substantially meet the following criteria:

1. **Unit.** The dedicated land shall form a single parcel of land except where the decision-making body determines that multiple parcels would be in the public interest.
2. **Shape.** The shape of the dedicated land shall be sufficiently square or configured to be usable for recreational activities.
3. **Location.** Location should support the uses specified in the Park Search Area recommendations of the Comprehensive Plan
4. **Access.** Public access to the dedicated land shall be provided either by direct street frontage or public easement at least thirty (30) feet in width.
5. **Topography.** Generally, dedicated land reserved for recreational purposes shall not exceed a 5% slope for the majority of the land area. The decision-making body may allow for larger slopes where the body determines the land has recreational value and would meet existing deficiencies in the adopted level of service in the immediate vicinity.
6. **Usableness.** The dedicated land shall be usable for recreation. Lakes and wetlands may not be included in computed dedicated land area. Where the decision-making body determines that recreational needs are being adequately met, either by other dedicated parcels of land or existing recreational facilities, then land that is not usable for recreation may be dedicated as Public Park Space.
7. **Plans.** Town and County plans shall be taken into consideration when evaluating proposals for the dedication of land for Public Park Space purposes.

D. **Criteria for Choice Between Dedication and Fee-in-Lieu.**

1. Whether the Town Council accepts the dedication of land or elects to require payment of a fee-in-lieu thereof, or a combination of both, shall be determined by but not limited to the following:
   a. An adopted plan of the Town;
   b. The recommendations of the Planning Board;
   c. Topography, geology, access and location of land available for dedication; and,
   d. Size and shape of the land available for dedication.
2. The determination of the Town Council as to whether land shall be dedicated or whether a fee-in-lieu should be charged, or a combination of both, shall be final and conclusive. In development/subdivision projects involving fewer than 35 lots or dwelling units, only the payment of fees-in-lieu shall be required.

4.7.2 PAYMENT IN LIEU OF PUBLIC PARK SPACES

A. **Applicability and Allowances.**

1. **Payment In Lieu Option.** Applicants may provide a payment in lieu to the Town for all or portions of the required Public Park Space(s) pursuant to Table 4.2-A. The payment in lieu option may be allowed in the following situations:
   a. The site is devoid of mature tree canopies, specimen trees, and/or environmental features (e.g., riparian areas and wetlands).
   b. The site has topographic features that make publicly accessible open space impractical.

c. The payment in lieu option would provide a greater public benefit in the general site vicinity that could be achieved on the subject site.

d. The immediate vicinity is currently well-served by public park spaces and the area exceeds the Town's adopted level of service for parks and recreation

e. The proposed development/ subdivision involves fewer than 35 lots or dwelling units

B. **Fee Determination and Disbursement.** Payment in lieu of dedication shall be the product of the pre-development appraised value of the land to be developed (per gross acre) multiplied by the number of acres to be dedicated. The following formula shall be used to determine the fee:

Fee Determination Calculation				
Pre Development Appraised Value of Entire Development (per gross acre)	X	Required Park Space Dedication (acres)	=	Payment in Lieu of Dedication Fee

1. **Determination of Pre-Development Appraised Value.** The applicant shall provide the Pre-Development Appraised Value of the land prior to subdivision activity or site construction pursuant to the most current property records from the Wake County Assessor.

2. **Disagreements Regarding Payments In Lieu**. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal of the fair market value of the property. The professional appraiser shall be mutually agreed upon by the developer and the Town. An appraiser shall be appointed by the Town, at the developer's expense, should an agreement not be reached.

C. **Use of Land by Town; Use of Funds Received in Lieu of Dedication.**

1. The land received by the Town under this Section shall be used only for the purpose of providing public park space and park and recreational areas, but shall not be so restricted should the Town decide to sell such land as provided by the following paragraph.

2. The Town shall have the right to sell any land dedicated to the Town for public park space or parks and recreation purposes on finding by the Town Council and the Administrator that a particular piece of property is not feasible or compatible with adopted plans of the Town.

3. Fees collected in lieu of dedications and any proceeds from such transactions or sales shall be held in a special fund by the Town, and the funds shall be used by the Town for the purpose of acquiring and developing park spaces as shown on the Comprehensive Plan and for no other purpose. The depository for such funds may be the same as permitted for other funds of the Town and, pending their expenditure in accordance with the terms of this Section, such funds may be invested as other funds of the Town. The Town may, at its discretion, add additional monies to the fund for the purpose of purchasing public recreational land to be used for public recreational purposes. On all matters not specifically provided for in this Section, the Local Government Budget and Fiscal Control Act shall be controlling.

D. **Special Committee to Settle Disagreements Between Town and Subdivider.**

1. In the event that the Town and the developer or subdivider of land cannot agree upon the location, terrain, size or shape of the land necessary to be dedicated for a public park space, or cannot agree upon the details of provisions for an equitable amount of land in another location or where there is disagreement between the Town and the developer or subdivider, such disagreement shall be determined by a special committee.

2. Such special committee shall consist of 3 members appointed as follows: one member shall be a professional land appraiser appointed by the Town Council; one member shall be a professional land appraiser

appointed by the subdivider; and, one member shall be a professional land appraiser appointed by the two appointed members. The special committee shall view the land and hear the contentions of both the Town and the subdivider. The findings of the special committee shall be by majority vote and shall be certified to the Town Council within 45 days of the time of appointment of the third member of the special committee. The costs of the professional land appraiser appointed by the subdivider and one half the cost of the professional land appraiser appointed by the appraisers shall be borne by the subdivider. The costs of the professional land appraiser appointed by the Town Council and one half the cost of the professional land appraiser appointed by the appraisers shall be borne by the Town Council.

4.8 CONSERVATION BUFFER AREAS

4.8.1 REQUIRED CONSERVATION BUFFER AREAS

A. **Conservation Buffer Areas Required**. Applicants shall provide conservation buffer areas where the following conditions/natural features exist on or adjacent to the subject property. These may contribute to the landscaping requirements listed in Chapter 5 – Landscaping of this UDO.

1. **Thoroughfare Conservation Buffers.** Conservation buffer areas shall be established and maintained in development/subdivision projects which abut the right-of-way of NC 540, US 1, or NC 55. To recognize the intended future urban character of specific areas of the Town, Thoroughfare Conservation Buffers are not required for properties located within the Downtown Village District (from the Comprehensive Plan).
2. **Riparian Conservation Buffers**. Conservation buffers shall be established and maintained in development/subdivision projects that contain and/or abut any drainage way, water body and watercourse, or riparian corridors. Certain watersheds have unique buffer standards that coincide with the habitat function and state/federal conservation standards.

B. **Identification of Buffer Areas.** Applicants shall clearly identify, delineate, and label Conservation Buffer Areas on all construction drawings, Final Plats, Development Plans, or any relevant documentation submitted for a UDO permit/application.

C. **Regulation.** When Conservation Buffer Areas are required, said areas/buffers shall be subject to the following regulations:

1. **Ownership and Management Entities.** All required Conservation Buffer Areas shall be either:
   a. Deeded to the property owners' association (or equivalent thereof) for maintenance as provided for in the covenants and restrictions for the project or subdivision; or,
   b. Covered by appropriate documentary assurances acceptable to the Town Council to provide for continual maintenance and which includes a clear description of the ownership and maintenance responsibilities for such buffer areas.
2. **Subdivision/Plat Notes.** Whenever a perimeter buffer or greenbelt is required to be set aside as a Conservation Buffer Area, the Final Plat or other legally binding instrument shall include a statement that plant materials within such conservation buffer areas shall not be removed unless dead, diseased, threatens to become a danger to human life or property, or with the exceptions stated at the beginning of this chapter.
3. **Locational Standards/Allowances.** Required Conservation Buffer Areas shall be subject to the following locational standards based on the zoning district:
   a. For properties within the RR, SR, and/or NR districts, the required Conservation Buffer Area shall be

located in a separate tract (or equivalent thereof) and not established as part of an individual residential/development lot.

b. For properties within the NCR, MXR, any Commercial & Mixed-use District, or any Employment/ Campus Use District may either:

i. Be part of a common area tract (or equivalent thereof) separate from a lot, or;

ii. Be part of a lot. In this situation, the associated construction plans shall specify the location and associated restriction for said areas.

4.8.2 MAINTENANCE OF CONSERVATION BUFFER AREAS

Notwithstanding anything in this UDO to the contrary, if any portion of a lot is required by this chapter to be a Conservation Buffer Area, the following regulations shall apply:

A. **Residential Use Districts.**

1. Any Conservation Buffer Area or landscape easement located on a lot adjacent to a perimeter street or a boundary of a subdivision as established by the Development Plan or Subdivision Plan pursuant to the requirements of this Chapter of the UDO, shall be maintained by the owner of the lot at all times in compliance with the requirements established by the Development Plan or Subdivision Plan or this chapter, whichever requires the greater amount of plant material. Dead or diseased trees or shrubs located in such Conservation Buffer Area or landscape easement shall be removed and replaced with appropriate replacement trees or shrubs, subject to the approval of the Administrator. Any removal, relocation, replacement or other alteration to the plant materials located in such Conservation Buffer Area or landscape easement shall be approved, in writing, by the applicable homeowners association, if any, and the Administrator prior to such removal, relocation, replacement or other alteration to the plant materials in the Conservation Buffer Area .

2. No fence, pool, hot tub, patio, porch, gazebo, deck, shed, garage or other accessory building or accessory structure of any kind shall be permitted in any required Conservation Buffer Area.

B. **Commercial & Mixed-Use Districts.**

1. Any Conservation Buffer Area located on a lot adjacent to a front, side or rear lot line, shall be maintained by the owner of the lot at all times. Dead or diseased trees or shrubs located in the Conservation Buffer Area shall be removed and replaced with appropriate replacement trees or shrubs, subject to the approval of the Administrator. Any removal, relocation, replacement or other alteration to the plant materials located in the Conservation Buffer Area shall be approved, in writing, by the applicable homeowners association, if any, and the Administrator prior to such removal, relocation, replacement or other alteration to the plant materials in the Conservation Buffer Area.

2. No accessory building or accessory structure of any kind, other than a freestanding sign authorized by Chapter 9 of this UDO, shall be permitted in the required Conservation Buffer Area.

C. **Employment / Campus Use Districts.**

1. Any Conservation Buffer Area located on a lot adjacent to a front, side or rear lot line, shall be maintained by the owner of the lot at all times. Dead or diseased trees or shrubs located in the Conservation Buffer Area shall be removed and replaced with appropriate replacement trees or shrubs, subject to the approval of the Administrator. Any removal, relocation, replacement or other alteration to the plant materials located in the Conservation Buffer Area shall be approved, in writing, by the applicable property owners association, if any, and the Administrator prior to such removal, relocation, replacement or other alteration to the plant materials in the Conservation Buffer Area.

2. No accessory building or accessory structure of any kind (other than a freestanding sign authorized by Section 9 of this UDO) shall

be permitted in the required Conservation Buffer Area.

4.8.3 THOROUGHFARE CONSERVATION BUFFER AREAS

A. **Thoroughfare Conservation Buffer Areas Required.** Conservation buffer areas shall be established and maintained for subdivision and development projects areas that abut NC 540, US 1, and NC 55.

B. **Buffer Widths.** The minimum Thoroughfare Conservation Buffer width shall be measured from and parallel to such right-of-way as indicated below.

TABLE 4.8-A – MINIMUM THOROUGHFARE CONSERVATION BUFFER AREA WIDTH BY ZONING DISTRICT

N1 and N2	ZONING DISTRICTS				
THOROUGHFARE	RR, SR, NR	NCR, MXR	NMX	DMX	CB, SP, INMX, BRT, HI
NC 540 and US1	100 feet	100 feet	100 feet	100 feet	100 feet
NC 55	100 feet	100 feet	50 feet	0 feet	50 feet

*NOTE:
N1. When a setback is reduced in accordance with the provisions set forth in the development standards for each district, the minimum Thoroughfare Conservation Buffer Area width shall be equal to the reduced minimum setback.
N2. Thoroughfare Conservation Buffers are not required for properties located in the Downtown Village District Future Land Use category from the Comprehensive Plan.

C. **Vegetation Retention and Enhancement Standards.** Required Thoroughfare Conservation Buffers shall remain in their natural state to the greatest extent practicable and/or enhanced with new native plantings to achieve a healthy tree canopy and vegetative environment.

Existing cleared areas within the designated Thoroughfare Conservation Buffer shall be landscaped in accordance with the requirements of Chapter 5 – Landscaping of this UDO.

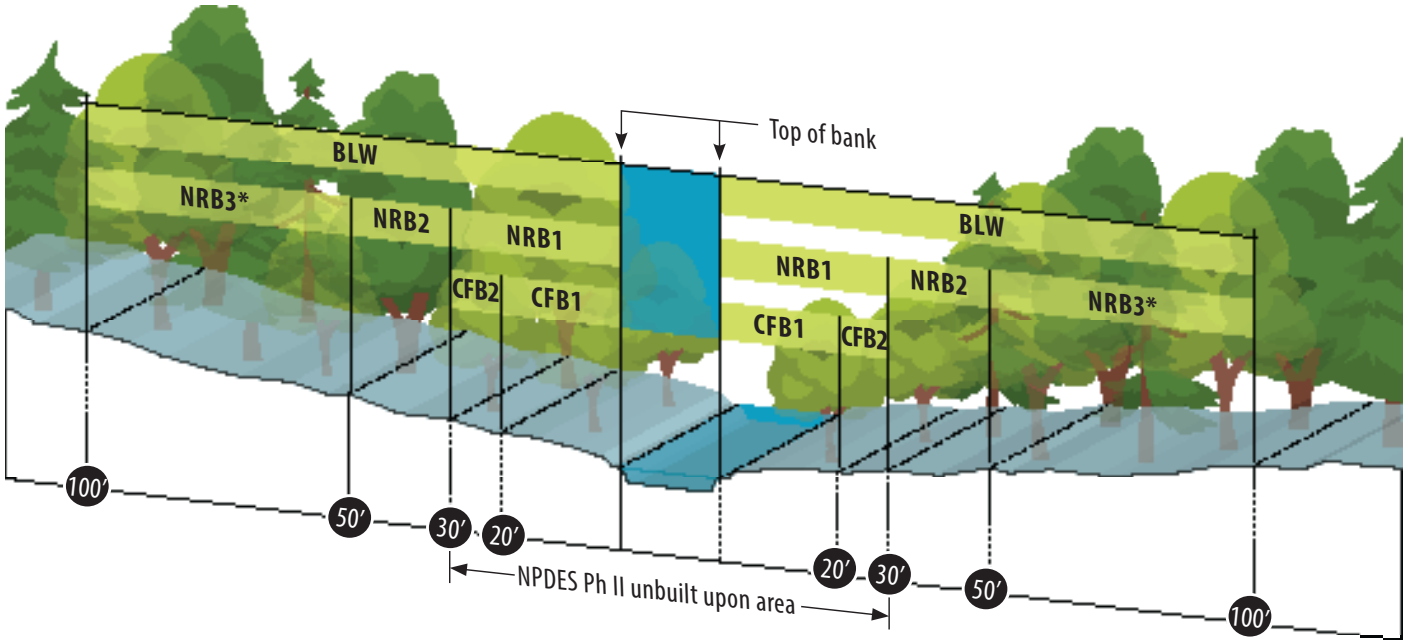
4.8.4 RIPARIAN CONSERVATION BUFFERS

A. **Applicability.** Certain areas within the Town's jurisdiction may be subject to the Riparian Conservation Buffer regulations where riparian features are present on or adjacent to the subject property and/or where the property is within a protected watershed or basin.

B. **Specific Watershed/Basin Standards.** Properties within or adjacent to the Bass Lake Watershed, Neuse River Basin, and Cape Fear River Basin are subject to specific Riparian Conservation Buffer standards.

TABLE 4.8-B – MINIMUM RIPARIAN CONSERVATION BUFFER BY WATERSHED						
WATERSHED/AREA	RIPARIAN BUFFER FOR PERENNIAL STREAMS (EXCLUDING WETLANDS)	RIPARIAN BUFFER FOR ALL OTHER WATER FEATURES	ZONE 1	ZONE 2	ZONE 3	SUBSECTION REFERENCE
Bass Lake Watershed (BLW)	100 feet	100 feet	100 feet	n/a	n/a	4.8.5
Neuse River Basin (NRB)	100 feet	50 feet (Zones 1 - 2 only)	30 feet	20 feet	50 feet	4.8.6
Cape Fear River Basin (CFB)	30 feet	none	20 feet	10 feet	n/a	4.8.7

FIGURE 4.8-A RIPARIAN BUFFER ZONES



C. **Neuse River and Cape Fear River Basin Buffer Area Table of Approved Uses**. The following chart sets forth the allowable uses in the Neuse River and Cape Fear Basins as Exempt, Allowable, Allowable with Mitigation, and Prohibited consistent with the requirements of 15A NCAC 02B .0233 and .0311. Conditions of uses in the Town-mandated portion of the buffers (Zones NRB3 and CFB1 & CFB2) are also described in the chart. All activities must have construction drawing approval prior to commencing work and must comply with all other Federal, State, and Town regulations. Applicants may notify the Administrator prior to commencing exempt uses in any zone of the riparian buffer to obtain guidance and limitations on said activities.

TABLE 4.8-C – TABLE OF APPROVED USES

	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Airport facilities:				
Airport facilities that impact equal or less than 150 linear feet or one-third of an acre of riparian buffer	Allowable	Allowable	Allowable	Allowable
Airport facilities that impact greater than 150 linear feet or one-third of riparian buffer	Allowable with Mitigation	Allowable	Allowable with Mitigation	Allowable
Archaeological activities	Exempt	Exempt	Exempt	Exempt
Bridges	Allowable	Allowable	Allowable	Allowable
Dam maintenance activities	Exempt	Exempt	Exempt	Exempt
Drainage ditches, roadside ditches and storm water outfalls through riparian buffers:				
Existing drainage ditches, roadside ditches, and storm water outfalls provided that they are managed to minimize the sediment, nutrients and other pollution that convey to water bodies	Exempt	Exempt	Exempt	Exempt
New drainage ditches, roadside ditches, and storm water outfalls provided that a storm water management facility is installed to control nitrogen and attenuate flow before the conveyance discharges through the riparian buffer	Allowable	Allowable	Allowable	Allowable
New drainage ditches, roadside ditches, and storm water outfalls provided that do not provide control for nitrogen before discharging though the riparian buffer	Prohibited	Allowable	Prohibited	Prohibited
Excavation of the streamed to bring it to the same elevation as the invert of a ditch	Prohibited	Prohibited	Prohibited	Prohibited
Drainage of a pond in a natural drainage way provided that a new riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules are established adjacent to the new channel	Exempt	Exempt	Exempt	Exempt
Driveway crossings of streams and other surface waters subject to this Rule:				
Driveway crossing on single family residential lots that disturb equal or less than 25 linear feet or 2,500 square feet of riparian buffer	Exempt	Exempt	Allowable	Allowable
Driveway crossing on single family residential lots that disturb greater than 25 linear feet or 2,500 square feet of riparian buffer	Allowable	Allowable	Allowable	Allowable

TABLE 4.8-C – TABLE OF APPROVED USES

	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
In a subdivision that cumulatively disturb equal or less than 150 linear feet or one-third of an acre of riparian buffer	Allowable	Allowable	Allowable	Allowable
In a subdivision that cumulatively disturb greater that 150 linear feet or one-third of and acre of riparian buffer	Allowable with Mitigation	Allowable	Allowable	Allowable
Fences provided that disturbance is minimized and installation does not result in removal of the forest vegetation	Exempt	Exempt	Exempt	Exempt
Forest Harvesting	See Item (11) of the Neuse Buffer Rules and Timbering Chapter 8, Article IV of the Town of Holly Springs' Code of Ordinances	Allowable	Prohibited	Allowable
Fertilizer Application:				
One-time fertilizer application to establish replanted vegetation	Exempt	Exempt	Exempt	Exempt
Ongoing fertilizer application	Prohibited	Prohibited	Prohibited	Prohibited
Grading and re-vegetation in Zone 2 & 3 only provided that diffuse flow and the health of existing vegetation in Zone 1 is not compromised and disturbed areas are stabilized. [Added Ordinance 13-09]*	Exempt	Exempt	Exempt	Exempt
Greenway/hiking trails located	Allowable	Allowable	Exempt	Exempt
Historic Preservation	Exempt	Exempt	Exempt	Exempt
Landfills as defined by G.S. 130A-290	Prohibited	Prohibited	Prohibited	Prohibited
Mining Activities:				
Mining activities that are covered by the Mining Act provided that new riparian buffers that meeting the requirements of Items (4) and (5) of the Neuse Buffer Rule are established adjacent to the relocated channels	Allowable	Allowable [Amended Ordinance 13-09]*	Allowable	Allowable
Mining activities that are not covered by the Mining Act OR were new riparian buffers that meet the requirements or Items (4) and (5) of the Neuse Buffer Rules are not established to the relocated channels	Allowable with Mitigation	Allowable	Allowable	Allowable
Wastewater or mining dewatering wells approved NPDES permit	Exempt	Exempt	Exempt	Exempt
Non-Electric Utility Lines:				
Impacts other than perpendicular crossing in Zone 2 only	Allowable	Allowable	Exempt	Exempt
Impacts other than perpendicular crossings in Zone 1	Allowable with Mitigation	Allowable	Exempt	Exempt
Impacts other than perpendicular crossings in Zone 3		Allowable	Exempt	Exempt

TABLE 4.8-C – TABLE OF APPROVED USES				
	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Non-electric utility lines perpendicular crossing of streams and other surface waters subject to the Neuse Buffer Rules:				
Perpendicular crossing that disturb equal or less than 40 linear feet of riparian buffer with a maintenance corridor equal to or less than 10 feet in width	Exempt	Allowable	Allowable	Allowable
Perpendicular crossing that disturb greater than 40 linear feet of riparian buffer with a maintenance corridor greater than 10 feet in width	Allowable	Allowable	Allowable	Allowable
Perpendicular crossing that disturb greater than 40 linear feet but equal or less than 150 feet of riparian buffer with a maintenance corridor equal to or less than 10 feet in width	Allowable	Allowable	Allowable	Allowable
Perpendicular crossing that disturb greater than 40 linear feet but equal or less than 150 feet of riparian buffer with a maintenance corridor greater than 10 feet in width	Allowable with Mitigation	Allowable	Allowable	Allowable
Perpendicular crossing that disturb greater than 150 linear feet of riparian buffer	Allowable with Mitigation	Allowable	Allowable	Allowable
On-site sanitary sewer sewage systems - new ones that use ground absorption	Prohibited	Prohibited	Prohibited	Prohibited
Overhead electrical utility lines:				
Impacts other than perpendicular crossing in Zone 2 only	Exempt	Exempt	Exempt	Exempt
Impacts other than perpendicular crossing in Zone 1	Exempt	Exempt	Exempt	Exempt
Impacts other than perpendicular crossing in Zone 3 only		Exempt	Exempt	Exempt
Overhead electrical utility line perpendicular crossing of streams and other surface waters subject to the Neuse Buffer Rules:				
Perpendicular crossing that disturb equal to or less than 150 linear feet of riparian buffer	Exempt	Exempt	Exempt	Exempt
Perpendicular crossing that disturb greater than 150 linear feet of riparian buffer	Allowable	Allowable	Allowable	Allowable
Periodic maintenance of modified natural streams such as canals and grasses travel way on one side of the surface water when alternative forms of maintenance access are not practical	Allowable	Exempt	Allowable	Allowable
Playground Equipment:				
Playground equipment on single family lots provided that installation and use does not result in removal of vegetation	Exempt	Exempt	Exempt	Exempt
Playground equipment installed on lands other than single family lots or that requires removal of vegetation.	Allowable	Allowable	Allowable	Allowable
Ponds in natural drainage ways, excluding dry ponds:				
New Ponds provided that a riparian buffer that meets requirements of Items (4) and (5) of the Neuse Buffer Rules	Allowable	Allowable	Allowable	Allowable
New Ponds where a riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules	Allowable with Mitigation	Allowable	Allowable	Allowable

TABLE 4.8-C – TABLE OF APPROVED USES

	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Protection of existing structures, facilities and stream banks when this requires additional disturbance of the riparian buffer or the stream channel	Allowable	Allowable	Allowable	Allowable
Railroad crossing of streams and other surface waters subject to this Rule:	Allowable with Mitigation	Allowable		
Railroad crossings of streams and other surface waters subject to the Neuse Buffer Rules	Exempt	Exempt	Allowable	Allowable
Railroad crossings that impact equal to or less than 40 linear feet of riparian buffer	Exempt	Exempt	Allowable	Allowable
Railroad crossings that impact greater than 40 linear feet but equal to or less than 150 feet or one-third of an acre of riparian buffer	Allowable	Allowable	Allowable	Allowable
Railroad crossings that impact greater than 150 linear feet or one-third acre of riparian buffer	Allowable with Mitigation	Allowable	Allowable	Allowable
Removal of previous fill or debris provided that diffuse flow is maintained and any vegetation removed is restored	Exempt	Exempt	Exempt	Exempt
Road impacts other than crossings of streams and other surface waters subject to the Neuse Buffer Rules	Allowable with Mitigation	Allowable	Allowable with Mitigation	Allowable with Mitigation
Road crossings of streams and other surface waters subject to the Neuse Buffer Rules:				
Road Crossings that impact equal or less than 40 linear feet of riparian buffer	Exempt	Exempt	Exempt	Allowable
Road crossings that impact greater than 40 linear feet of riparian buffer but equal to or less than 150 feet or one-third acre of riparian buffer	Allowable	Allowable	Allowable	Allowable
Road crossings that impact greater than 150 linear feet of or one-third acre of riparian buffer	Allowable with Mitigation	Allowable	Allowable	Allowable
Scientific Stream Studies and Stream Gauging	Exempt	Exempt	Exempt	Exempt
Storm water management ponds excluding dry ponds:				
New storm water management ponds provided that a riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules is established adjacent to the pond.	Allowable	Allowable	Allowable	Allowable
New storm water management ponds where a riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules is NOT established adjacent to the pond	Allowable with Mitigation	Allowable	Allowable	Allowable
Storm water management ponds located in Zone 3 only		Allowable	Allowable	Allowable
Stream restoration	Exempt	Exempt	Allowable	Allowable
Stream bank stabilization	Allowable	Allowable	Allowable	Allowable
Temporary Roads:				
Temporary roads that disturb less than or equal to 2,500 square feet provided that vegetation is restored with in six months of initial disturbance	Exempt	Exempt	Exempt	Exempt

TABLE 4.8-C – TABLE OF APPROVED USES				
	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Temporary roads that disturb greater than 2,500 square feet provided that vegetation is restored within six months of initial disturbance	Allowable	Allowable	Allowable	Allowable
Temporary roads used for bridge construction or replacement provided that restoration activities, such as soil stabilization and re-vegitating, are conducted immediately after construction	Allowable	Allowable	Allowable	Allowable
Temporary sediment and erosion control devices:				
In Zone 2 only provided that the vegetation in Zone 1 is not compromised and that discharge is released as diffuse flow in accordance with Item (5) of the Neuse Buffer Rules	Exempt	Exempt	Allowable	Allowable
*In Zones 1 and 2 to control impacts associated with uses approved by NC DWR or that have receive a variance provided that sediment and erosion control for upland areas is addressed to the maximum extent practical outside the buffer. [Amended Ordinance 15-10]**	Allowable	Allowable	Allowable	Allowable
In-stream temporary erosion and sediment control measures for work within a stream channel	Exempt	Exempt	Allowable	Allowable
Underground electric utility lines:				
Impacts other than perpendicular crossings in Zone 3 only		Exempt	Prohibited	Allowable
Impacts other than perpendicular crossings in Zone 2 only	Exempt	Exempt	Prohibited	Allowable
Impacts other than perpendicular crossings in Zone 1	Exempt	Exempt	Prohibited	Allowable
Underground electric utility lines perpendicular crossing of streams and other surface waters subject to the Neuse Buffer Rules:				
Perpendicular crossings that disturb less than or equal to 40 linear feet of riparian buffer	Exempt	Exempt	Prohibited	Allowable
Perpendicular crossings that disturb greater than 40 linear feet of riparian buffer	Allowable	Allowable	Allowable with Mitigation	Allowable with Mitigation
Vegetation Management:				
Emergency fire control measures provided that topography is restored	Exempt	Exempt	Exempt	Exempt
Periodic mowing and harvesting of plant products in Zone 3 only	Exempt	Exempt	Prohibited	Exempt
Periodic mowing and harvesting of plant products in Zone 2 only	Exempt	Exempt	Exempt	Exempt
Planting vegetation to enhance the riparian buffer	Exempt	Exempt	Exempt	Exempt
Removal of individual trees which are in danger of causing damage to dwellings, other structures or human life	Exempt	Exempt	Exempt	Exempt
Removal of Poison Ivy	Exempt	Exempt	Exempt	Exempt
Removal of understory nuisance vegetation as defined in: Smith, Cherri L. 1998. Exotic Plant Guidelines. Department of Environment and Natural Resources. Division of Parks and Recreation. Raleigh, NC. Guideline #30	Exempt	Exempt	Exempt	Exempt
Water dependent structures as defined in 15A NCAC 2B .0202	Allowable	Allowable	Allowable	Allowable

TABLE 4.8-C – TABLE OF APPROVED USES				
	NEUSE RIVER BASIN SUBJECT TO 15A NCAC 02B	CAPE FEAR RIVER BASIN		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Water supply reservoirs:				
New reservoirs where a riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules is established adjacent to the reservoir	Allowable	Allowable	Allowable	Allowable
New reservoirs where a riparian buffer that meets the requirements of Items (4) and (5) of the Neuse Buffer Rules is NOT established adjacent to the reservoir	Allowable with Mitigation	Allowable	Allowable	Allowable
Water Wells	Exempt	Exempt	Prohibited	Prohibited
Wetland Restoration	Exempt	Exempt	Allowable	Allowable

D. **Homeowners Education Packet Requirements.** The developer of any subdivision and/or development project shall provide a Homeowner Education Packet to all property owners of lots with Riparian Conservation Buffers adjacent to any State or Town-mandated buffer. This shall occur at the time of the sale of the property. Copies of the Homeowners Education Packets shall be provided to the Administrator as part of the permitting process; The Administrator may require potential amendments thereto where the documents do not list the correct standards and limitations. The packet shall include the following information:

1. The location of the Riparian Conservation Buffer.
2. The restrictions/limitations on clearing, pruning, and planting within the Riparian Conservation Buffer. The allowances for addressing dead or dying plant material and responding to emergency events.
3. The restrictions/limitations on development and land use activities within the Riparian Conservation Buffer.
4. The responsible party for maintaining the lands and vegetation within the Riparian Conservation Buffer.

E. **Required Conservation Easement.** Required Riparian Conservation Buffers shall be established with a conservation easement.

F. **Vested Rights.** The establishment of certain vested rights may be allowed to ensure reasonable certainty, stability and fairness to the reasonable expectations of landowners affected by this Ordinance in recognition that approval of land development projects or subdivisions typically follows significant landowner investment in site development. The following provisions apply to vested rights situations.

1. **Establishment of Vested Rights.** A vested right with respect to this section shall be established upon the approval of a site-specific development plan, or a PUD plan approval, that is currently valid or has been submitted for formal development review and continues on the current review schedule.
2. **Exceptions.** The vested rights provisions herein are excepted on property located partially or entirely within Zone 1 or Zone 2 of the Neuse River Basin, as defined by 15A NCAC 02B .022. Vested rights within these Zones shall be determined in accordance with 15A NCAC 02B .022, et seq.
3. **Vested rights shall run with the land**. The right to carry out development in accordance with the site-specific development plan or PUD approval shall attach and run with the land, and is not a personal right to the landowner. All successors and heirs to the original landowner shall be entitled

to exercise such rights, as long as any development occurs in accordance within the approved plan as noted above.

4. **Subsequent Changes Prohibited.**

   a. A vested right, once established as provided for in this UDO, precludes any zoning action by the Town which would change, alter, impair, diminish, or otherwise delay the development or use of the property as set forth in the site-specific development plan or approved PUD plan as submitted, except:

      i. Upon written consent of the Landowner;

      ii. Upon a finding by the Town Council after notice and public hearing that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety and welfare if the project were to proceed as contemplated in the site-specific development plan;

      iii. To the extent that the landowner receives compensation for all costs, expenses and other losses incurred by the landowner.

      iv. Where the Town Council finds, after notice and public hearing, that the landowner or his representative supplied intentionally inaccurate information or made material misrepresentations which made a difference in the approval of the site-specific development plan or PUD plan;

      v. Upon the enactment of a State or federal law or regulation which precludes development as contemplated in the site-specific development plan or PUD plan, in which case the Town Council may after notice and public hearing, allow for a modification of the plan so as to comply with the new State or federal law or regulation;

   b. Vested rights under this Ordinance shall not preclude the application of overlay zoning which may impose additional requirements but does not affect the allowable type or use density, or other ordinances or regulations which are general in nature and are applicable to all property subject to land use regulation by the Town.

5. **Changes to Site-Specific Development Plan or Approved PUD Plan**. Changes made by the owner of the project as listed in the development petition to a site-specific development plan or an approved PUD plan must be approved by the Administrator as not significantly deviating from the original site-specific development plan. Other changes to the plan will terminate the vested rights as they apply to this Section.

G. **Modifications and Waivers of Riparian Conservation Buffer Areas.**

1. **Riparian Conservation Buffer Areas for Map Inconsistency.** Where obvious conflicts between actual field conditions and USGS and Wake County Soil Survey maps exist, appeals may be made to the North Carolina Division of Water Resources in accordance with the relevant Buffer Rules, 15A NCAC 2B.0233. If an applicant obtains a map revision, permit, or variance by NC Division of Water Resources or the NC Environmental Management Commission, the applicant shall submit all documentation, including corresponding maps, to the Administrator. The Administrator shall review the information provided by the applicant during the construction drawing review process or earlier if the information required is available. After the review staff will ask for additional documentation or recommend approval of the construction drawings provided that the construction drawings correspond with all the NC Division of Water Resources requirements. The Administrator shall grant approval of the construction drawings consistent with NC Division of Water Resources ruling.

2. **Modifications.** In instances where an alternate Riparian Conservation Buffer Area is requested for the Town-mandated to be consistent with criteria allowable under 401 and 404 Permits of the Federal Clean Water Act, applicants may request an appeal to the

Administrator. The applicant must provide documentation to the Administrator prior to the appeal, in the construction drawing review process, or as early as the development plan or subdivision plan review process, if sufficient information exists for review. The Administrator will review the documentation and ask for additional information as needed. Once the review is complete, the Administrator shall recommend approval or disapproval of the modification.

3. In all other instances where a waiver is requested for the Town-mandated Riparian Conservation Buffer applicants may appeal to the Environmental Appeal Committee. The applicant must provide documentation to the Administrator to support the appeal, in the construction drawing review process, or as early as the pdevelopment plan or subdivision plan review process, if sufficient information exists for review as described in Chapter 11 of this UDO.

H. **Mitigation**. Required and voluntary mitigation activities to Riparian Conservation Buffers are subject to the following provisions.

1. Persons who wish to undertake or are required to provide mitigation shall be required to meet the requirements of acceptable mitigation practices as outlined in the Town Engineering Design and Construction Standards to proceed with their proposed use.
2. Stormwater Control Measures (SCMs) used for mitigation shall be included in a platted drainage easement.

4.8.5 BASS LAKE WATERSHED RIPARIAN BUFFER PROTECTION

A. **Applicability.** Any proposed subdivision or development project which is located within the Bass Lake Watershed and which includes lands lying within 100 feet of any perennial stream within the Bass Lake Watershed shall establish a restricted, undisturbed riparian buffer. The standards herein shall apply to said riparian buffers.

B. **Riparian Buffer Width.** The riparian buffers shall be provided at the following widths and the graphic below.

1. All perennial features indicated on the most recent version of the 1:24,000 scale (7.5 minutes) quadrangle topographic maps prepared by the United States Geological Survey (USGS) and/or on the most recent version of the Soil Survey of Wake County, North Carolina, prepared by the United States Department of Agriculture (USDA) shall provide the 100-foot-wide riparian buffers directly adjacent to such surface waters (or features), excluding wetlands. In the event of a discrepancy between these two maps that would affect a required buffer the most restrictive map shall apply.
2. Other perennial surface waters (or Features) shall provide the 100-foot-wide undisturbed riparian buffers directly adjacent to such surface waters (or features).

C. **Access Requirements.** All access to the riparian buffer and conservation easement area, via abutting right-of-way or other form of access easement deemed acceptable by the Town Council, shall be provided on:

1. the final plat; or,
2. by separate grant of access easement subject to the approval, by resolution, of the Town Council.

D. **Activity within the Riparian Buffer.** The Town regulates all activity in the entire riparian buffer which shall be maintained as an undisturbed buffer, dedicated as a conservation easement, except for the approved uses described below.

1. All activity in the Riparian Buffer shall comply with the following approved and prohibited uses listed below and comply with all Town, State and Federal Regulations. All approved uses must demonstrate that impacts to the undisturbed buffer are designed in a manner to minimize impacts to the maximum extent practicable.
    a. Sanitary Sewer Main Outfalls contained in a Utility Easement with access to upland areas outside of the Conservation Easement. Residential Sewer Services must be located outside of the Riparian Buffer.
    b. Greenway trails contained in a Greenway Easement. Asphalt and other trail materials shall be designed

in accordance with the Engineering Design and Construction Standards.

c. Perpendicular road crossings that have obtained all other Town, State and Federal approvals.

d. Post-Construction Storm water Best Management Practices as required by the Engineering Design and Construction Standards.

2. Timbering is prohibited in the Riparian Buffer.

E. **Description of Buffer Areas on Development Petition.** 100-foot undisturbed riparian buffers shall be graphically shown on all preliminary plans, development plans, construction drawings, erosion control plans and final plats or any site plan or plot plan submitted for a UDO Permit. The buffers shall be clearly labeled "Undisturbed Bass Lake Watershed Riparian Buffer" and the conservation easement shall be clearly shown and labeled with restrictions noted.

4.8.6 NEUSE RIVER BASIN RIPARIAN BUFFER PROTECTION

A. **Applicability.** Any proposed subdivision or development project which is located within the Town or its Extraterritorial Jurisdiction in the Neuse River Basin shall provide riparian buffer areas on both sides of all perennial and intermittent streams; including lakes, ponds, and other bodies of water (features).

B. **Required Riparian Buffer Width.** The riparian buffers shall be provided at the following widths and the graphic below.

1. All perennial features indicated on the most recent version of the 1:24,000 scale (7.5 minutes) quadrangle topographic maps prepared by the United States Geological Survey (USGS) and/or on the most recent version of the Soil Survey of Wake County, North Carolina, prepared by the United States Department of Agriculture (USDA) shall provide the 100-foot-wide riparian buffers directly adjacent to such surface waters (or features), excluding wetlands. In the event of a discrepancy between these two maps that would affect a required buffer the most restrictive map shall apply.

2. Other surface waters (or Features) shall provide the 50-foot-wide riparian buffers directly adjacent to such surface waters (or features).

C. **Delineation of the Riparian Buffer Zones.** The riparian buffer shall be further delineated into the following Riparian Buffer Zones - the buffer zones shall be measured horizontally from the edge of the water body (i.e., from top of bank).

1. Zone NRB1 (30 feet landward adjacent to stream bank) on both sides of the stream.

2. Zone NRB2 (20 feet landward adjacent to Zone NRB1) on both sides of the stream.

3. Zone NRB3 (50 feet landward adjacent to Zone NRB2) on both sides of the perennial stream.

D. **Activity within the Riparian Buffer Zones.**

1. The State of North Carolina, Division of Water Resources regulates activity within Zones NRB1 & NRB2 of the riparian buffer in the Neuse River Basin. Activity may take place within any riparian buffer zone as defined by Neuse Riparian Buffer Rules, 15A NCAC 2B.0233 as amended. The following documentation will be required by the Town prior to permitting development activity to commence within Zones NRB1 & NRB2. The inner 30-foot zone shall also follow the NPDES Post-construction storm water regulations as described in 15A NCAC 02H .0154.

a. An authorization certificate that documents that the NC Division of Water Resources has approved an allowable use.

b. An opinion from the NC Division of Water Resources that vested rights have been established for that activity.

c. A letter from the NC Division of Water Resources documenting that a variance has been granted for the proposed activity.

2. The Town regulates activity in Zone NRB3 of the riparian buffer which shall be as defined by Zone 2 requirements established by the Neuse Riparian Buffer Rules, 15A NCAC 2B.0233 as amended. All activity

in Zone NRB3 must comply with all other Town, State and Federal regulations.

3. All timbering activity in the buffer must also comply with the Town's Timbering standards pursuant to Section 4.9 of this UDO.

E. **Description of Buffer Areas on Development Petition.** Stream buffers (Zones NRB1, NRB2 and NRB3) shall be graphically shown on all preliminary plans, development plans, construction drawings, erosion control plans and final plats or any site plan or plot plan submitted for a UDO Permit. The buffers shall be clearly labeled "Riparian Buffer" and zones shall be clearly shown and labeled with zone restrictions noted.

F. **Lots Containing Riparian Buffer Area.** The following standards apply to construction activities on lots containing a riparian buffer area and/or the establishment of new lots in and around riparian corridors.

1. New construction of or substantial improvements to any residential structure shall be located outside of the riparian buffer area.
2. No proposed building lot that is wholly or partly in the riparian buffer area shall be approved unless there is established on the final plat a line representing the limits of the riparian buffer area and a minimum usable area as specified below.
    a. The usable lot area is defined by the area of the lot outside of the riparian buffer area that will contain the structure and related setbacks. This area must be contiguous.
    b. If the minimum lot size has been reduced to an amount less than the typical lot size of a zoning district through a provision in this UDO, the total minimum square footage of any lot located outside of the Riparian Buffer shall be the total revised minimum lot size.

4.8.7 CAPE FEAR RIVER BASIN RIPARIAN BUFFER PROTECTION

A. **Applicability.** Any proposed subdivision or development project which is located within the Town or its Extraterritorial Jurisdiction in the Cape Fear River Basin shall provide riparian buffers on both sides of all perennial and intermittent streams; including lakes, ponds, and other bodies of water (features).

B. **Required Riparian Buffer Width.** The riparian buffers shall be provided at the following widths and the graphic below.

1. All features indicated on the most recent version of the 1:24,000 scale (7.5 minutes) quadrangle topographic maps prepared by the United States Geological Survey (USGS) and/or the most recent version of the Soil Survey of Wake County, North Carolina prepared by the United States Department of Agriculture (USDA) shall provide the 30-foot-wide riparian buffers directly adjacent to such surface waters (or features), excluding wetlands.

C. **Delineation of the Riparian Buffer Zones.** The riparian buffer shall be further delineated as the following Riparian Buffer Zones.

1. Zone CFB1 (20 feet landward adjacent to stream bank) on both sides of the stream.
2. Zone CFB2 (10 feet landward adjacent to Zone 1) on both sides of the stream.

D. **Activity within the Riparian Buffer Zone.**

1. All built upon area shall be out of both of the buffer Zones CFB1 and CFB2 (30 feet landward of all perennial and intermittent features) The entire 30-foot riparian buffer shall also follow the NPDES Post-construction storm water regulations as described in 15A NCAC 02H .0154.
2. All activity taking place must comply with all other Town, State and Federal regulations.
3. All timbering activity in the buffer must also comply with the Town's Soil Erosion and Sediment Control, Stream and Wetland Protection, Land Disturbance Ordinance 02-06 Section 9-5023.
4. Zone CFB1 shall consist of a vegetated area that is undisturbed except for the uses outlined in the Cape Fear River Basin Table of Approved Uses.
5. Zone CFB2 shall consist of a stable vegetated area that is undisturbed except for the activities outlined in the Cape Fear River Basin Table of Approved Uses. The Town of Holly Springs recommends keeping natural

undisturbed vegetation in this area to the maximum extent practicable.

E. **Description of Buffer Areas on Development Petition.** Stream buffers (Zones CFB1 and CFB2) shall be graphically shown on all development plans, preliminary plans, construction drawings, erosion control plans and final plats or any site plan or plot plan submitted for a UDO Permit. The buffer areas shall be clearly labeled "Riparian Buffer" and zones shall be clearly shown and labeled with zone restrictions noted.

F. **Lots Containing Riparian Buffer Area.** The following standards apply construction activities on lots containing a riparian buffer area and/or the establishment of new lots in and around riparian corridors.

1. New construction of or substantial improvements to any residential structure shall be located outside of the riparian buffer area.
2. No proposed building lot that is wholly or partly in the riparian buffer area shall be approved unless there is established on the final plat a line representing the limits of the riparian buffer area and a minimum usable area as specified below.
    a. The usable lot area is defined by the area of the lot outside of the riparian buffer area that will contain the structure and related setbacks. This area must be contiguous.
    b. If the minimum lot size has been reduced to an amount less than the typical lot size of a zoning district through a provision in this UDO, the total minimum square footage of any lot located outside of the Riparian Buffer shall be the total revised minimum lot size.

G. **Diffuse Flow Requirements.** Diffuse flow of runoff shall be maintained in the riparian buffer by dispersing concentrated flow and reestablishing vegetation. Techniques for providing diffuse flow are specified in the ED&CS. The following provisions apply.

1. Concentrated runoff from ditches or man made conveyances shall be converted to diffuse flow before the runoff enters the buffer.
2. Periodic corrective action to restore diffuse flow shall be taken by the property owner as necessary to prevent the formation of erosion gullies.
3. Stormwater Control Measures (SCMs) for obtaining diffuse flow shall be included in a platted drainage easement.

4.9 FORESTRY ACTIVITY, TIMBERING OPERATIONS, AND SITE CLEARING

A. **Permit Required.** A UDO permit shall be required for the use of any lot for a forestry activity, timbering operation or site clearing which is not being undertaken pursuant to a valid UDO permit in connection with a proposed development in compliance with the terms of this UDO. The following activities shall be considered exempt from the requirement to obtain a UDO permit:

1. Removal of trees found to be diseased or insect infested;
2. Removal of trees which have become, or threaten to become, a danger to human life or property;
3. Removal of trees in preparation for development pursuant to an approved and valid development plan or UDO permit;
4. Removal of trees from horticultural properties, such as farms, nurseries or orchards. This exemption shall not include forestry activities;
5. Removal of trees for agricultural purposes authorized in the RR district; and,
6. Removal of trees in connection with approved utility construction within a permanent utility easement.

B. **Exempted Forestry Activity**. Any site for which a valid permit for a forestry activity has been issued by the State of North Carolina under North Carolina General Statute, and undertaken pursuant to such State permit, shall be exempt from the standards of this UDO. Prior to commencing any forestry activity, the owner shall provide a copy of such State permit to the Administrator so that the Town may monitor State permitted forestry activity within its jurisdiction.

C. **Standards for Site Clearing**. Any forestry activity, timbering operation or site clearing which has not been issued a permit by the State of North Carolina for a valid forestry activity shall be accomplished in compliance with the terms and conditions of the UDO permit for such activity. All timbering operations or site clearing activities that do not qualify as an exempted forestry activity shall comply with the following standards:

1. A 50 foot undisturbed buffer shall be provided and maintained at all times along the perimeter of the property, along public roadways and property boundaries adjacent to developed properties, and a 25 foot undisturbed buffer along property boundaries adjacent to undeveloped properties. No property owner shall be required to preserve an undisturbed buffer that covers more than 20% of the area of the tract, net of public road right-of-way and required conservation easements;
2. The undisturbed buffer area shall be delineated by a 4 foot orange tree protection fencing. The tree protection fencing shall be maintained at all times until completion of timbering operations or site clearing or until the Certification of Completion is issued.
3. Compliance with Chapter 8, Article IV Timbering of the Town Code of Ordinances.


HOLLY SPRINGS
North Carolina

5 LANDSCAPING

5.1 PURPOSE AND INTENT

Intent. Landscaping is an essential element of the site design process and is an important feature in promoting the public health, safety, comfort, convenience and general welfare of the Town and its Extraterritorial Jurisdiction. Landscaping is intended to:

A. mitigate incompatibilities between adjacent land uses;

B. reduce the negative impacts of higher intensity land uses on lesser intensity adjacent land uses;

C. provide a critical visual and noise buffering effect between higher intensity districts and lower intensity districts;

D. increase tree canopy in residential use districts;

E. lessen the impact of development on the environment by reducing glare and heat buildup;

F. promote the creation of landscape islands within vehicular areas to enhance pedestrian safety; and,

G. break up large expanses of pavement so as to reduce impervious surface area, storm water run-off and the level of pollutants from nonpoint sources.

5.2 APPLICABILITY AND ADMINISTRATION

5.2.1 REQUIRED LANDSCAPE AREAS

Within the Town and its Extraterritorial Jurisdiction, all new developments and all additions to existing development (i.e., building additions, parking area expansions, installation of free standing signs, etc.) shall provide landscaping as required by this chapter for such new development or addition.

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5.2.2 LANDSCAPE PLAN REQUIREMENTS

A. Identification of Landscape Requirements Fulfilled by the Landscape Plan. All landscape plans shall include a list of proposed landscape materials and notation of which of the following landscape requirements is intended to be met by the landscape materials indicated on the landscape plan:

1. perimeter buffer;
2. vehicle parking area screening;
3. interior vehicle parking area;
4. foundation landscaping; and
5. street trees.

B. Variety of Plant Species Required. No single species of landscape material, except grass shall constitute more than 25% of the plant material of its type installed on a single development site or within a subdivision with detached residential lots. This restriction may be modified by the Administrator on sites smaller in size than 2 acres provided that an acceptable variety of plant material is proposed.

C. Site Lines. Landscaping is prohibited in sight distance triangles, only ground covers that do not interfere with sight lines.

D. Submission of a Preservation Landscape Plan, if applicable, in accordance with the requirements of Section 4.4 Tree Preservation Areas.

E. Identification of Landscape Materials indicated on Landscape Plan. All landscape plans shall also include a list of proposed landscape materials, with quantities and calculations demonstrating how the plan meets the perimeter buffer landscaping standards per 100-foot increment, vehicle parking area screening, interior vehicle parking area landscaping, foundation landscaping and street trees as stipulated in this chapter.

F. **Tree requirements for detached residential lots.** All new detached residential lots shall be required to plant 1 tree per 5,000 square feet of lot area. Trees must be sized according to table 5.6-1.

5.2.3 ALTERNATE LANDSCAPE PLAN APPROVAL

If site conditions exist that make the landscape requirements of this chapter impractical, the Administrator, upon request by an applicant, shall have the authority to modify the landscape requirements of this chapter and approve an alternative landscape plan so long as the alternative plan:

A. maintains the total quantity of plant material otherwise required and is similar in quality, size, durability, and hardiness;

B. is appropriate to the site and its surroundings;

C. is consistent with the intent and purpose of this chapter;

D. provides landscaping that is equal or better than normal compliance;

E. safety considerations make alternative compliance necessary.

F. Such alternative landscape plan approval shall not modify the landscape requirements of this chapter pertaining to required perimeter buffer between Residential Use Districts and Commercial & mMixed-Use or Employment/ Campus Use Districts.

G. If the Administor disapproves of a proposed alternative landscape plan, the applicant may, within 5 business days, appeal the Administor's decision by filing an Administrative Appeal with the Board of Adjustment, stating the reasons and justification for the appeal. Such petition shall be filed consistent with the provisions of Chapter 11 of this UDO.

5.2.4 MINOR REVISIONS TO LANDSCAPE PLAN

An approved landscape plan in need of minor revisions to the specified plant materials due to seasonal planting problems, lack of plant availability, or other reasons to be demonstrated by the applicant may be revised if the requested revisions meet the following criteria:

A. No reduction in the quantities of overall plant materials.

B. No significant change in size or location of plant materials.

C. New plant materials fall within the same general functional category of plants (shade trees, ornamental trees, evergreens, etc.) and have the same general design characteristics (mature height, spread, etc.) as the plant materials being replaced.

D. The proposed new plant materials are considered appropriate with respect to elements necessary for good survival and continued growth.

E. The proposed new plant materials are considered appropriate with respect to elements necessary for good survival and continued growth.

A letter shall be submitted to the Administrator requesting a minor revision for plant substitution. The letter shall include a list of the quantities, types, and sizes of the original plants and the proposed substitution(s), the location of the substitute plants on the plan.

5.3 LANDSCAPE STANDARDS BY LOCATION

Section 5.3 is organized into the required landscape areas, which consist of the following 5 locational types as shown in Figure 5.3-A. These standards apply to all new development where applicable locational types exist:

A. perimeter buffer landscaping;

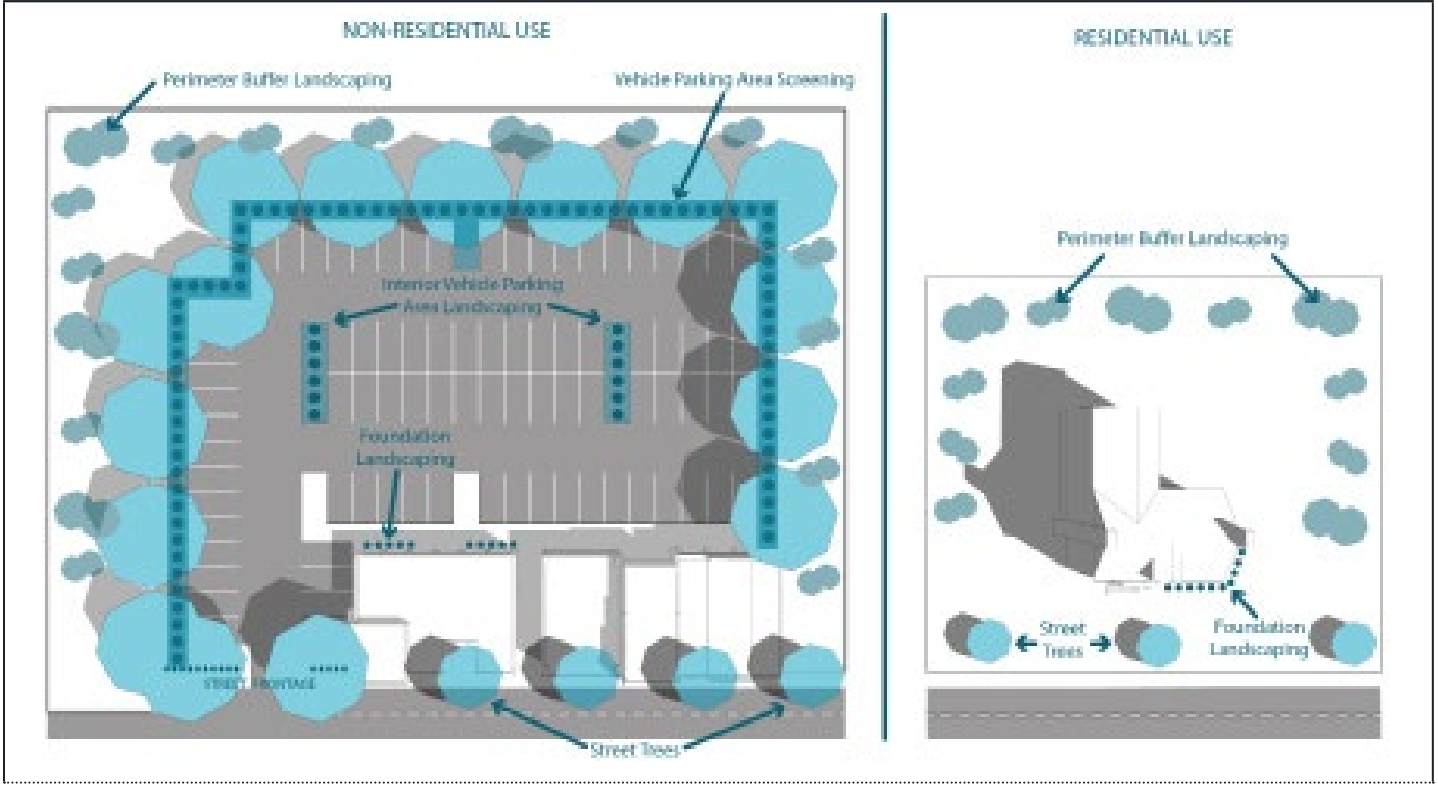
B. vehicle parking area screening;

C. interior vehicle parking area;

D. foundation landscaping;

E. street trees.

5.3-A LANDSCAPING AREAS



5.3.1 PERIMETER BUFFER

A. Perimeter Buffer Types. Perimeter buffers are divided into three types of opacity to provide a progression of screening options suitable to a variety of landscaping and buffering needs between districts. The types are described below and summarized in Table 5.3-1.

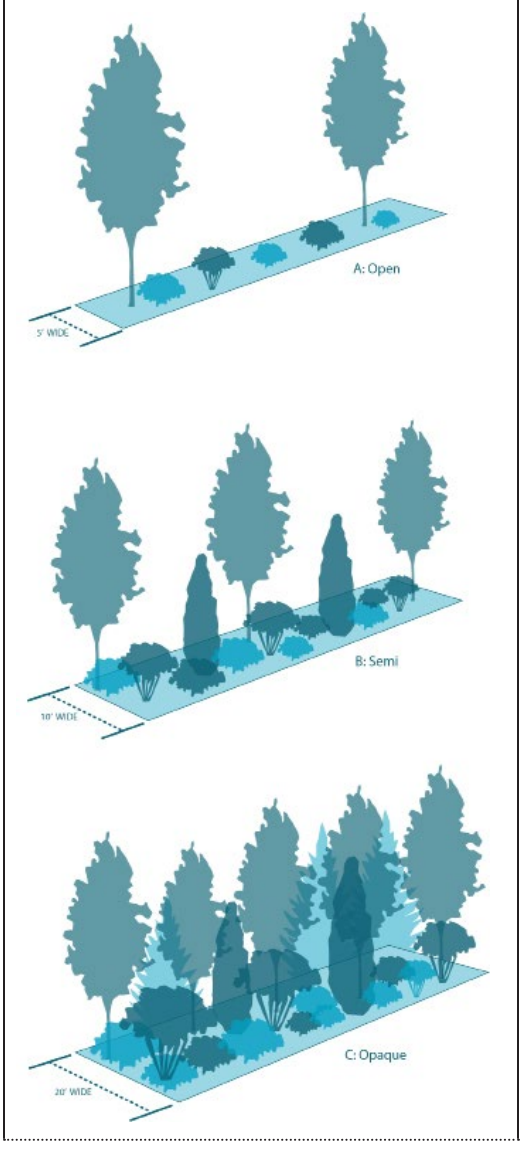
TABLE 5.3-1: PERIMETER BUFFER TYPES AND STANDARDS

Type	A: Open	B: Semi	C: Opaque
Opacity	0	40%	80%
Deciduous Tree/ft*	2/100′	3/100′	5/100′
Percent Evergreen	0	40%	80%
Shrubs/ft*	5/100′	10/100′	20/100′
Height of Buffer	0′	4′	8′
Width of Buffer	5′	10′	20′

** Deciduous trees and shrubs shall be provided for each 100-foot segment of the site perimeter, or proportionally for a fraction of 100 feet.*

1. **Type A: Open.** 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.
2. **Type B: Semi.** Semi-Opaque landscaping creates a partial visual and sound barrier and is intended for use on lots where the district of the abutting lots includes permitted uses that may be similar in land use intensity, but may still contain lights, sounds and regular operations which may adversely impact adjacent properties. Type B landscaping requires a mixture of plants with sufficient evergreen content to provide some year-round buffering. Any evergreen species that drops its lower branches shall not be permitted as "evergreen" trees in a Type B area.
3. **Type C: Opaque.** Opaque landscaping shall be designed to create a substantial sound and visual barrier from grade to at least 8 feet above grade at time of planting. Type C landscaping is intended to be placed on lots in higher intensity districts which abut lots located in lesser intense districts that may be adversely impacted by the lights, sounds and regular operations of the higher intensity district. Type C landscaping requires significant use of evergreen varieties to provide year-round buffering accented with deciduous trees or shrubs/hedge plants. Any evergreen species that drops its lower branches shall not be permitted as "evergreen" trees in a Type C area.

5.3-B PERIMETER BUFFER TYPES



B. Required Perimeter Buffer

All required perimeter buffers shall be landscaped in compliance with the requirements in Table 5.3-2.

TABLE 5.3-2. REQUIRED PERIMETER BUFFER

Abutting Property Use District	Subject Property Use District: RR	SR	NR	MCR	MXR	NMX	DMX	RMX	CB	SP	INMX	BRT	HI
RR	A	A	A	B	B	B	N1	C	C	C	C	C	C
SR	A	A	A	B	B	B	N1	C	C	C	C	C	C
NR	A	A	A	B	B	B	N1	C	C	C	C	C	C
NCR	A	A	A	A	A	B	N1	B	B	C	C	C	C
MXR	A	A	A	A	A	B	N1	B	B	C	C	C	C
NMX	A	A	A	A	A	A	N1	B	B	C	C	C	C
DMX	A	A	A	A	A	A	N1	B	B	C	C	C	C
RMX	A	A	A	B	B	A	N1	A	A	B	B	B	B
CB	A	A	A	B	B	A	N1	A	A	B	B	B	B
SP	A	A	A	B	B	A	N1	A	A	A	A	A	A
IVMX	A	A	A	B	B	A	N1	A	A	A	A	A	A
BRT	A	A	A	B	B	A	N1	A	A	A	A	A	A
HI	A	A	A	B	B	A	N1	A	A	A	A	A	A
NC540	See Chapter 4 - Conservation Buffer Area (N2)						N1	See Chapter 4 - Conservation Buffer Area (N2)					
NC55							N1						
Th-fare	A	A	A	A	A	A	N1	B	B	B	B	B	B
PUD	Determined by Administrator						N1	Determined by Administrator					

N1:Large Deciduous Trees planted 40 feet on-center.

N2: Perimeter Buffer needs to meet opacity requirements of type B and supplemented if sufficient vegetation does not exist in Conservation Buffer Area.

5.3.2 VEHICLE PARKING AREA SCREENING

A. Applicability. This section shall apply to all new surface, vehicle parking areas (with the exception of detached dwelling unit driveways) and expanded surface vehicle parking areas shall be subject to the regulations of this chapter. Vehicle parking areas shall include areas used for the parking or display or automobiles, vehicles, boats, truck or farm equipment associated with a dealership or leasing business. Vehicle parking areas shall not include areas used for off-street loading areas, semi-truck maneuvering areas and semi-truck parking areas.

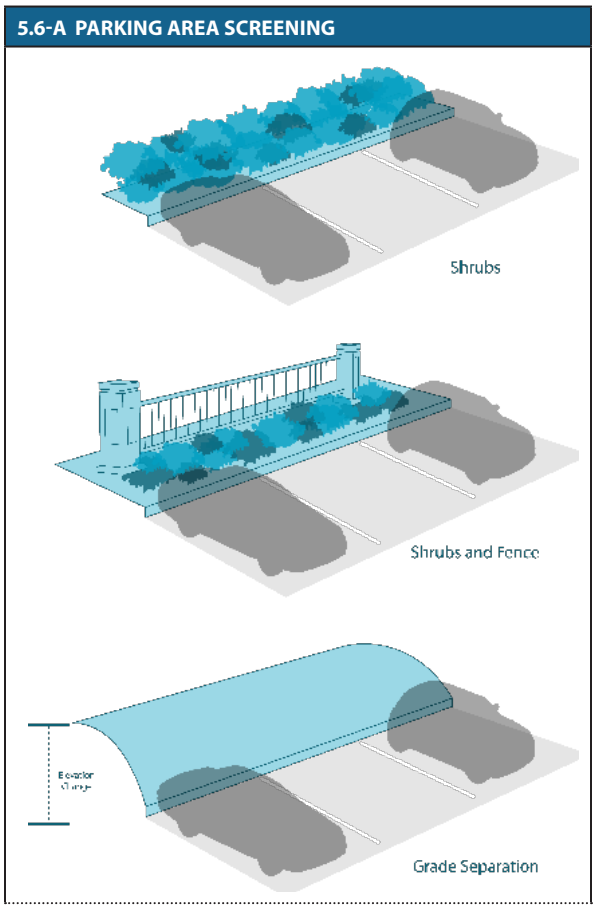
B. Requirement. If a vehicle parking area is located in a front yard; in a side yard adjacent to a Residential Use District; or in a rear yard adjacent to a Residential Use District, the edge of the parking area facing such street or Residential Use District shall be screened by one of the following:

1. **Shrubs:** A compact row of shrubs/hedge plants planted 3 feet on-center and a minimum of 24 inches in height at the time of planting;
2. **Shrubs and fence, wall, or berm:** Shrubs/hedge plants in combination with an ornamental, masonry wall, or earthen berm,

provided that the total amount of plant material is at least 50% of what would be required under this chapter if no wall, fence or berm were installed; or,

3. **Grade Separation:** The surface elevation of the parking area is at least 3 feet below the elevation of the lot line located along such yard, and where the minimum elevation separation is represented by an average slope of not less than 25% percent from the lot line to the edge of the parking area.

5.6-A PARKING AREA SCREENING



5.3.3 INTERIOR VEHICLE PARKING AREA

A. All such vehicle parking areas shall include at least one interior landscape island for 10 parking spaces, or fraction thereof. Each interior landscape island:

1. shall measure a minimum of 8 feet in width and a minimum of 17 feet in length;
2. shall contain at least 1 large or small deciduous tree or 1 large evergreen tree (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in interior landscape islands), plus 4 shrubs/hedge plants. All trees and shrubs/hedge plants shall comply with the minimum size at time of planting required by this chapter;
3. may be:
   a. located individually at the ends of parking bays and function to define vehicular circulation and pedestrian traffic patterns; or,
   b. aggregated into one or more landscape areas which shall function to: preserve existing trees; create boulevard treatments; create landscape features; or, create common open space areas for passive recreational activities.
   c. designed to allow stormwater treatment with curb cut.

B. Space devoted to interior landscape islands shall be in addition to any required perimeter buffer landscaping, vehicle parking area screening or required foundation landscaping.

C. Any vehicle parking area containing over 100 parking spaces shall include a landscape strip to separate the parking spaces from any major interior access drives as follows:

1. minimum width of each landscape strip:
   a. not including a lengthwise walkway, the landscape strip shall be at least 5 feet; or,
   b. including a lengthwise walkway, the landscape strip shall be at least 12 feet, and such walkway shall be designed in compliance with the regulations of Section 8.4;
2. each landscape strip shall include deciduous trees or evergreen trees (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in such landscape strips) planted with a maximum spacing of not more than 40 feet on-center supplemented with groupings of at least 5 shrubs/hedge plants planted between the trees;
3. each landscape strip shall include ground cover consisting of grass, mulch, chipped bark, pine straw or other natural forms of ground cover; and,

4. when landscape strips extend for more than 10 parking spaces, such landscape strips shall be provided with a crosswise walkway to facilitate pedestrian and shopping cart movement.
5. In order to provide adequate visibility for safe vehicular and pedestrian movement within a parking area, plant materials located within 5 feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed 36 inches above grade.

5.3.4 FOUNDATION LANDSCAPING

A. Location.

1. Foundation landscaping is required along any facade facing a street or parking area, as well as 25% of the adjacent facade.
2. Plant materials may be permitted in above ground planters.
3. Landscaping shall be designed to reinforce personal safety and visibility according to the principles of crime prevention through environmental design.

B. Type.

1. **Trees.** At least one overstory tree, deciduous or evergreen, for every 5,000 square feet of landscaped area outside the structure, parking area, or loading area, or one small tree, deciduous or evergreen, for every 3,000 square feet outside the structure, parking area, or loading area, or a proportional combination.
2. **Shrubs.** At least one large shrub, 1.5 medium shrubs, or 2 small shrubs for every 1,000 square feet of landscaped area outside the building, parking area, or loading area, or a proportional combination.
    a. Shrubs are not required in Employment / Campus Use Districts where buildings are located greater than 300 feet from the street and are separated from the street by Type B or C perimeter buffers.

5.3.5 STREET TREES

In addition to perimeter buffers, street trees shall be planted along all streets in accordance with this section.

A. Type, Size, and Spacing.

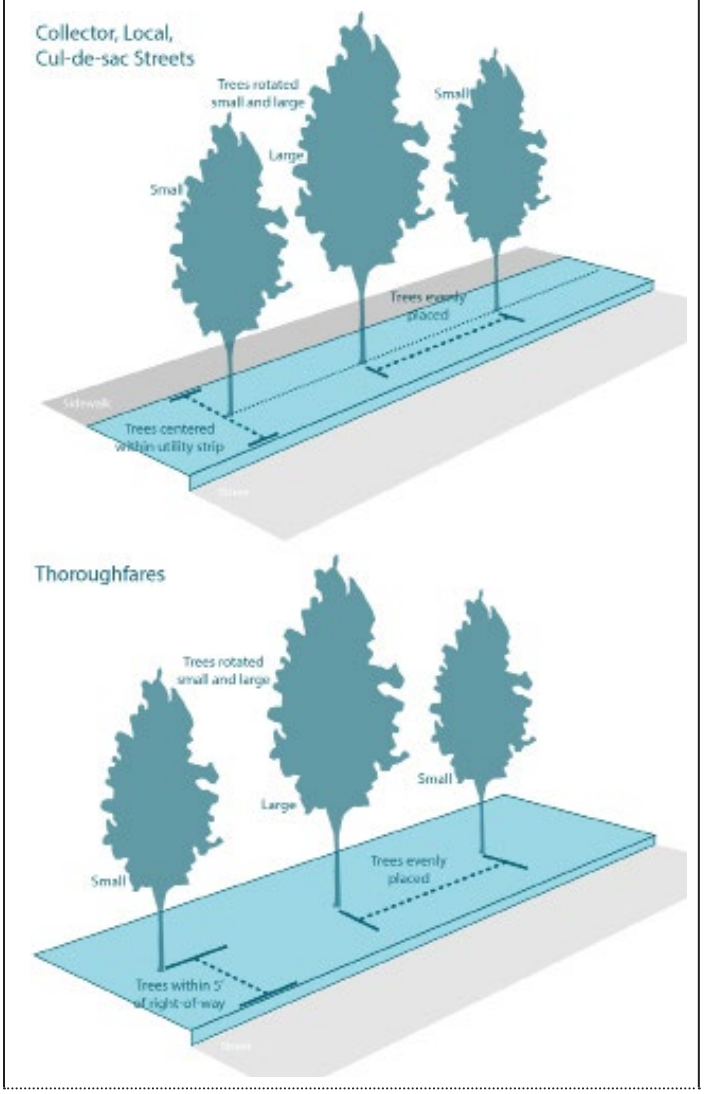
1. Collector, Local and Cul-de-sac Streets.
    a. Projects utilizing less than a 20 foot setback:
        i. Shall install deciduous trees of a species appropriate to the setting and as specified by the approved street tree list of this chapter;
        ii. Spacing shall be a minimum of 30 feet from center of trunk to 45 feet from center of trunk.
    b. Projects utilizing a 20 foot or greater setback:
        i. Spacing shall be a minimum of 50 feet from center of trunk to 65 feet from center of trunk.
2. Thoroughfares
    a. Shall be required to install deciduous trees as specified by the approved street tree list of this chapter, or as further specified in the Comprehensive Plan Thoroughfare Planting Plan. Where existing overhead utilities interfere with part of the landscape area, the large deciduous tree requirement may be substituted by installing small deciduous trees.
    b. Minimum size at planting shall be 2.5 inch caliper as specified in Table 5.7-1.
    c. Spacing of trees shall be a minimum of 40 feet from center of trunk; maximum 60 feet from center of trunk.

B. Location.

1. Collector, Local, and Cul-de-sac Streets. Trees shall be located in the public right-of-way centered within the utility strip between the sidewalk and curb or centered between right-of-way line and curb if no sidewalk is present.
    a. If an alternate landscape plan is approved with trees outside the right-of-way, a street tree maintenance easement shall be provided on the final plat.

2. Thoroughfares: trees shall be located within 5 feet from the right-of-way line on the private property side.

5.5-A CONTINUOUS STREET TREE PLANTING STRIPS



C. Distance. Distance from the following site conditions shall be adhered to:

1. Intersections: All trees shall be located a minimum of 50 feet from the point of tangency of curb radii at street intersections and outside of site distance triangle in accordance with the Engineering Design and Construction Standards.
2. Street Lights: All trees shall be located a minimum of 25 feet from the base of all street light poles.

D. Quality. For the purposes of this section, 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.

All trees planted to meet the street tree requirement must be well matched specimens.

In order to maintain a high quality of urban streetscape, 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.

E. Approved street trees list.

TABLE 5.5-1: APPROVED STREET TREE SPECIES

Scientific Name	Common Name
Acer succharinum	Sugar Maple
Acer X freemanii	Freeman Maple
Aesculus X carnea "Briotii"	Ruby Red Horse Chestnut
Carpinus caroliniana	American Hornbeam
Carya cordiformis	Bitternut Hickory
Carya glabra	Pignut Hickory
Carya ovata,	Shagbark Hickory
Castanea mollissima	Chinese Chestnut
Celtis laevigata	Sugar Hackberry
Celtis occidentalis	Common Hackberry
Diospyros virginiana	Persimmon
Fagus grandifolia	Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo
Gleditsia tricanthos inermis "Shademaster"	Shademaster Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Liriodendron tulipifera	Tulip-Poplar
Magnolia acuminata	Cucumber Magnolia
Metasequoia glyptostroboides	Dawn Redwood
Nyssa sylvatica	Black Gum
Ostrya virginiana	Hophornbeam

TABLE 5.5-1: APPROVED STREET TREE SPECIES	
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus Falcata	Southern Red Oak
Quercus laurifolia	Laurel Oak
Quercus lyrata	Overcup Oak
Quercus nuttalli	Nuttall Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus robur "Fastigiata"	Fastigiante English Oak
Quercus rubra	Northern Red Oak
Quercus rubra maxima	Eastern Red Oak
Querus shumardii	Shumard Oak
Querus stellate	Post Oak
Querus velutina	Black Oak
Taxodium distichum	Bald Cypress
Tilia cordata	Little Leaf Linden
Ulmus parvifolia	Lacebark Elm
Zelkova serrata	Japanese Zelkova
Magnolia grandiflora	Southern Magnolia
Pinus thunbergiana	Japanese Black Pine
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock
Cercis canadensis	Eastern Redbud
Cercis chinensis	Chinese Redbud
Chionanthus retusus	Chinese Fringetree
Chionanthus virginicus	Fringetree
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cornus kousa X florida	Rutger's Hybrid Dogwood
Corylus Americana	American Hazelnut
Cotinus coggyria	Smoketree
Crataegus phaenopyrum	Washington Hawthorne
Crataegus viridis 'Winter King'	Green Hawthorne
Halesia carolina	Carolina Silverbell
Lagerstroemia indica	Crape-Myrtle
Magnolia liliflora	Lily Magnolia

TABLE 5.5-1: APPROVED STREET TREE SPECIES

Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Magnolia tripetala	Umbrella Tree
Magnolia X loebneri "Merrill"	Merrill Magnolia
Oxydendrum arboreum	Sourwood
Pistacia chinensis	Chinese Pistache
Prunus cerasifera "Pissardii"	Purpleleaf Plum
Prunus serrulata kwanzan	Kwanzan Cherry
Prunus subhirtella pendula	Weeping Cherry
Prunus X "Okame"	Okame Cherry
Prunus yedoensis	Yoshino Cherry
Acer buergeranum	Trident Maple
Acer campestre	Hedge Maple
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Acer truncatum	Purplebow Maple
Carpinus betulus	European Hornbeam
Carpinus caroliniana	American Hornbeam
Ulmus parvifolia	Chinese Elm
Chanaecyparis obtusa "Filicoides"	Hinoki Flasecypress

5.4 GENERAL LANDSCAPE STANDARDS

A. Ground Cover. Ground cover within landscape areas may consist of grasses; preserved existing natural vegetation (i.e., thickets); mulch, chipped bark, pine straw; wildflowers; wild grass areas; or other natural forms of ground cover. Upon Administrator approval, loose stone, rock or gravel may be used as a landscaping accent but shall not exceed 20% of the required landscape area in which it is used.

B. Drought Tolerant Species Selection. All landscape plans shall be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles, including but not limited to:

1. use of low water demanding plants and turf (i.e., bermuda or centipede grass) where practical;
2. use of re-use water supplies for irrigation;
3. minimizing the use of high irrigation turf;
4. limiting the use of high-irrigation turf (i.e., fescue) to areas of high-use, high-visibility and high functional needs; and,
5. use of mulches to reduce evaporation rates.

Xeriscape landscaping principles shall not include: artificial turf or plants; mulched or gravel beds without live plant materials; paving of areas not required for walkways, plazas or parking areas; bare ground, weed covered or infested surfaces; or, any landscaping that does not comply with the regulations of this Section.

C. Structural SCMs. Structural SCMs as contained in Section 8 of the Town's Engineering Design and Construction Standards may be placed within required landscape areas when no other reasonable alternative exists, and provided that the performance standards of the required landscape areas can be maintained. Bioretention areas may be placed without additional justification provided the amount of plant material required by this chapter for all landscape areas is maintained.

D. Utility Equipment Screening. All utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility, including ground-based electrical transformers and power meters, shall be screened, to the extent possible, with evergreen landscape material or other acceptable alternative approved by the Administrator. This requirement applies to both residential and non-residential developments. Areas around equipment and facilities shall remain clear based on each utility company's guidelines.

5.4.1 PROHIBITED SPECIES

The following species are prohibited.

TABLE 5.4-1: PROHIBITED SPECIES

Scientific Name	Common Name
Rank 1 - Severe Threat	
Ailanthus altissima (Mill.) Swingle	Tree of Heaven
Albizia julibrissin Durz.	Mimosa
Alliaria petiolata (Bieb.) Cavara & Grande	Garlic-mustard
Alternanthera philoxeroides (Mart.) Griseb.	Alligatorweed
Celastrus orbiculatus Thunb.	Asian bittersweet
Elaeagnus angustifolia L.	Russian olive
Elaeagnus umbellata Thunb.	Autumn olive
Hedera helix L.	English ivy
Hydrilla verticillata (L.f.) Royle	Hydrilla
Lespedeza bicolor Turczaninow	Bicolor lespedeza
Lespedeza cuneata (Dum.-Cours.) G. Don	Sericea lespedeza
Ligustrum sinense Lour.	Chinese privet
Lonicera fragrantissima Lindl. & Paxton	Fragrant honeysuckle
Lonicera japonica Thunb.	Japanese honeysuckle
Microstegium vimineum (Trin.) A. Camus	Japanese stilt-grass
Murdannia keisak (Hassk.) Hand.-Mazz.	Asian spiderwort
Myriophyllum aquaticum (Vell.) Verdc.	Parrotfeather
Paulownia tomentosa (Thunb.) Sieb.& Zucc. ex Steud.	Princess tree
Persicaria perfoliata (Linnaeus) H. Gross	Mile-a-minute vine
Phragmites australis (Cav.) Trin. ssp. australis	Common reed
Pyrus calleryana Decne.	Bradford pear
Reynoutria japonica Houttuyn (Polygonum cuspidatum)	Japanese knotweed
Pueraria montana (Lour.) Merr.	Kudzu
Rosa multiflora Thunb.	Multiflora rose
Salvinia molesta Mitchell	Aquarium water-moss

TABLE 5.4-1: PROHIBITED SPECIES	
Vitex rotundifolia L.f.	Beach vitex
Wisteria sinensis (Sims) DC	Chinese wisteria
Rank 2 - Significant Threat	
Ampelopsis brevipedunculata (Maxim.) Trautv	Porcelain-berry
Arthraxon hispidus (Thunb.) Makino	Hairy jointgrass
Bambusa spp.	Exotic bamboo
Berberis thunbergii DC	Japanese barberry
Broussonetia papyrifera (L.) L'Her. ex Vent.	Paper mulberry
Cardiospermum halicacabum L.	Balloonvine
Cayratia japonica (Thunb. ex Murray) Gagnep.	Bushkiller
Centaurea biebersteinii DC	Spotted knapweed
Clematis terniflora DC (=C. dioscoreifolia)	Leatherleaf clematis
Conium maculatum L.	Poison hemlock
Coronilla varia L.	Crown vetch
Dioscorea oppositifolia L.	Air-potato
Eichhornia crassipes (Mart.) Solms	Water-hyacinth
Euonymus alata (Thunb.) Sieb.	Burning bush
Euonymus fortunei (Turcz.) Hand. – Mazz.	Winter creeper
Ficaria verna ssp. ficariiformis (F.W. Schultz) B. Walln. (=Ranunculus ficaria)	Lesser Celandine
Glechoma hederacea L.	Gill-over-the-ground, ground ivy
Humulus japonicus Siebold & Zuccarini	Japanese Hops
Lamium purpureum L.	Henbit
Ligustrum japonicum Thunb.	Japanese privet
Ligustrum vulgare L.	Common privet
Lonicera maackii (Rupr.) Maxim.	Amur bush honeysuckle
Lonicera morrowii A. Gray	Morrow's bush honeysuckle
Lonicera standishii Jaques	Standish's Honeysuckle
Lonicera ×bella [morrowii × tatarica]	Hybrid Bush Honeysuckle
Lygodium japonicum (Thunb. ex Murr.) Sw.	Japanese climbing fern
Lythrum salicaria L.	Purple loosestrife
Mahonia beali (Fortune) Carriere	Leatherleaf Mahonia
Miscanthus sinensis Andersson	Chinese silver grass
Morus alba L.	White mulberry
Myriophyllum spicatum Komarov	Eurasian watermilfoil
Nandina domestica Thunb.	Nandina
Persicaria longiseta (de Bruijn) Moldenke (=Polygonum caespitosum Blume)	Oriental ladies-thumb

TABLE 5.4-1: PROHIBITED SPECIES	
Persicaria maculosa S.F. Gray (=Polygonum persicaria L.)	Lady's thumb
Phyllostachys spp.	Exotic bamboo
Poncirus trifoliata (L.) Raf.	Hardy-Orange
Pseudosasa japonica (Sieb. & Zucc. ex Steud.) Makino ex Nakai	Arrow bamboo
Rhodotypos scandens (Thunb.)	Makino jetbead
Rubus phoenicolasius Maxim.	Wineberry
Solanum viarum Dunal	Tropical soda apple
Sorghum halepense (L.) Pers.	Johnson grass
Spiraea japonica L.f.	Japanese spiraea
Stellaria media (L.) Vill.	Common chickweed
Veronica hederifolia L.	Ivyleaf speedwell
Vinca major L.	Bigleaf periwinkle
Vinca minor L.	Common periwinkle
Wisteria floribunda (Willd.) DC	Japanese Wisteria
Xanthium strumarium L.	Common cocklebur
Rank 3 - Lesser Threat	
Ajuga reptans L.	Bugleweed
Allium vineale L.	Field garlic
Artemisia vulgaris L.	Mugwort, common wormwood
Arundo donax L.	Giant reed
Baccharis halimifolia L.	Silverling, groundsel tree
Bromus catharticus Vahl	Bromegrass, rescue grass
Bromus commutatus Schrad.	Meadow brome
Bromus japonicus Thunb. ex Murray	Japanese bromegrass
Bromus secalinus L.	Rye brome
Bromus tectorum L.	Thatch bromegrass, cheat grass
Buddleia davidii Franch.	Butterfly bush
Chicorium intybus L.	Chicory
Chrysanthemum leucanthemum L.	Ox-eye daisy
Cirsium vulgare (Savi) Ten.	Bull thistle
Daucus carota L.	Wild carrot, Queen Anne's-lace
Dipsacus fullonum L.	Fuller's teasel
Egeria densa Planch.	Brazilian elodea, Brazilian water-weed
Fatoua villosa (Thunb.) Nakai	Hairy crabweed

TABLE 5.4-1: PROHIBITED SPECIES	
Festuca pratensis Huds.	Meadow fescue
Ipomoea quamoclit L.	Cypressvine morningglory
Kummerowia stipulacea (Maxim.)	Makino Korean clover
Kummerowia striata (Thunb.) Schindl.	Japanese clover
Liriope muscari (Dcne.) Bailey	Liriope, Lilyturf
Lysimachia nummularia L.	Moneywort, creeping Jenny
Melilotus albus Medik.	White sweet clover
Melilotus officinalis (L.) Lam.	Yellow sweet clover
Najas minor All.	Brittle naiad
Pastinaca sativa L.	Wild parsnip
Perilla frutescens (L.) Britt.	Beefsteakplant
Populus alba L.	White poplar
Senecio vulgaris L.	Ragwort
Setaria faberi R.A.W. Herrm.	Nodding foxtail-grass
Triadica sebifera (L.) Small	Chinese tallowtree
Tussilago farfara L.	Coltsfoot
Vicia sativa L.	Garden vetch

5.5 FENCES, WALLS, AND BERMS

5.5.1 GENERAL

A fence, wall or berm may be used in conjunction with required landscaping subject to the following regulations.

A. Location. A fence, wall or berm shall be located in such a manner as to not interfere with any regulations of Section 7.66 - Sight Distance Requirements of this UDO, and shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted, and in the case of a Town Easement, authorized by the Administrator.

B. Design. A fence, wall or berm shall be designed to not interfere with any walkway or pedestrian/bikeway system serving the site.

5.5.2 FENCE AND WALLS WITHIN PERIMETER BUFFERS

A. When a fence or wall is used in conjunction with required perimeter buffer landscaping, the fence or wall must be installed at a minimum of 10 feet from the right-of-way.

B. When an opaque fence or wall which is a minimum of 6 feet in height is used within the perimeter buffer, the required landscaping for that portion of the perimeter may be reduced by up to 25% of the required landscaping.

5.5.3 BERM REGULATIONS

A. Height.

1. Within the front yard or front perimeter buffer, a berm shall have a maximum height not to exceed:
   a. Residential Use District – 6 feet;
   b. Commercial & Mixed-Use District – 3 feet; or,
   c. Employment / Campus Use District – 6 feet.
2. Within the side or rear yard or perimeter buffer, a berm shall have a maximum height not to exceed 10 feet.

B. Design.

1. Each berm shall have a minimum crown width of 2 feet;
2. Each berm shall have a side slope of not greater than 3 feet horizontal to 1 foot vertical;
3. Each berm shall be planted and covered with live vegetation; and,
4. A retaining wall may be used on the side of the berm facing away from the public right-of-way or away from the side lot line or rear lot line.

5.6 INSTALLATION & MAINTENANCE

5.6.1 INSTALLATION

A. Installation Required. All landscaping required by this Section shall be installed prior to commencement of the use on the lot or the issuance of a Certificate of UDO Compliance. If seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use or the issuance of a Certificate of UDO Compliance, a performance bond, or other surety acceptable to the Town, shall be provided

to the Administrator, in compliance with the provisions of Section 11.14 – Construction Drawings of this UDO. All landscaping required by this Section shall be installed within the first 3 months of the next planting season after the use of the lot is commenced.

The months of June, July and August are not appropriate for the installation of landscaping, unless an adequate irrigation system is installed and operated as part of the landscape plan.

B. **Live Vegetation**. All landscape materials installed as required by this Section shall be living vegetation.

C. **Landscape Material Size at Installation.** Materials for all landscape plans under the requirements of this UDO shall comply with the minimum size as shown in Table 5.7-1 at time of planting.

TABLE 5.6-1: 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

D. **Street Tree Installation**.

1. Trees must be installed prior to commencement of the use on the lot or the issuance of a Certificate of UDO Compliance.
2. At the time of installation the nursery tags must remain on the street trees and a written statement must be submitted to the Administrator to certify that the correct species of tree(s) has been installed.
3. Trees shall be installed with root guards in accordance with the Town's Engineering Design & Construction Standards.
4. Replacement and Maintenance shall be in accordance with Section 5.6.2 of this UDO.

E. **Certificate of Installation.** Within 30 days of the installation of plant materials, a registered landscape architect shall submit written certification to the Administrator stating that healthy plant material was properly installed in accordance with the locations, quantities, minimum sizes, and species indicated on the approved landscaped plan.

F. **Required 1-Year Warranty.** All landscape materials, including street trees, that do not live for 1 year after installation shall be replaced. The installer shall provide the Town with a maintenance bond.

G. **Bonding for Installation**. When a performance bond, or other acceptable surety, is provided in compliance with the provisions of Section 11.14 – Construction Drawings of this UDO, the Administrator may issue a Certificate of UDO Compliance even though all required landscaping has not yet been installed. The performance bond shall be accompanied by a documentation of the estimated cost of the remaining landscaping to be completed. The documentation of estimated cost may include a landscaping contractor's bid or contract, a nursery's bill or similar document. The performance bond shall be for an amount equal to 1 ½ times the cost of the plant materials plus installation for the plant materials yet to be installed, based upon the highest estimate provided.

5.6.2 MAINTENANCE

A. **The owner shall be responsible for**:

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

4. Maintenance that damages plant material is prohibited.
5. Tree topping is prohibited.

B. Failure to maintain required landscape areas shall constitute noncompliance of this UDO enforceable under the provisions of Chapter 12 – Noncompliance & Enforcement.


HOLLY SPRINGS
North Carolina

6 PARKING

6.1 PURPOSE AND INTENT

A. **Vehicle Parking Purpose and Intent.** The purpose of this chapter is to establish minimum vehicle parking requirements so that new development projects, new land uses, and/or expansions thereof plan for the potential vehicle parking demand and minimize their impacts on neighborhood streets. These provisions are also intended to guide parking design to effectively accommodate vehicle circulation, access, and dimensional needs while also considering the community's urban design goals and minimizing the visual and functional impact on the landscape. These standards are in addition to parking design standards in Chapter 8 of this UDO, Building, Site & Subivision Lot Design Standards.

B. **Bicycle Parking Purpose and Intent.** The purpose of this chapter is also to support the Town's ability to promote and accommodate bicycle mobility by establishing minimum bicycle parking standards and associated facilities. These provisions require most new developments/land uses to provide on-site bicycle parking infrastructure so that each community destination provides their proportionate share and at locations that are convenient and safe for cyclists.

C. **Electric Vehicle Parking Purpose and Intent.** To accommodate the benefits of vehicle electrification including improved air quality and reduced reliance on fossil fuels, the Town supports frequent and convenient charging locations.

6.2 APPLICABILITY

6.2.1 APPLICABILITY

All new development, additions to buildings or structures, or conversions of use for which a UDO permit is required shall provide required parking areas in accordance with the following regulations and design standards found in Chapter 8.

6.2.2 RETENTION OF PARKING

The required vehicle, bicycle, and electric vehicle parking for a development/use shall be retained pursuant to the approved permit. Said parking, thereafter, shall not be reduced, limited, or made

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unusable in any manner except as authorized by the UDO and/or Special Use Permit approval.

6.2.3 FRACTIONS OF MEASUREMENT CALCULATIONS

A. **Unit Measurements.** Unless specifically stated otherwise elsewhere in this UDO, when any dimensional requirement (measurements of space or distance) of this ordinance results in a fraction of a measurement unit, a fraction of ½ or more shall be considered a whole unit and a fraction of less than ½ shall be disregarded. (e.g., 12.6-feet shall equal 13 feet, whereas 12.1 feet shall equal 12 feet).

6.3 PERMITTED VEHICLE PARKING LOCATIONS

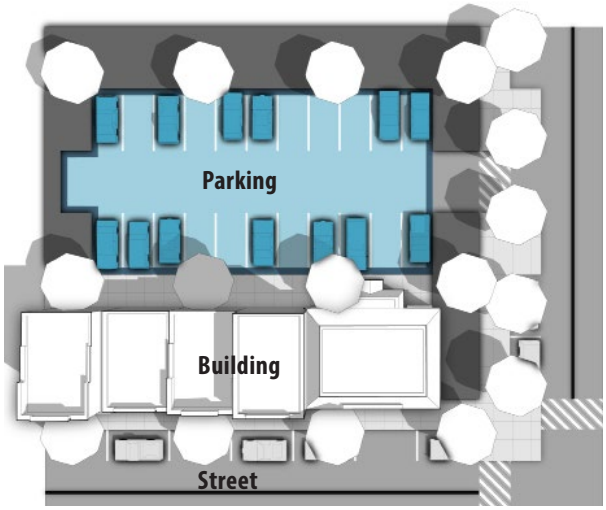
The following table details the permitted vehicle parking locations for each District. Additional locational requirements may apply to parking areas for specific uses as detailed in Chapter 3 Use Standards and Chapter 8 Building, Site & Subdivsion Lot Design Standards.

TABLE 6.3.A - TABLE OF PERMITTED VEHICLE PARKING LOCATIONS

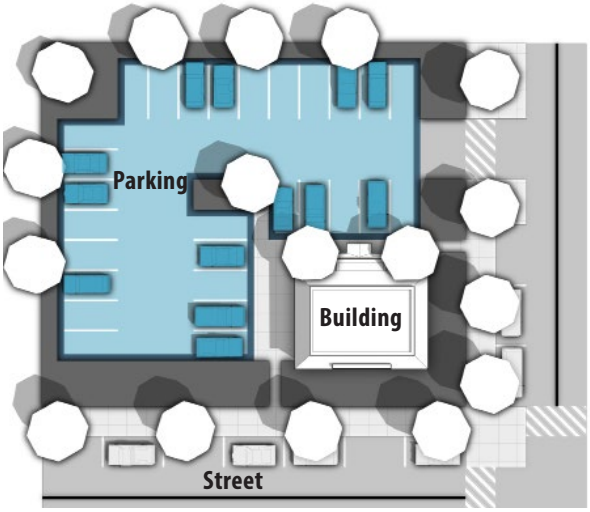
CONTEXT	REAR YARD ONLY	SIDE AND REAR YARD ONLY	FRONT YARD RESTRICTED	UNRESTRICTED	ALL YARDS WITH RESTRICTIONS
Detached and Attached Dwellings on lots less than 60 ft wide	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Detached and Attached Dwellings on lots 60 ft or greater in width	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted
All other Residential Uses	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
NMX/DMX	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
RMX/IVMX	Permitted	Permitted	Development Plan Review	Not Permitted	Not Permitted
CB	Permitted	Permitted	Permitted	Development Plan Review	Not Applicable
SD	Established During Rezoning				
BRT/HI	Permitted	Permitted	Permitted	Permitted	Not Applicable

FIGURE 6.3.A - VEHICLE PARKING LOCATION SPECIFICATIONS

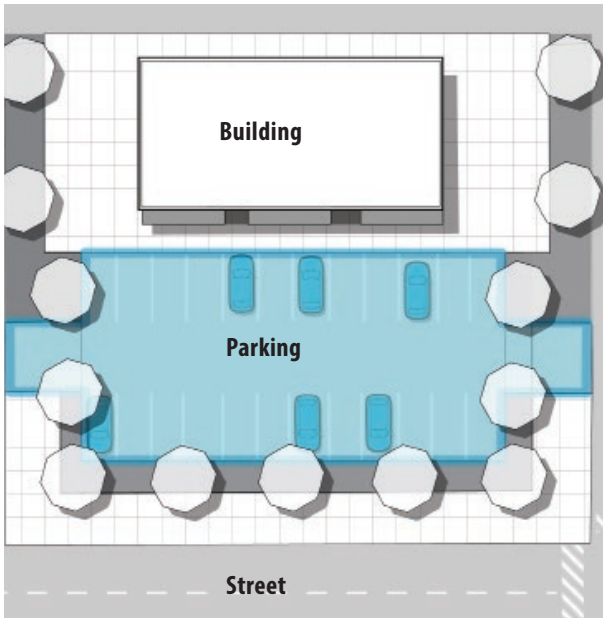
REAR YARD ONLY: *Parking is shielded by buildings from view of the public street or public open space*



SIDE AND REAR YARD ONLY: *Parking may visibly encroach into the side yard but shall be no closer than 10 feet behind the primary building facade.*



FRONT YARD RESTRICTED: *One bay of parking (a maximum of 65 feet in depth perpedicular to the street) is permitted in front of a building. A maximum of 75% of all parking spaces may be located in front of a building.*



UNRESTRICTED: *The location of parking on a site is regulated only by other site restrictions (e.g., landscape areas, tree preservation areas).*

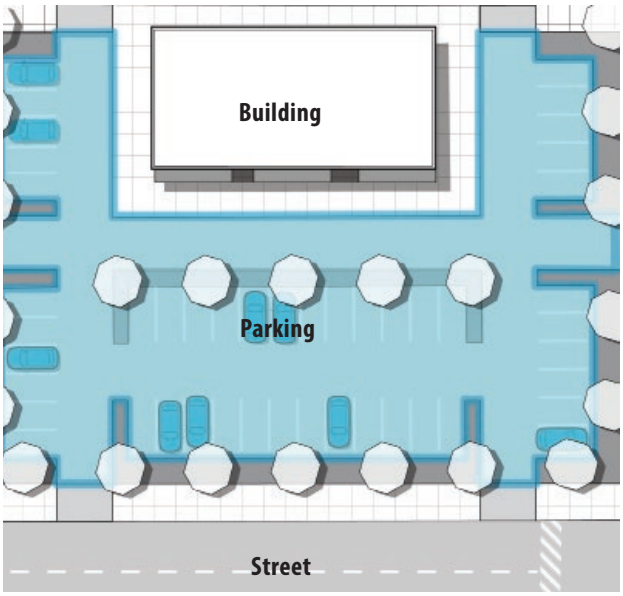
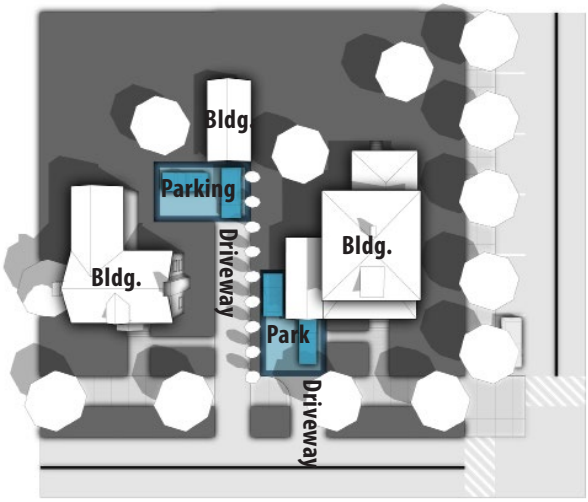


FIGURE 6.3.A - VEHICLE PARKING LOCATION SPECIFICATIONS

ALL YARDS WITH RESTRICTIONS: *Parking permitted in all yards. Parking in front of a building is restricted to a driveway or paved surface not to exceed 40% of the lot width, except for grade level improvements as discussed in Chapter 3.*



6.4 MINIMUM AND MAXIMUM VEHICLE PARKING REQUIREMENTS

6.4.1 REQUIRED VEHICLE PARKING OPTIONS

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

A. **Standard Requirements.** The use/development shall provide the vehicle parking quantities consistent with Table 6.4.A.

B. **Similar Use Parking Assessment.** Where the proposed use is not specifically listed in the table, the applicant shall provide vehicle parking consistent with a similar use from Table 6.4.A as determined by the Administrator.

C. **Parking Study.** Where required in Table 6.4.A or if requested by the applicant, a vehicle parking study may be prepared that utilizes a methodology that includes studies of vehicle parking utilization of other similar uses and development types or published studies of vehicle parking demand as approved by the Administrator.

D. **Shared Parking.** Where vehicular access is provided between adjoining or nearby lots the uses may share required parking spaces subject to a shared parking easement or similar legally binding document. Parking spaces required for churches, theaters or assembly halls, the peak attendance of which will be at night or on Sundays, may be those which are partially or wholly assigned to another use which will be closed at night or on Sundays, provided that such shall be approved by Administrator.

6.4.2 LOCATION IN RELATION TO USE

Land uses/developments shall provide required vehicle parking at locations in accordance with one or more of the following options.

A. **On-Site.** Required vehicle parking shall be provided on the same lot/parcel as the subject development/use.

B. **Within Integrated Center.** Required vehicle parking may be provided within the same integrated center in which the development/use is located. The associated vehicle parking location shall be identified as part of the permit application.

C. **Satellite Parking.** Required vehicle parking may be provided on a separate lot/parcel that is within 800 feet of the building, structure or use that the vehicle parking area is intended to serve, provided a thoroughfare street does not separate the vehicle parking area from the subject use and there is a continuous sidewalk, sidepath or greenway connecting the two locations.

D. **On-Street Vehicle Parking.** Existing designated on-street vehicle parking stalls along the property's frontage may be credited towards the development's/use's minimum vehicle parking requirement. Only the on-street vehicle parking stalls along the property's frontage may be used to meet the requirements of this Chapter.

6.4.3 INCREASE IN INTENSITY OF USE

Additional off-street parking spaces shall be required whenever a change of use of a building, structure, or lot results in an increase in the minimum number of required off-street parking spaces to an extent of 15% or more of the number of off-street parking spaces existing on the single use site, integrated center, business park or industrial park.

TABLE 6.4.A - VEHICLE PARKING REQUIREMENTS

LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N1)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
RESIDENTIAL USES				
Apartment Dwelling	1 / unit	3 / unit	--	--
Detached & Attached Dwellings	2 / unit	None	Yes	Attached dwellings must provide required parking + 10% for guest parking
Group Home	0.5 / bedroom	None	Yes	--
Residential Care Facilities	None	None	Yes	--
All other Residential Uses	1 / unit	None	--	--
LODGING USES				
Bed and Breakfast	1 / guest room	None	--	--
All other Lodging Uses	1 / guest room	1.5 / guest room	--	--
OFFICE AND SERVICE USES				
Family Child Care Home	2 / unit	None	Yes	--
Hospital	Study Required	None	--	See 6.4.1.C
Medical Office	4 / 1,000 sf	6 / 1,000 sf	--	--
Mortuary/Funeral Home/Crematory	4 / 1,000 sf	6 / 1,000 sf	Yes	Ratio based on the primary assembly area.
All other Office and Service Uses	2 / 1,000 sf	4 / 1,000 sf	--	--
RETAIL, DINING, AND ENTERTAINMENT USES				
Amusement (Outdoor)	None	None		
Bar/Nightclub/Tasting Room	5 / 1,000 sf	10 / 1,000 sf		
Food/Restaurant Uses	3 / 1,000 sf	5 / 1,000 sf		
Nightclub	5 / 1,000 sf	None		
Theater	1 / 3 seats	None		
Integrated Center or all other Retail, Dining, and Entertainment Uses	2 / 1,000 sf	4 / 1,000 sf		
PUBLIC AND INSTITUTIONAL USES				
Religious Use	1 / 4 fixed seats in main assembly area, or if no fixed seats, 1 / 50 sf in main assembly area	None		
All other Public and Institutional Uses	Study Required			See 6.4.1.C
RECREATION USES				
Campground	None	None		
Entertainment Facility (Outdoor)	Study Required			See 6.4.1.C
Golf Course	4 / hole	None		

TABLE 6.4.A - VEHICLE PARKING REQUIREMENTS				
LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N1)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
Recreation Facility	Study Required			See 6.4.1.C
All other Recreation Uses	2 / 1,000 sf	4 / 1,000 sf		
AGRICULTURAL, MANUFACTURING, AND DISTRIBUTION USES				
All Agricultural, Manufacturing, and Distribution Uses	1 / 3,000 sf	None	Yes	Office areas are subject to requirements for Office and Service Uses. Non-occupied areas such as mechanical rooms or storage areas shall not be included in total area for minimum parking ratio calculation.
INFRASTRUCTURE USES				
All Infrastructure Uses	None	None	Yes	
N1: For uses without a maximum listed, the maximum parking spaces shall be no more than 150% of the minimum				

6.4.4 EXCEPTIONS TO PARKING REQUIREMENTS

A. **DMX Exemption.** There shall be no minimum vehicle parking requirement in the DMX district.

6.4.5 ACCESSIBLE PARKING SPACES

A. **ADA Accessibility.** Every off-street parking area and parking garage available to the public shall have parking spaces reserves for the use of physically handicapped persons (as required by ADA Accessibility Gudelines for Buildings and Facilities, Chapter 4.1.2(5)(a), 1991 edition and later supplements, as amended through September 2002). Guidelines for ADA parking spaces are as follows:

1. For parking lots with 1 - 25 total parking spaces, 1 ADA parking space required.
2. For parking lots with 26 - 500 total parking spaces, 4% of the total number of parking spaces must be ADA accessible.
3. For parking spaces with 500+ total parking spaces, 2% of the total number of parking spaces must be ADA accessible.

6.5 BICYCLE PARKING SPACE STANDARDS

6.5.1 APPLICABILITY

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

TABLE 6.5.A - BICYCLE PARKING REQUIREMENTS	
THRESHOLD FOR APPLICABILITY	REQUIREMENT
All Sites/Buildings (Minimum) with less than 20 parking spaces	5 bicycle spaces
For the first 250 vehicle parking spaces	5 bicycle spaces / 50 parking spaces
For all additional vehicle parking spaces over the first 250 spaces	5 bicycle spaces / 100 parking spaces

6.5.2 RACK DESIGN AND MAINTENANCE

A. A bicycle rack or an equivalent design approved by the Administrator shall have the ability to accommodate a minimum of 5 bicycles.

B. Bicycle racks shall allow bicycles to be securely attached to the apparatus with a high security, U-shaped lock and shall be securely anchored

to the ground, a building, or a paved surface. Sign poles, planters, and lighting shall not be considered bicycle parking racks to satisfy these requirements.

C. Maintenance: The bicycle racks and spaces required by this ordinance shall be maintained and kept clean and in proper working order at all times.

D. Color of bicycle rack shall be black or consistent with the color scheme of the primary building.

6.5.3 BICYCLE PARKING SPACE LOCATION

A. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance of the main entrance, but shall not interfere with pedestrian movements.

B. Bicycle parking shall be provided on a hard-surface, all-weather pavement of asphalt or concrete with curb ramps installed as appropriate.

C. For developments adjacent to a greenway, bicycle parking should be clearly visible from the trailhead.

D. Bicycle parking spaces should be dispersed throughout large parking areas such as those found in integrated centers and all bicycle parking spaces shall be as convenient as possible and no less convenient than the American with Disabilities Act parking requirements.

E. Each bicycle parking space shall provide 6 feet by 2 feet in area per bicycle and at least 4 feet between parallel racks for access.

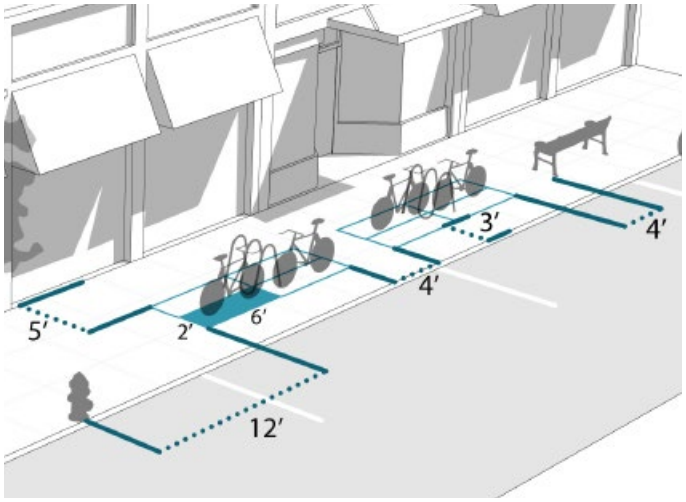
F. Bicycle racks installed on sidewalks should be located outside of the public righrt of way and provide for a clear, unobstructed width of at least 5 feet for pedestrians and should be installed at least 3 feet from the face of the curb.

G. Bicycle parking shall be located no closer than 3 feet to any wall to provide adequate space for access and maneuvering and a minimum of 4 feet from existing street furniture and other obstruction (e.g., mailboxes, light poles, benches) and be no closer than 12 feet from the edge of fire hydrants.

H. Where not clearly visible from the access way, directional signage shall be provided to route bicyclists to the bicycle parking facility.

I. Up to 25% of required bicycle parking spaces may be located indoors for long-term parking.

FIGURE 6.5.A - BICYCLE RACK LOCATION DETAILS



6.6 ELECTRIC VEHICLE (EV) PARKING SPACES

6.6.1 APPLICABILITY

Parking for electric vehicles is required in Table 6.6.A and is considered inclusive of the required number of total vehicle parking spaces. This requirement is for new construction or the expansion of existing vehicle parking areas by 20 or more spaces.

TABLE 6.6.A - ELECTRIC VEHICLE PARKING SPACES MINIMUM STANDARDS

USE	THRESHOLD FOR APPLICABILITY	REQUIREMENT
Detached Dwellings, Attached Dwellings, and Bed and Breakfast	New subdivisions platted after the adoption of this UDO or new Bed and Breakfast Uses	Minimum of 1 EVSE-Home per unit
All other Residential and Lodging Uses	Less than 20 rooms/ units	Minimum of 1 EVSE space
	20 or more rooms/ units	5% of all spaces shall have EVSE & Additional 15% shall be EV-Ready
All other uses	20-50 provided spaces in a single development	10% shall be EVSE-Ready
	50 or more provided spaces in a single development	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready

6.6.2 SPECIFICATIONS

A. **Light-duty Electric Vehicle Supply Equipment Ready (EVSE-Ready).** Provision of electrical panel capacity and raceway to parking areas for the future installation of electric vehicle charging equipment.

B. **Light-duty Electric Vehicle Supply Equipment Home Installation (EVSE-Home).** Provision of 240-volt charging outlet within 10 feet of a parking space.

C. **Light-duty Electric Vehicle Supply Equipment (EVSE).** Provision of Level 2 (240-volt charging outlet) or greater (or its successor equivalent) equipped with Society of Automotive Engineer (SAE) J-1772 connectors to charge one EV at a time or two SAE J-1772 connectors to charge two EVs at once.

6.6.3 ADDITIONAL REQUIREMENTS

A. Electric vehicle parking spaces shall be reserved for the exclusive use of electric vehicles.

B. Electric vehicle parking spaces may be counted towards minimum vehicle parking requirements and are exempt from maximum vehicle parking standards.

C. Where the installation of 1 or more electric vehicle parking spaces, and/or the installation of electric power supply in vehicle parking facilities to allow for the future installation of electric vehicle parking spaces, are required by this section, an exception may be granted through the development plan approval process only where it is demonstrated that the extension of electrical power supply to the effected location is physically impractical. Financial impracticality is not a valid criterion for granting such an exception.

6.7 CONSTRUCTION AND MAINTENANCE STANDARDS

6.7.1 CONSTRUCTION STANDARDS

A. **Layout.** The layout of all off-street parking areas shall be in compliance with the requirements set forth in the Town's Engineering Design and Construction Standards.

B. **Landscaping.** Except individual detached dwellings and attached dwellings, the landscaping of all off-street parking areas shall comply with Section 5.3.2.

C. **Separation from Buildings.** Except individual detached dwellings or attached dwellings, all off-street parking spaces, off-street parking areas and interior access drives shall maintain a minimum 5 foot separation from the wall of a building.

D. **Definition of Parking Spaces.** Except individual detached dwellings and attached dwellings, all off-street parking spaces shall be provided with a raised curb, wheel stops or other devices to insure that motor vehicles do not encroach beyond the vehicle parking area or into a required perimeter landscape screen.

E. **Parking Space Size.** Parking spaces shall be in compliance with the requirements set forth in the Engineering Design and Construction Standards.

F. **Golf Carts.** Up to 5% of the total number of parking spaces provided may be designated for golf cart parking. Additional parking spaces for recreational uses may be permitted by the Administrator.

G. **Length of Driveway Stem.** Except individual detached dwellings and attached dwellings, the driveway stem into an off-street parking area shall be kept clear from the maneuvering movements necessary to support individual vehicle parking spaces as specified in the Town's Engineering Design and Construction Standards.

H. **Surface of Parking Areas.**

1. **Principal Use Parking Areas.** All required vehicle parking areas and any driveway, interior access driveway or interior access drive to and from such vehicle parking areas shall be hard surfaced with asphalt, concrete or other material to provide a durable, dust free surface.
   a. Residential buildings converted to a nonresidential use less than 5,000 square feet in building area are exempt from the hard surface requirement as long as a durable and dust free surface is provided.
   b. Detached dwellings on lots 2 acres or greater in the Rural Residential District are allowed to provide a gravel driveway instead of a hard surface driveway when located outside of the right-of-way.
2. **Maximum Parking Exceptions - Pervious Pavement Required.** Additional parking spaces over the maximum required must be constructed with pervious materials approved by the Administrator.
3. **Temporary Use Parking Areas.** A permitted temporary use may use an unimproved or gravel surface for the duration of the temporary use. If a temporary gravel surface is provided, such gravel shall be removed and the off-street parking area shall be returned to its prior condition immediately upon cessation of the temporary use.
4. **Curb and Gutter Required.** Curb and gutter shall be required on all permanent vehicle parking areas as specified in the Town's Engineering Design & Construction Standards.

6.7.2 MAINTENANCE

All required vehicle parking areas shall be permanently maintained and remain free and clear of litter and debris. The applicant or responsible party shall repair damaged paved surfaces, as necessary.

7 STREETS, UTILITIES AND OTHER INFRASTRUCTURE

7.1 PURPOSE AND APPLICABILITY

A. The purpose of this chapter is to establish criteria for the subdivision and development of real property within the jurisdiction of the Town.

These regulations are intended to:

1. Assure the timely provision of required streets, utilities, and other facilities and services to new land developments;
2. Assure the adequate provision of safe and convenient traffic access and circulation, for vehicles, bicycles and pedestrians, in and through new land developments;
3. Coordinate proposed development with existing or planned streets and with other public facilities;
4. Dedicate or reserve rights-of-way or easements for utility purposes; and,
5. Provide adequate water, sanitary sewer and reclaimed water services.

B. The regulations of this Chapter apply to any new development subject to Development Plan or Subdivision review.

Any person who subdivides, sells or transfers property without recording a plat shall be guilty of a Class 1 misdemeanor.

1. **Authority.** According to the provisions of GS §160D-801 et. seq., the Town has the authority to regulate the subdivision of land within its corporate limits and Extraterritorial Jurisdiction.

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7.2 REQUIRED IMPROVEMENTS AND COORDINATION FOR ALL DEVELOPMENT

7.2.1 TABLE OF REQUIRED IMPROVEMENTS

The table below indicates required improvements by district for all development applications requiring a Development Plan or Subdivision Plan.

TABLE 7.3.1-REQUIRED IMPROVEMENTS

REQUIRED IMPROVEMENTS (SECTION REFERENCE)	RESIDENTIAL USE DISTRICTS STANDARDS					COMMERCIAL & MIXED-USE DISTRICT STANDARDS				EMPLOYEE/CAMPUS USE DISTRICT STANDARDS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
Underground Wiring (7.3.3.B)	R	R	R	R	R	R	**R**	**R**	**R**	**R**	**R**	R	R
Underground Drainage (7.3.3.C)	R	R	R	R	R	R	R	R	R	R	R	R	R
Public Water and Hydrants (7.3.3.D)	R	R	R	R	R	R	**R**	**R**	**R**	**R**	**R**	R	R
Public Sewer (7.3.3.E)	R	R	R	R	R	R	**R**	**R**	**R**	**R**	**R**	R	R
Curb and Gutter (Engineering Design & Construction Standards Section 3.02G)	R	R	R	R	R	R	R	R	R	R	R	R	R
Paved Streets (7.6.5.K)	R	R	R	R	R	R	R	R	R	R	R	R	R
Street Signs (public streets) (7.6.5.K)	R	R	R	R	R	R	R	R	R	R	R	R	R
Street Lights (7.6.5.M)	R	R	R	R	R	R	R	R	R	R	R	R	R
Sidewalks (7.8)	R	R	R	R	R	R	R	R	R	R	R	R	R
Street Trees (Section 5.5)	R	R	R	R	R	R	R	R	R	R	R	R	R

KEY: R - Required

7.2.2 GENERAL REQUIREMENTS

A. Engineering Design and Construction Standards. All required improvements in this Chapter must meet both the standards herein and the Town's Engineering Design & Construction Standards.

B. Dedication of any Public Utility Lines or Other Public Facilities by Final Plat. Pursuant to GS §160D-804, land shall be dedicated and reserved for utility purposes. When a utility right-of-way is dedicated, the approval of a final plat does not constitute an acceptance by the Town of any public utility line or other public facility shown on the final plat. The act of accepting any dedication of lands or facilities located within the jurisdiction of this UDO, but outside the corporate limits of the Town, shall not place on the Town any duty to open, operate, repair or maintain any utility line or other public facility.

C. Dedication of any Public Utility Lines or Other Public Facilities by Grant of Easement or Plat. Public utility lines or other public facilities may be dedicated to the Town by separate grant of easement or separate plat (i.e., not a final plat of a subdivision) subject to the approval by the Administrator. No public utility lines or other public facilities shall be built within such easement or plat by a developer unless in compliance with construction drawings approved by the Administrator. Upon completion and receipt of a one year warranty, the Administrator may accept such public utility lines or other public facilities for public maintenance.

D. **Dedication of Streets.** When a street is dedicated in connection with a subdivision or development plan, the approval of a final plat shall not constitute the acceptance by the Town of any street shown on the final plat. The Administrator is hereby authorized by the Town Council to accept public dedication of streets upon the following conditions:

1. The street is located on lands within the corporate limits of the Town.
2. The street has been constructed within a recorded right-of-way and done so in accordance with the Engineering Design & Construction Standards.
3. The warranty period for the street construction has expired and no warranty issues remain.
4. The person dedicating the street is not otherwise in default of any other obligation to the Town.

Acceptance of dedication of lands for street right-of-way purposes located within the jurisdiction of this UDO, but outside the corporate limits of the Town shall not place on the Town any duty to open, operate, repair or maintain any street, and the Town shall, in no event, be held to answer in any civil action or proceeding for failure to open, repair or maintain any street located outside the corporate limits of the Town.

7.2.3 UTILITIES

A. Easements. Easements shall be provided for all public or private utilities including, but not limited to water, sanitary sewer, reclaimed water and drainage in conformance with the Engineering Design & Construction Standards and Code of Ordinances. The final location and configuration of all easements are subject to the approval of the Administrator and shall be clearly delineated on all final plats, site plans, development plans or other applications submitted to the Town for any form of development or improvement approval.

B. Underground Installation of Utility Lines Required.

1. **New Installations.** All new utility lines and services shall be provided underground. All such installations shall be provided in conformance with the Engineering Design & Construction Standards. Underground service connections at the street property line shall be provided to each lot by the developer or subdivider. At the discretion of the Town Council, the requirement for individual electric service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use

2. **Relocation.** Where any Major Subdivision, attached dwelling project, or Development Plan is proposed, existing overhead utility lines along or through the proposed development shall be relocated underground. Where the existing utility service is of a nature where relocation underground does not meet the criteria for underground relocation established by the utility provider, the Town Council may waive this requirement upon recommendation of the Administrator and payment of a fee-in-lieu of such relocation.

C. **Drainage Utilities.**

1. The developer or subdivider shall provide surface or subsurface stormwater drainage system in accordance with the Town's NPDES Phase II Post-Construction Stormwater Ordinance, the Town's NPDES Phase II Stormwater Illicit Discharge and Detection Ordinance, and the Town's Engineering Design & Construction Standards. In addition, stormwater drainage systems shall conform to the following:

   a. No surface water shall be channeled or directed into a sanitary sewer.

   b. Where feasible, the developer or subdivider shall connect to an existing storm drainage system.

   c. Where an existing storm drainage system cannot feasibly be extended to the project or subdivision, a surface drainage system shall be designed to protect the proposed and existing development from water damage.

   d. All development shall extend stormwater connections, contained in private drainage easements, sized to receive and to convey stormwater to and from adjacent properties built out conditions shown on the most current version of the Comprehensive Plan and in accordance with the Engineering Design & Construction Standards.

D. **Water Utilities.** Each lot in a Major Subdivision or Development Plan within the Town and its Extraterrirotial Jurisdiction shall be provided, at the developers or subdividers expense, with municipal water services. Any water lines connections, services, and equipment so extended shall be installed in accordance with the Engineering Design & Construction Standards.

Each legally established residential lot or lot created by a minor residential subdivision that is within 1,000 feet of an existing municipal water line, which can be accessed through existing rights-of-way or easements, shall connect to such municipal water line at the developers or subdividers expense at the time of building permit. This shall not apply to any legally established lot located in the Extraterritorial Jurisdiction prior to the effective date of this UDO.

All lots not connected to municipal water systems shall have a suitable source of potable water which complies with the regulations of the Wake County Health Department and the State of North Carolina.

E. **Sanitary Sewer Utilities.** Each lot in a Major Subdivision or Development Plan within the Town and its Extraterrirotial Jurisdiction shall be provided, at the developers or subdividers expense, with municipal sanitary sewer services. Any sanitary sewer lines, connections, services, and equipment so extended shall be installed in accordance with the Engineering Design & Construction Standards. Connection to municipal water service is required with sanitary sewer service connection.

Each legally established residential lot or lot created by a minor residential subdivision that is within 1,000 feet of an existing municipal sanitary sewer line, which can be accessed through existing rights-of-way or easements, shall connect to such municipal sanitary sewer line at the developers or subdividers expense at the time of building permit. This shall not apply to any legally established lot located in the Extraterritorial Jurisdiction prior to the effective date of this UDO.

All lots not connected to municipal sanitary sewer systems shall have a suitable source of sanitary sewage disposal which complies with

the regulations of the Wake County Health Department and the State of North Carolina.

F. **Reclaimed Water Utilities.** Each lot in a Major Subdivision or Development Plan within the Town and its Extraterritorial Jurisdiction that is also within the Town's Reclaimed Water Service Area (shown on the Reclaimed Water Distribution Service Area Map located on the Town's website) shall be provided, at the developers or subdividers expense, with municipal reclaimed water lines and services. Any reclaimed water lines connections, services, and equipment so extended shall be installed in accordance with the Engineering Design & Construction Standards.

Each legally established residential lot or lot created by a minor residential subdivision that is within 1,000 feet of an existing municipal reclaimed water line which can be accessed through existing rights-of-way or easements shall connect to such municipal water line at the developers or subdividers expense at the time of building permit. This shall not apply to any legally established lot located in the Extraterritorial Jurisdiction prior to the effective date of this UDO.

G. **Fiber Optic Network.** When a Major Subdivision or Development Plan within the Town and its Extraterritorial Jurisdiction abuts the Town's existing fiber optic network, a connection or conduit for future connection shall be provided at the developers or subdividers expense.

Any new wastewater pumping station constructed with a Major Subdivision or Development Plan shall be connected to the Town's fiber optic network at the developer's or subdivider's expense.

Any new traffic signal installed with a Major Subdivision or Development Plan shall be connected to the Town's fiber optic network at the developer's or subdivider's expense.

H. **Water Metering Network.** The developer or subdivider shall be responsible for costs associated with any additional water metering network infrastructure as determined by the Administrator. The developer or subdivider shall submit a site location map to the Administrator that includes the boundary of the proposed development, the location points for water service delivery with latitude and longitude coordinates where available. The Administrator will review site plans and provide an estimated network infrastructure design along with an estimate of fees necessary to serve the site. In addition, should the site need additional network infrastructure to adequately serve the site, the Administrator may require the developer or subdivider to dedicate (easement rights/right-of-way/fee simple ownership) sufficient to properly locate, operate, and maintain the infrastructure. The Administrator may require all or a portion of the associated network fees to be paid prior to commencement of work. Following construction, the Administrator will apply supplemental fees required to adequately install the water metering network infrastructure not otherwise paid for at the time of application.

7.2.4 COORDINATION WITH OUTSIDE AGENCIES AND UTILITIES

The Developer shall coordinate with applicable outside agencies and utility providers when reviewing the improvements required in table 7.3.1. This includes, but is not limited to, electric and cable utilities, wireless providers, and applicable governmental agencies.

7.3 CONNECTIVITY

A. **Purpose.** In order to provide for the convenient movement of traffic, effective fire protection, efficient provision of utilities or where such connection is in accordance with the Comprehensive Plan, streets shall be arranged so as to: provide for the continuation of collector streets and thoroughfare streets between adjacent subdivisions and development; maximize interconnectivity between and within subdivisions or development; and, minimize the use of cul-de-sac streets.

B. **General.** Streets, alleys and vehicular areas shall be designed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public safety and convenience,

and to the proposed land to be served by such streets. All proposed streets shall provide for the appropriate projection of streets in surrounding areas and provide reasonable access (stub streets) for surrounding acreage or tracts. Requirements may vary at the discretion of the Administrator where compliance is determined not feasible because of topography, the existence of environmentally sensitive lands, the need to preserve cultural resources, and/or other similar considerations.

C. Streets to be Interconnected. All streets shall be designed to form part of an interconnected street pattern. Streets must connect with adjacent street networks to the extent possible. Street designs will be evaluated as to meeting this interconnectivity standard on their ability to: permit multiple routes between origin/destination point; diffuse traffic; and, shorten walking distance.

1. **Gated Communities.** Gated communities are prohibited.
2. **Access Points.**
   a. New development shall maintain external access points through street connections to existing roads and/or stubs to future development. Any development with more than 150 dwelling units must have a secondary means of public access and with each additional 300 units, another public access must be added. Nonresidential development shall provide secondary access if required by fire code.
   b. An approved permit is required to connect to any existing state system street**.** North Carolina General Statute 136-102.6 Compliance of Subdivision streets with minimum standards of the Board of Transportation Required of Developers requires that new public streets outside the Town limits and changes to existing streets inside the Town limits that are the responsibility of NCDOT be in accordance with the minimum Right-of-Way and Construction standards established by the Board of Transportation for acceptance on the state highway system. It is the intent of these standards and requirements, as set forth, to complement and not to conflict with the requirements of NCDOT as stated in NCGS 136-102.6. In all cases the most restrictive limitation or requirement or the requirement causing the highest standard of improvement shall govern.

D. Internal Design.

1. **All proposed streets shall be constructed in accordance with the minimum street standards as shown in Section 7.6.2.** All street improvements shall be designed and installed in accordance with the Engineering Design & Construction Standards Before acceptance of new streets, the developer's engineer shall certify that all street improvements installed in the development meet the minimum standards of the Engineering Design & Construction Standard.
2. **Cul-de-Sacs.** Permanent dead-end streets or cul-de-sacs shall be no longer than 1,000 feet per the Engineering Design & Construction Standards. In general, streets with one end permanently closed shall be avoided unless the design of the development and the existing or proposed street system in the surrounding area clearly indicates that a through street is not feasible at the location of the proposed cul-de-sac. If a cul-de-sac is provided, a pedestrian connection between the cul-de-sac and an adjacent street, sidepath, greenway or public park may be required, except when connecting to an adjacent thoroughfare.

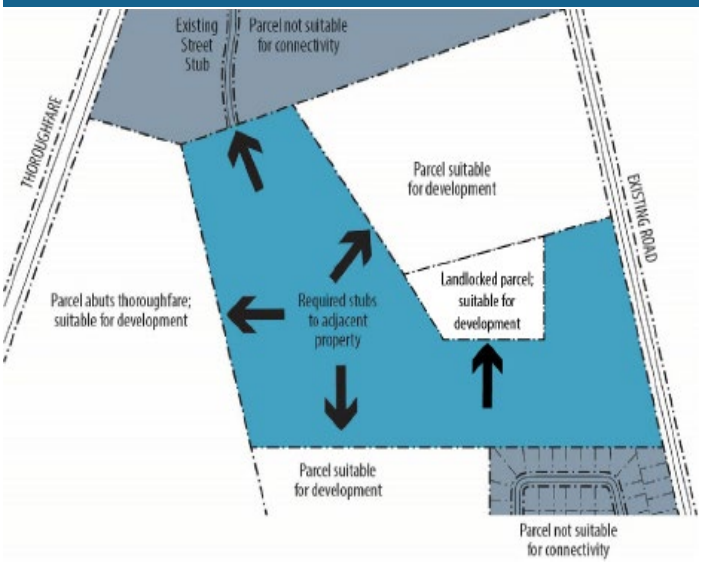
E. Interconnectivity with Adjacent Projects.

1. **Connection to Street Stubs Required.** New developments shall connect to any existing street stubs from adjacent properties. Traffic calming measures as allowed in the Engineering Design & Construction Standards shall be included when street stubs between neighborhoods are connected.

F. Street Stubs for the Future.

1. **Stub Street Details.** Stub streets and streets intended for extension during future phases shall be designed and constructed to the property line or as close to the line, vertically and horizontally, as practical. It shall be the responsibility of the second development to construct the connection to an existing stub street. Stub streets shall not exceed 150 feet in length without a paved turnaround (permanent or temporary). A clearly visible street sign shall be erected at the end of the stub street stating that the street is planned to connect to a future street as specified in the Engineering Design and Construction Standards. The absence of a sign does not prohibit the future connection of the street.
2. **Street Stub Prioritization.** New development shall stub to all adjacent properties where practical at the rate of at least one street stub per 800 feet of property boundary when connecting to property within the RR and SR zoning districts, and at least one stub per 400 feet when connecting to all other districts. The location of new required street stubs shall be prioritized as follows: (See Figure 7.5.1)
   a. Adjacent parcels 20 acres or greater.
   b. Adjacent parcels that abut or are traversed by existing or proposed thoroughfares or collector streets.
   c. Where any adopted transportation or land use plan recommends a street connection.
3. **Exceptions**. All Schools (K-12) and Civic Buildings are exempt from these stub street requirements.

FIGURE 7.5.1 STREET CONNECTIVITY EXAMPLE



7.4 STREET CLASSIFICATION AND DESIGN

The following standards are intended to provide general clarity for most conditions in the Town. Deviations to these standards may be granted by the Administrator subject to generally accepted safety and engineering practices.

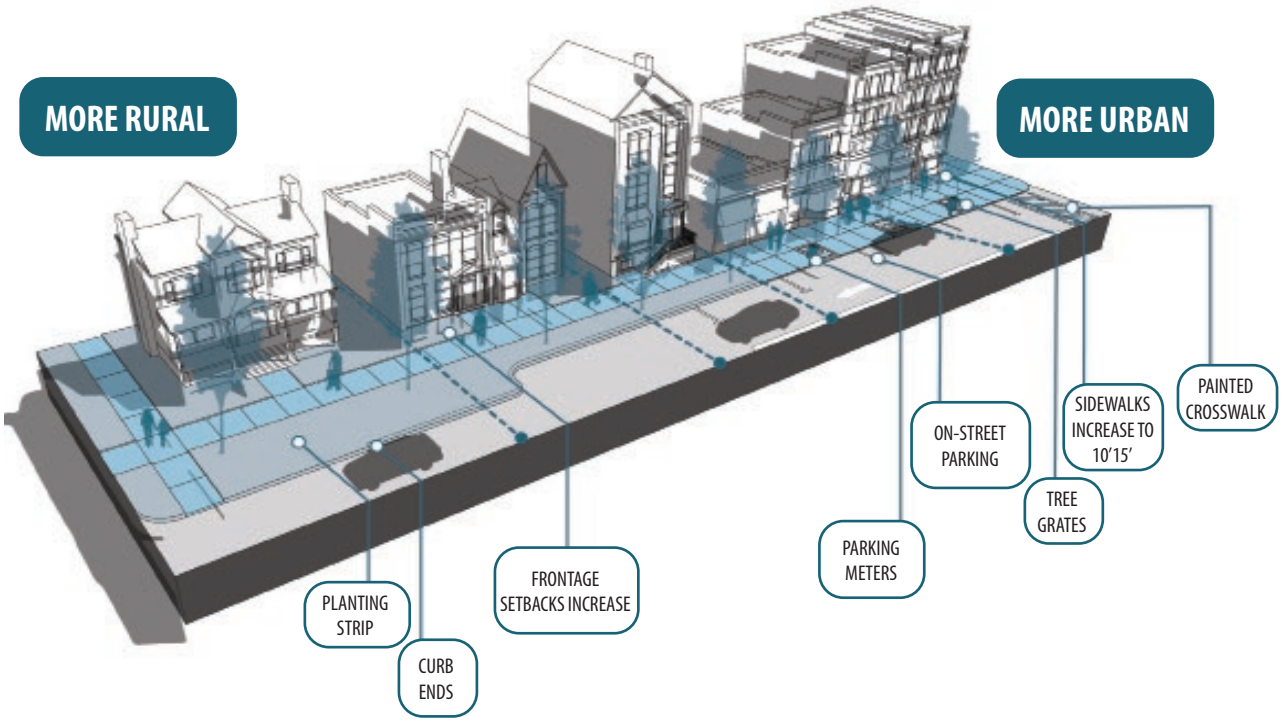
7.4.1 CONFORMANCE WITH COMPREHENSIVE PLAN

All streets shall be planned in conformance with the recommendations of the Comprehensive Plan and the Engineering Design & Construction Standards.

7.4.2 STREET DESIGN

Figure 7.4.2 is a simplified diagram of the many different streetscape elements that go into the assemblage of each street.

FIGURE 7.4.2 TYPICAL STREETSCAPE ELEMENTS: RURAL TO URBAN CONDITION



7.4.3 STREET DESIGN ELEMENTS

(See illustration in 7.4.2)

A. **Rights-of-Way.** The right-of-way should be the minimum required to accommodate the street, median, planting strips, sidewalks, sidepaths, utilities and maintenance consideration.

B. **Measurement of Pavement Area Details.** The dimensions established for lane widths, sidewalks, sidepaths, bike lanes and parking lanes indicate the required back of curb to back of curb measurement, or to the edge of pavement for roadways with open drainage. Typical dimensions will be noted.

C. **Curb and Gutter.** Where the dimension for curb and gutter is noted.

D. **Turn Lanes.** Dedicated right turn lanes, where required, may be taken from the parking lane.

E. **Dimension Ranges.** Where ranges are given, the project designer should consult with the Administrator as to the appropriate detail.

F. **Substandard Right-of-Way.** Where the existing right of way is less than the width called for in the Comprehensive Plan, the fronting property owner shall be required to dedicate the appropriate amount of right-of-way (as measured from the centerline of the existing street) as well as install all noted streetscape improvements including new or expanded sidewalks, street trees, lighting and street furniture.

G. **Designation of New Right-of-Way.** Where a future right-of-way is identified in the Comprehensive Plan or other applicable plan, new development shall reasonably adhere to the conceptual alignment, provide such right-of-way, design and construction with proportionality. Design and construction must conform to all of the Street Network Requirements of the Engineering Design & Construction Standards.

H. **Crosswalks.** Enhanced crosswalks (i.e. RRFBs) are encouraged near schools, parks and other locations that warrant high visibility crosswalks.

7.4.4 GENERAL STREET REQUIREMENTS

Street classifications shall follow the Comprehensive Plan and the Engineering Design & Construction Standards.

A. **Areas for streets.** All proposed projects or subdivisions submitted for approval shall allocate adequate areas for streets.

B. **Street Names.** Streets which are extensions or a continuation of any existing streets, shall be in compliance with Town Policy P-040 Street Naming and Addressing Policy.

C. **Access to Thoroughfares and Collectors.** If the proposed project or subdivision abuts or contains a thoroughfare street, limited access street, or a collector street, the street plan shall provide a new street type connection between the project and the existing street. Each lot in the project that abuts the existing street shall have access on the new street.

D. **Extension of Streets.** All street improvements in accordance with the Comprehensive Plan shall be extended across the entire frontage of all lots, phases or sections within a project or subdivision which have frontage on such street.

E. **Frontage on Improved Streets.** All projects or subdivisions shall be designed so that all areas to be developed or subdivided shall have frontage on and access from:

1. an existing Town or State street; or,
2. a public street shown upon an approved final plat; or
3. a private street.
4. Such street shall be improved as required by the rules, regulations or specifications of the State of North Carolina or the Town, whichever is stricter, with the width of the right of way and pavement to be in compliance with the Comprehensive Plan, this UDO and the Engineering Design & Construction Standards.

F. **Grading and Improvement Plan.** Streets shall be graded and improved to conform with the construction standards and specifications set forth in the Engineering Design & Construction Standards and Ordinance No. 00-023 – Soil Erosion and Sedimentation Control, Topography and Arrangement.

G. **Street Signs.** The developer or subdivider shall erect or place street name signs, pavement marking and traffic control signs in conformance with the Engineering Design & Construction Standards, Town Policy and the North Carolina Manual on Uniform Traffic Control Devices at every street intersection within the project or subdivision.

H. **Reserve Strips.** The creation of reserve strips adjacent to the right-of-way for use to deny access to a street from adjacent properties shall not be permitted.

I. **Dedication of Public Streets on a Final Plat.** All public streets shown on a final plat shall be designated in accordance with GS §136-102.6 and 160D-806. The designation of a street as public on a final plat shall be conclusively presumed an offer of dedication of such street to the public free and clear of all liens and encumbrances.

J. **Design and Construction Standards for All Public Streets.** In order to provide for streets which are of a suitable location and design to accommodate prospective traffic and afford satisfactory access to traffic, including public safety vehicles, snow removal, sanitation, and road maintenance equipment, and to avoid undue hardships to adjoining properties, all streets which are to be dedicated to the Town shall be designed and constructed in accordance with the Engineering Design & Construction Standards and the Comprehensive Plan.

K. **Curb and Gutter.** Curb and gutter shall be provided for all streets in all projects or subdivisions in accordance with the Engineering Design & Construction Standards.

L. **Street Lighting.** Developers or subdividers shall provide street lighting along all streets in accordance with the most recent street lighting policy adopted by the Town.

M. **Transit Stops.** If a bus or transit stop is identified on the Comprehensive Plan along a proposed new street, that new street shall be built to accommodate the bus stop and provide shelter.

N. Excess Right-of-Way or Slope Easement. Right-of-way widths in excess of those recommended by the Comprehensive Plan and required by the Engineering Design and Construction Standards or slope easements shall be required whenever additional width is necessary to provide for adequate and stable earthen side slopes. Earthen side slopes shall be less than one foot vertical for each 3 feet horizontal.

O. Bridges. Bridges of primary benefit to the subdivider, as determined by the Town Council, shall be constructed at the full expense of the developer or subdivider without reimbursement from the Town.

P. Alleys. Alleys may be proposed in such instances where the use of alleys was indicated on an approved Subdivision Plan or Development Plan.

Q. Private Streets, Private Alleys, Interior Access Driveways and Interior Access Drives.

1. **Design Standards.** Private streets or private alleys (which are not intended to be dedicated to or accepted by the Town for maintenance) shall comply with the minimum pavement width standards and the minimum depth and materials standards set forth in the Engineering Design & Construction Standards. Private vehicle parking areas must provide interior access drives to adjacent vehicle parking areas or stubs to potential development on adjacent property.
2. **Services**. Prior to the issuance of a UDO permit or obtaining final plat approval, the developer or subdivider shall provide the Town of written confirmation of a recorded access easement that all lots and adjacent parcels served by private streets or private alleys are provided with the following services: access/cross-access, regular trash pick up; leaf pick up; snow removal; daily mail delivery service; roadway maintenance and repair, including, but not limited to, driving surface, roadway subgrade, subsurface drainage, roadside drainage, curbs, sidewalks, street lights, street name signs, traffic control signs, and traffic control signals; and, powers to enforce speed control and parking regulations. Such services shall be provided in accordance with the specifications approved by the Town Council, including the establishment of a maintenance fund or escrow account by the developer or subdivider, which may be supplemented by regular or special assessments against each lot owner provided such assessments are at reasonable and non-discriminatory rate of charge. Such documentary assurances shall be incorporated into the applicable final plat.
3. **Private Access Easement.** A private access easement /cross-access easement is required when a non-residential project stubs access drives to adjacent properties.

R. **On-Street Vehicle Parking Areas.** Perpendicular, angled or parallel on-street vehicle parking areas may be approved for use on local streets where the on-street parking areas:

1. are consistent with the intent of an approved subdivision plan or development plan;
2. will not interfere with the safe and efficient flow of typical or emergency traffic; and,
3. where the design of such on-street vehicle parking areas is approved by the Administrator.

7.4.5 SIGHT DISTANCE REQUIREMENTS

All development shall comply with the Sight Distance Requirements at all street and driveway intersections in accordance with the regulations of the North Carolina Department of Transportation and the Sight Distance requirements of the Engineering Design & Construction Standards.

7.4.6 SUBSTANDARD STREET SECTIONS

When any land proposed for project or subdivision has frontage on a proposed or existing street, alley public way or other thoroughfare; borders an existing street that does not meet current right-of-way width requirements; or, when the Comprehensive Plan indicates plans for realignment or widening of a street that would require use of some of the land in the project or subdivision, one-half of the right-of-way required for the street shall be dedicated for the full length of the frontage of

the lot, project or subdivision in accordance with the requirements of the Comprehensive Plan and Engineering Design & Construction Standards in connection with the final plat or issuance of a certificate of compliance for any other project (except UDO permits for signs).

Owners shall agree to construct the improvements (including medians and sidewalks or sidepaths as determined by the Administrator) required in such right-of-way along the entire frontage(s) of the lot, project or subdivision in accordance with the provisions of the Comprehensive Plan and the Engineering Design & Construction Standards.

Upon determination by the administrator that payment-in-lieu of street construction is in the pubic interest, a payment-in-lieu may be accepted.

Minor Residential Subdivisions of land under individual ownership, for the purpose of creating detached residential dwellings, are not required to construct road improvements.

7.4.7 CONFORMANCE WITH ADOPTED PLANS

The following standards apply to the widening and realignment of existing streets and thoroughfares.

A. **Detached Dwelling Unit or Attached Dwelling Unit.** Prior to the issuance of a building permit for the development of any detached or attached dwelling unit located along any existing or proposed street or thoroughfare as indicated on the Comprehensive Plan, the Owner shall dedicate right-of-way to the Town for the street or thoroughfare in accordance with the requirements and specifications of the Comprehensive Plan and construct any required improvements.

B. **Incorporation of Existing Street.** When any land proposed for a project or subdivision includes a proposed or existing street, alley, public way, greenway, or other thoroughfare, that street, alley, public way, greenway, or other thoroughfare shall be incorporated into the project or subdivision as a functional part of the street system of the project or subdivision and shall be constructed in accordance with the Comprehensive Plan and Engineering Design & Construction Standards.

C. **Limitation.** Land reserved for any street purposes, whether public or private, or by right-of-way or easement, shall not be counted in satisfying the minimum setback or lot area requirements of this UDO.

7.5 TRAFFIC IMPACT ANALYSIS

7.5.1 INTRODUCTION

The Town has developed thresholds for Traffic Impact Analyses (TIAs) and other traffic assessments associated with land development applications. The study area and parameters for those studies are referenced in the Traffic Impact Analysis Policy. Development application approval is contingent upon the satisfactory completion of a TIAs where required. TIA must be completed at the developer's expense.

7.5.2 TIERS OF TRAFFIC ANALYSIS

Three tiers of traffic analysis (based on the study thresholds identified herein) are outlined below, and the Administrator reserves the right to require alternative levels of analysis on a case-by-case basis:

A. **A Trip Generation and Distribution Analysis (TGDA)** is designated for developments that are not expected to generate significant site traffic or have significant impacts at off-site intersections. This tier of analysis would require a summary of the anticipated trip generation and site traffic distribution but would not require any capacity analyses.

B. **A Limited Traffic Assessment (LTA)** is designated for developments when site traffic is significant enough to potentially necessitate limited improvements to the transportation network. This tier of analysis would typically require analysis of site driveways and critical adjacent intersections in a narrow study area and would require coordination through the Town's analysis scoping process.

C. **A Traffic Impact Analysis (TIA)** is designated for developments when site traffic is significant enough to potentially necessitate improvements to the transportation network beyond site access points or adjacent intersections. This tier of analysis would typically require analysis of

critical intersections within a 1 mile radius of the site and would require coordination through the Town's and NCDOT's analysis scoping process.

7.5.3 TRAFFIC ANALYSES STUDY THRESHOLDS

Thresholds for required traffic analyses will be determined based upon the amount of site-generated vehicular traffic as defined below. The calculations of net new external vehicular trips as used in this section shall be based on the current Institute of Transportation Engineers (ITE) Trip Generation Manual. If an applicable ITE land use is not available or contains limited data, or if additional use-specific trip generation is provided, an alternative trip generation methodology may be approved by the Administrator.

TABLE 7.7.3 - STUDY THRESHOLDS

Level of Study	DAILY TRAFFIC VOLUME THRESHOLD (VEHICLES PER DAY)	PEAK HOUR TRAFFIC VOLUME THRESHOLD (VEHICLES PER DAY)
Trip Generation and Distribution (TGDA)	300-499	30-49
Limited Traffic Assessment (LTA)	500-999	50-99
Traffic Impact Analysis (TIA)	1,000+	100+

7.5.4 QUALIFICATIONS REQUIRED TO CONDUCT TRAFFIC IMPACT ANALYSIS

The analysis must be signed and sealed by a Professional Engineer (PE) in the State of North Carolina with relevant traffic engineering experience. The Administrator reserves the right to make a determination as to whether a particular engineer meets this criterion.

7.5.5 ANALYSIS SCOPE AND METHODOLOGY

Prior to conducting a TIA, the required scope and methodology should be developed in coordination with the Town and the NCDOT to ensure that technical requirements are met. Typical scope items expected to be included in LTAs and TIAs are noted below; however, additional detail may be requested by the Town or the NCDOT for certain tasks due to local knowledge of the area to address concerns or meet other prior planning or engineering requirements.

A. Site location and existing conditions.

B. Study intersections.

C. Anticipated development elements including land uses and intensities, site access, and build-out year.

D. Volume development methodology, including traffic counts, background traffic, and trip generation.

E. Anticipated site traffic distribution.

7.6 SIDEWALKS, SIDEPATHS, AND GREENWAYS

7.6.1 SIDEWALK/SIDEPATH LOCATION

Sidewalks and Sidepaths shall be located within the dedicated, non-paved portion of the street right-of-way on both sides of all public streets as shown in the cross section for that street type

7.6.2 SIDEWALK/SIDEPATH ANALYSIS

Developers or subdividers are required to install sidewalks / sidepaths in the following situations, in addition to the design requirements of specific street sections within the development.

A. As part of any development proposal or change in use resulting in an additional 1,000 vehicle trips or more per day, an applicant shall be required to identify direct, safe (1.25 x the straight line distance) pedestrian routes within 0.50 miles of their site to all transit facilities and neighborhood activity centers (schools, parks, libraries, etc.). If no existing route exists, or if there is a gap, a connection must be provided.

B. Where transit shelters are provided, the shelters shall be well lit, weather-protected, and shall be placed in locations that promote security through natural surveillance and visibility.

C. If there is an existing sidewalk/sidepath on the same side of the street as the development within 300 feet of a development site in either direction and sufficient right-of-way is available, the sidewalk/sidepath shall be extended from the site to meet the existing sidewalk/sidepath, subject to rough proportionality.

7.6.3 SIDEPATH ALTERNATIVE

Sidepaths shall be a minimum of 10 feet in width (per the Engineering Design & Construction Standards) and may deviate from the right-of-way if located within an easement.

7.6.4 SIDEWALK/SIDEPATH STANDARDS

Sidewalks/Sidepaths shall be constructed in compliance with the Engineering Design & Construction Standards.

Sidewalks/Sidepaths shall be constructed of concrete, asphalt or other approved material. The proposed materials and standards for construction shall be included as part of the request for a sidewalk/sidepath and shall be installed in compliance with the approved materials and standards.

7.6.5 PEDESTRIAN ACCESS EASEMENTS

To facilitate pedestrian access from streets to schools, parks, playgrounds, or other nearby streets, a perpetual, unobstructed pedestrian access easement, at least 30 feet in width is required. Such pedestrian access easements shall be provided on the final plat or by separate grant of easement subject to the approval, by resolution, of the Town Council.

7.6.6 GREENWAYS

When land proposed for development is adjacent to a Greenway indicated in the Comprehensive Plan or other adopted plan of the Town, such greenway shall be dedicated to the and improved consistent with the following standards:

A. Greenways shall be constructed in compliance with TOHS Engineering Design and Construction Standards Standards.

B. Greenway Easement width shall be a minimum of 30 feet unless otherwise approved by Town Council.

C. Pursuant to GS § 160D-702 (b), land shall be dedicated and reserved within in each project for greenway right-of-way purposes.

D. When a greenway right-of-way is dedicated in connection with a project, the approval of a final plat shall not be deemed to constitute or affect the acceptance by the Town of any public greenway shown on the final plat. The final plat shall include a notation that the greenway is a "proposed greenway", which may or may not be co-located on another type of easement.

E. The Town Council may, by resolution, accept any dedication made to the public of lands for any public greenway located within the project jurisdiction of this UDO. The act of accepting any dedication of lands or facilities located within the jurisdiction of this UDO shall not place on the Town any duty to open, operate, repair or maintain any greenway. A greenway right-of-way is open and incorporated into the Town greenway system only after construction is finalized, approved, accepted, the warranty period has expired, and the Town has listed it on the official greenway map.

F. Where construction and dedication of a Greenway is waived in favor of an approved alternative pedestrian/bicycle connection, sufficient easement areas shall be dedicated as a future Greenway Easement, and a fee in the amount of the estimated construction cost shall be assessed.

G. **Alternate Compliance.** Alternatives to the greenway requirements may be proposed according to the following:

1. The proposed connection is consistent with the purpose of Section 7.5 Connectivity.
2. An alternate greenway connection may be provided to meet this requirement with sufficient easement width, subject to the approval of the Administrator.
3. A fee in lieu of construction costs may be provided so that the Town may construct the greenway.

7.7 IMPROVEMENT GUARANTEES

The developer shall be required to post a performance guarantee equal in amount to 150% of the cost of the unfinished improvements at the time of final plat approval (as certified by The Administrator. The unfinished improvements should typically be the asphalt surface course and sidewalks/sidepaths. A performance guarantee shall be in the form of a surety bond, letter of credit, or escrow account. In the event the required improvements are not completed within the time specified by The Administrator, the Town may let or relet a contract for the purpose of completing the unfinished improvements of the project using the posted security.


HOLLY SPRINGS
North Carolina

8 BUILDING, SITE & SUBDIVISION LOT DESIGN STANDARDS

8.1 PURPOSE & INTENT

These regulations recognize the unique character of land and development throughout the Town and the need for flexibility in the design of buildings and sites. The requirements of this chapter shall apply to all Type 2a-Type 7 reviews described in Section 11.4 of this UDO.

Building, Site & Subdivision Lot Design standards are established to promote development that:

A. is compatible with nearby properties, community character, and natural features;

B. minimizes pedestrian and vehicular conflict;

C. reinforces public spaces; and,

D. visually enhances development and sites.

8.2 BUILDING DESIGN STANDARDS

A. Applicability

1. Any new buildings which are equal to or greater than 144 square feet in gross floor area.
2. Any building additions.
3. Exterior building renovations.
4. To the greatest extent practical, accessory structures to maintain a consistent and compatible appearance.

B. Exceptions

1. Detached and Attached Dwellings subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, unless otherwise regulated by CD district requirements.
2. Building additions less than 50% of the floor area of the original building, provided the building was legally constructed in compliance with the regulations of a previous ordinance and the addition continues the architectural design of the existing building, including building materials (except those prohibited by this

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section), colors, textures, architecture, roof treatment, facade activation and other detail.

3. Conditional Zoning District. If a proposal for exceptional design does not meet the standards of this section, the proposal may be evaluated with an application for a Conditional Zoning District.

C. **Building Types.**

The following building types are allowed in various zoning districts as provided in Chapter 3, Table 3.2.A.

1. **Residential Buildings.** All new buildings in Residential Use Categories shall follow Residential Building Standards. See additional requirements for Manufactured Dwellings.
2. **Commercial/Mixed-Use Buildings.** All new buildings in Lodging, Office & Service; Retail, Dining, and Entertainment; Public and Institutional and Recreation Use Categories shall follow Commercial/Mixed-Use Building Standards.
3. **Industrial and Warehouse Buildings.** All new buildings in Agriculture, Manufacturing, and Distribution Use Categories shall follow Industrial/Warehouse standards.
4. **Infrastructure Buildings.** All new buildings in Infrastructure Use Categories in Residential and Commercial & Mixed-Use Districts shall follow Commercial/Mixed-Use Building Standards. All new buildings in Infrastructure Use Categories in Employment/Campus Use Districts shall follow Industrial/Warehouse standards.

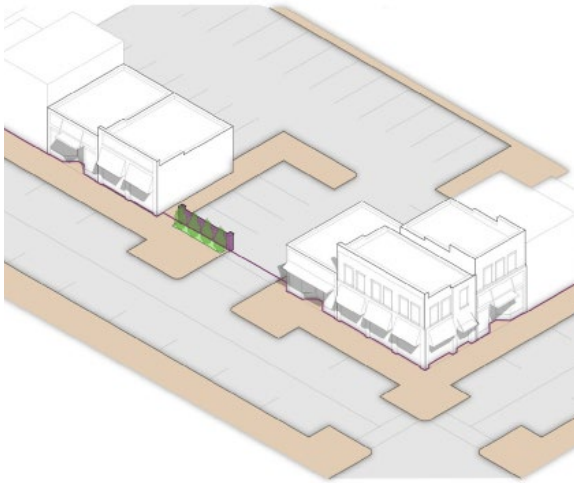
D. **Building Scales**

1. Small Building – Any building less than or equal to 25,000 square feet floor area.
2. Medium Building – Any building greater than 25,000 but less than 75,000 square feet floor area.
3. Large Building – Any building greater than 75,000 but less than 200,000 square feet floor area.
4. Extra Large Building – Any building greater than 200,000 square feet.

E. **Building Placement and Orientation**

1. The placement of buildings should reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

8.2.A. BUILDINGS SITED TO CREATE A STREET WALL



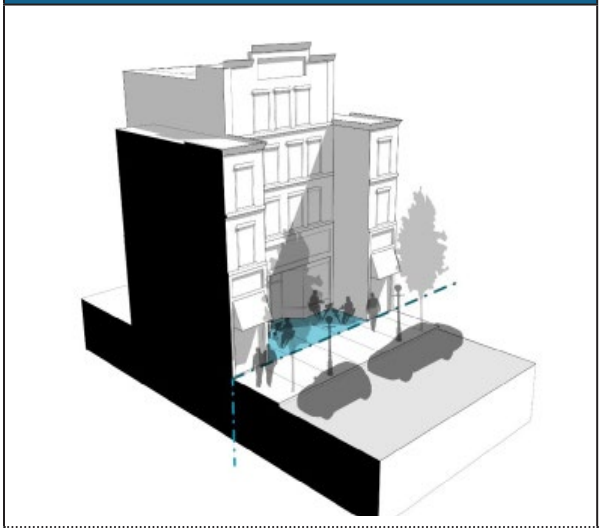
2. Building facades should be parallel to the lot line unless an alternative is approved during development review.
3. The area between the building and the front lot line shall include amenities such as landscaping, tables, and seating.
4. When a commercial/mixed-use building is located less than 50 feet from a street, the building shall be oriented so that at least one principal entrance faces the public street rather than the interior of the site. In the case of a corner lot, the principal entrance shall face the front lot line.
5. Principal entrances to buildings should be located to provide easy access to public transit stops where applicable.
6. Buildings shall not significantly overshadow private open spaces or the common/public area windows of adjacent buildings to prevent the significant loss of amenity to adjacent buildings and private open spaces.

F. **Encroachments.** In addition to the encroachment allowances in Section 2.3.5, the following building element encroachments may be allowed:

1. **Forecourts.** Forecourts may be used to provide entry yards or for outdoor dining,

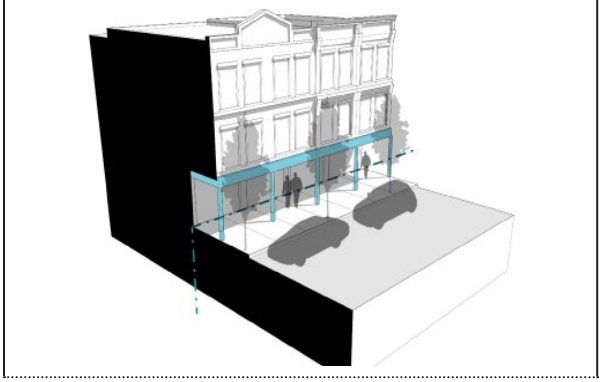
display of merchandise, and/or entries to individual tenants or units.

8.2.C. COMMERCIAL/MIXED-USE BUILDING WITH FORECOURT



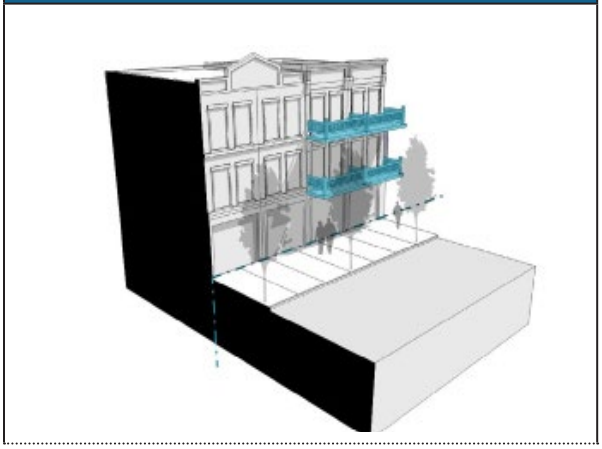
2. **Colonnades/Arcades.** Where provided, colonnades/arcades may encroach over the public sidewalk with a right-of-way encroachment agreement_but must maintain a minimum horizontal sidewalk clearance of 8 feet for pedestrian circulation. A minimum of 10 feet of vertical clearance must be maintained from the sidewalk grade.

8.2.D. COMMERCIAL/MIXED-USE BUILDING WITH COLONADE/ARCADE



3. **Balconies.** Where provided, balconies may encroach into the required setback by up to 3 feet at ground level. Upper-level balconies may extend into the right-of-way with an encroachment agreement. A minimum of 10 feet of vertical clearance must be maintained from the sidewalk grade. Balconies may have roofs but cannot be screened or glassed.

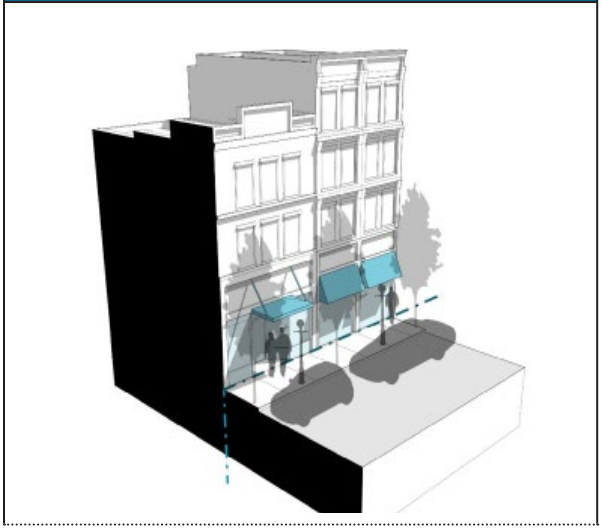
8.2.E. BUILDING WITH BALCONIES ENCRAOCHING INTO THE RIGHT-OF-WAY



4. **Laterally-Supported Extensions** (eaves, cornices, bay windows, roof overhangs). Extensions may encroach up to 3 feet into any required setback.

5. **Awnings, canopies, and marquees.** Where provided marquees, canopies and awnings (without signage) may extend into the right-of-way up to the back of the curb subject to an encroachment agreement with the Town of NCDOT, up to a maximum of 8 feet from the building. A minimum of 8 feet of vertical clearance must be maintained from a walkway. A minimum of 15 feet of vertical clearance must be provided over a driveway, interior access drive of alley. Awnings shall be made of fabric, but high-gloss and plasticized fabrics are prohibited.

8.2.F. COMMERCIAL/MIXED-USE BUILDING WITH AWNINGS



6. **Building Stairs.** Building stairs may encroach up to 5 feet into any setback,

or more if needed to meet building code requirements, but may not encroach into the right-of-way.

7. **Bollards.** Traffic bollards may encroach into the right of way, but must be painted either black or to match the color scheme of the building.

G. Facade Standards

1. Buildings shall be designed in compliance with 360-degree design standards, with visually interesting and compatible design on front, side and rear facades.
2. All Major Subdivisions - Non-residential or Development Plans for integrated centers or sites with multiple buildings shall utilize and repeat selected architectural design requirements which are in harmony with area developments. Design Standards are required to promote consistency among buildings within a development and enhance compatibility of design and appearance requirements. The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO. 2. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the projects for design compatibility and consistency
3. **Single Use Sites.** All buildings located on a single use site shall utilize selected design and appearance elements which are in harmony with area developments.
4. **Primary Facade Compliance**. Any building facade in which any portion of a lot or integrated center is determined to be visible from a public/private street frontage, interior access drive or a side or rear lot line abutting a Residential Use District pursuant to the following regulations

a. **Facade Materials.**

i. Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; a combination thereof; or similar material approved by the Administrator.

ii. Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material approved by the Administrator.

iii. Type 3 Materials: high quality, smooth finish metal panel or similar material approved by the Administrator.

iv. Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone or concrete (including concrete block); metal siding except as specified as Type 3 material; plastic; or similar material approved by the Administrator.

v. Durability. All facade materials should be durable. Facade materials shall, to the greatest extent practical, be applicable to accessory structures to maintain a consistent and compatible appearance.

vi. **Residential Building Standards.**

(i) Primary Facade Materials. The primary facade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 35% of the facade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable color families.

(a) Allowable Primary Facade Materials: Type 1 Materials.

(b) Allowable Secondary Facade Materials: Type 2 Materials.

(c) Prohibited Facade Materials: Type 3 and Type 4 Materials

vii. **Commercial/Mixed-Use Building Standards.**

(i) Primary Facade Materials. The primary facade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 60% of the facade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable colors.

(a) Allowable Primary Facade Materials: Types 1 Materials.

(b) In the DMX District, Type 1 facade material is required for 100% of facades.

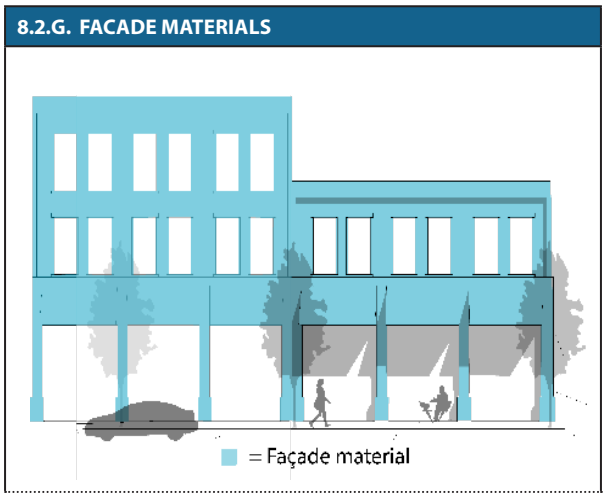
(c) For upper story (3rd story and higher) types 1 and 2 materials are permitted.

(d) Allowable Secondary Facade Materials: Type 2 Materials.

(e) Allowable Accent Materials: Limited to 10% of Type 3 materials.

(f) Prohibited Façade Materials: Type 4 materials.

8.2.G. FACADE MATERIALS



viii. **Industrial and Warehouse Building Standards.**

(i) Primary Facade Materials. The primary facade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 50% of the facade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable colors.

(ii) Allowable Primary Facade Materials: Type 1 materials.

(iii) Allowable Secondary Facade Materials: Type 2 or 3.

(iv) Prohibited Facade Materials: Type 4.

ix. All Other Facades.

(a) Colors shall be consistent with the primary facade(s) of the building.

(b) Prohibited exterior Building Materials: Type 3 and 4.

x. **Alternate Compliance.**

(i) A 10% reduction in the required primary facade material may be permitted by selecting one additional Public Realm Standard (Section 8.3.B)

(ii) A 10% increase in allowable accent material may be permitted by selecting one additional Public Realm Standard. (Section 8.3.B)

b. **Bulk and Massing.**

i. **All Building Standards**

(i) **Horizontal Variations.** At least 2 horizontal variations shall occur for any façade representing a discernable building base,

middle and top along the entire length of the facade.

8.2.B. COMMERCIAL/MIXED-USE BUILDING BASE-MIDDLE-TOP



(ii) **Base.** The base shall be distinguished from the body of the building by features including, but not limited to: thicker walls, ledges, or sills; visually heavier material than those used on the body of the building; and/or lighter or darker colored materials, mullions, or panels; and planters.

(iii) **Middle.** The remaining middle of the building shall constitute a minimum of 50% of the total building height.

(iv) **Top.** The top shall be located at the top of the building wall, shall occupy the highest portion of the building, and shall be distinguished from the body of the building by features including, but not limited to: cornice treatments; materials such as stone or differently colored materials; change in material pattern, a roof overhang with brackets; stepped parapets; and/or a cornice capping the top of the building wall.

ii. **Residential Building Standards.**

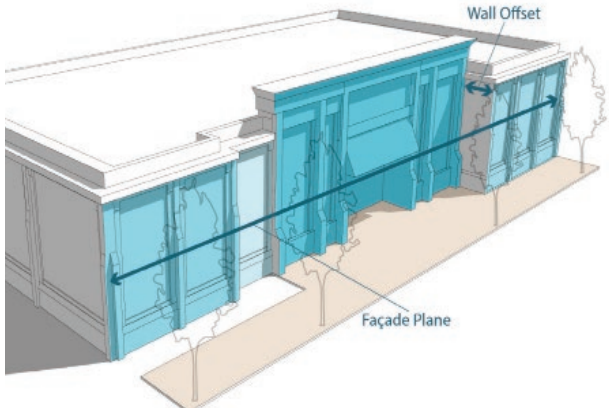
(i) Maximum Building Length.

(a) NR, NCR, and MXR Districts: The maximum building wall length for attached dwellings and apartment dwellings is 150 feet.

(b) All other districts: The maximum building wall length for attached dwellings and apartment dwellings is 250 feet.

(i) Facades shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 50 feet apart. Wall offsets shall total a minimum depth of 0.5% of the total length of the facade in feet.

8.2.H. BULK AND MASSING EXAMPLE



iii. **Commercial/Mixed-Use Building and Industrial and Warehouse Building Standards.**

(i) Vertical Variations. Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change is 2 inches depth.

TABLE 8.2.A: VERTICAL VARIATIONS TABLE

Building Bay Width	Small Buildings	Medium Buildings	Large Buildings	Extra-Large Buildings
Minimum	0′	0′	0′	0′
Maximum	30′	50′	75′	100′
Alternate Maximum	50′	75′	100′	125′

(ii) Alternate Maximum line may be granted by selecting 1 additional human scale design element along the subject facade.

c. **Roof Expression.**

i. **Residential Building Standards.**

(i) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

(ii) Flat roofs shall be concealed by parapet walls. All sides of parapet walls visible from public view shall be finished to match the primary facade and shall extend an appropriate depth that is proportionate with the building size.

(iii) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

ii. **Commercial/Mixed-Use Building and Industrial and Warehouse Building Standards.**

(i) The form and pitch of roof lines shall be similar to surrounding buildings, with variation in material, height, treatment, or horizontal/vertical direction.

TABLE 8.2.B: ROOFLINE FORM

Roofline Continuos Plane	Small Buildings	Medium Buildings	Large Buildings	Extra-Large Buildings
Minimum	0′	0′	0′	0′
Maximum	60′	60′	100′	160′
Alternate Maximum	75′	100′	150′	200′

(ii) Alternate Maximum line may be granted by selecting 1 additional human scale design element along the subject facade.

(iii) Roofline standards do not apply to rooflines of a building 3 stories or higher.

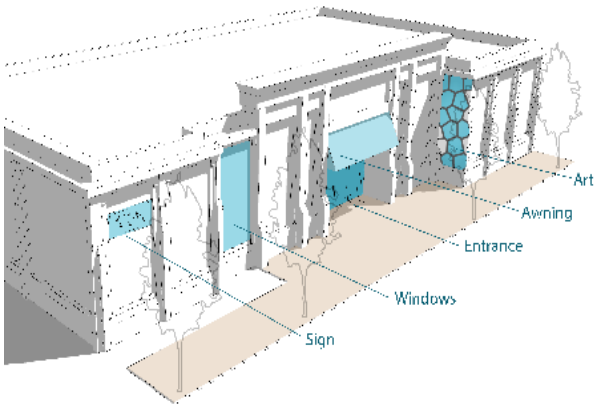
(iv) All sides of parapet walls visible from public view shall be finished to match the primary façade and shall extend an appropriate depth that is proportionate with the building size.

d. **Facade Activation.**

i. **All Building Standards.**

(i) **Blank Walls.** Expanses of blank walls (i.e., without articulation or windows) may not exceed 20 feet in any direction. Building walls shall meet this standard using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes, living walls, signs, works of art, substantial change in material color, change in material pattern, or alternate architectural detail that activates building walls.

8.2.I. FAÇADE ACTIVATION EXAMPLES



(ii) **Building Entries.** All buildings shall have a Primary Building Entry visible from a public right-of-way, public open space, publicly accessible private open space, or mid-block break.

Entrances shall be easily identifiable and well-lit for convenience, visual interest, and increased safety. Non-residential entrances shall be easily identifiable and distinguishable

from residential entrances.

ii. **Residential Building Standards.**

(i) Residential Buildings shall provide a minimum of 3 of the following activation features:

(a) One or more dormer windows or cupolas;

(b) A recessed entrance(s);

(c) A covered porch(s);

(d) Pillars, posts, or columns next to the doorway(s);

(e) One or more bay windows projecting at least 12 inches from the facade plane;

(f) Eaves projecting at least 6 inches from the facade plane;

(g) Raised corniced parapets over the entrance door(s);

(h) Multiple windows with a minimum 4-inch-wide trim; or

(i) Integrated planters that incorporate landscaped areas or places for sitting.

iii. **Commercial/Mixed-Use Building Standards.**

(i) Ground Floor Transparency. Windows and glass doors shall be provided on a minimum of 2 building facades on the ground level (first 10 feet measured vertically at street level) based on highest levels of pedestrian traffic and vehicular visibility as follows:

TABLE 8.2.C: BUILDING SCALE AND GROUND FLOOR TRANSPARENCY TABLE

Building Scale	Ground Floor Transparency (minimum surface area)
Small	40%
Medium, Large	20%
Extra Large	10%

8.2.J. AREAS OF TRANSPARENCY



Ground floor windows should be traditional storefront style and generally vertical in orientation.

(ii) Upper-Level Transparency. Upper levels shall be based on highest levels of pedestrian traffic and vehicular visibility and fifteen 15% minimum of the surface area of the upper-story facade (as measured from the floor of the story to either the floor of the story above or the roof, whichever is smaller).

(iii) Alternate Compliance. Alternate Compliance may be provided by the following options if provided in surface area equal to the required surface area for transparency:

(a) Use of Spandrel Glass (single color, mirrored glass prohibited.

(b) An inset area to mimic the appearance of a window that differs in color and pattern from the adjacent facade.

(c) Vertical landscape elements such as a wall-mounted trellis, green wall, or similar.

iv. **Industrial and Warehouse Buildings.**

(i) Ground Floor Transparency. Small, Medium, Large and Extra-Large Buildings: 10%

(ii) Upper-Level Transparency**.** 0%

(iii) Alternate Compliance. Alternate Compliance may be provided by the following options if provided in surface area equal to the required surface area for transparency:

(a) Use of Spandrel Glass (single color, mirrored glass prohibited.

(b) An inset area to mimic the appearance of a window that differs in color and pattern from the adjacent facade.

(c) Vertical landscape elements such as a wall-mounted trellis, green wall, or similar.

e. Human Scale Design Elements. All Commercial/Mixed-Use and Industrial and Warehouse Buildings shall be subject to the following standards.

i. Facades shall incorporate a minimum of 2 continuous or repeating details within the first 15 feet of the building facade, measured vertically from grade:

(i) quoins,

(ii) change in brick pattern/ belt course,

(iii) decorative light fixtures,

(iv) trim or molding,

(v) medallions,

(vi) sign frieze,

(vii) vertical recesses,

(viii) horizontal extensions,

(ix) architectural fins,

(x) louvers,

(xi) shading devices,

(xii) cornices,

(xiii) punched opening,

(xiv) window reveals,

(xv) screening devices,

(xvi) balconies,

(xvii) or similar.

H. **Screening.**

1. Rooftop mechanical equipment shall not be visible from any street or adjacent Residential Use District. Equipment that is no longer in use must be removed. When the roof line is below such grade, rooftop mechanical equipment shall be painted to match the color of the roof material to reduce the visual impact.

2. The following project elements shall be concealed and contained or screened from public view with materials similar to the structure, or they shall be located so as not to be visible from any public view or from potential buildings nearby:

a. Utility meters (must also be painted to match building material color);

b. Storage areas;

c. Solid waste containers;

d. Transformers, to the extent practical;

e. Generators; and

f. Similar features or other utility hardware on the building, roof, or ground.

g. Building mounted equipment or pipes shall be painted to match the building regardless of visibility.

8.3 PUBLIC REALM STANDARDS

The Public Realm is a shared area that encompass streets and outdoor spaces including parks, greens, plazas, public art, street furniture, lighting and building design. All of the elements described above contribute to the Town's character and sense of place. This section includes standards for the Public Realm and identifies character elements necessary to enhance and maintain community character.

A. Required Standards

1. **Designated Gateway or Focal Point.** If a Major Subdivision or Development Plan is located at an intersection designated as primary or secondary in the Comprehensive Plan, that portion of the gateway feature which is on or adjacent to the project shall be developed in connection with the project.

2. **Implementation of the Village District Area Plan.** All Major Subdivisions and Development Plans shall be required to provide specific public realm improvements as outlined in the approved Village District Area Plan, including but not limited to, benches, trash cans, and sidewalk styles.
3. **Commercial & Mixed-Use or Employment/ Campus Use Districts.** All Development Plans in Commercial & Mixed-Use or Employment/Campus Use Districts shall provide 1 Public Realm Option from the list below. Additional Options may be selected to provided alternate compliance with Building Design Standards as allowed in Section 8.2.

B. Public Realm Standard Options.

1. Provide a minimum of one private courtyard and/or atrium that faces onto a public right-of-way or mid-block break. Courtyards and atria shall be of a minimum dimension of 40 feet x 40 feet.
2. Provide visual and physical access through an open-air portal entry into an interior courtyard or direct access into an atrium from a public right-of-way, open space, or mid-block break.
3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public. Ground floor publicly accessible open space shall have a minimum dimension of 40 feet by 40 feet.
4. Provide a 30% reduction of floor plate at the upper levels.
5. Provide an expressive entrance to enhance identity and visual access into the building. For residential buildings, the expressive entrance shall be at minimum 20 feet wide along the facade and a minimum 2 stories in height. For Commercial/Mixed-use Buildings and Industrial and Warehouse Buildings, the expressive entrance shall be at minimum 35 feet wide along the facade and a minimum 2 stories in height.
6. For Commercial/Mixed-Use buildings, provide a minimum 60% transparency for the entire street fronting elevation. For residential buildings, provide a minimum 35% transparency for the entire street fronting elevation. Areas counted in meeting this requirement must be comprised of transparent glazing.
7. Provide a distinct architectural feature of special character and design that accentuates a change or interruption in the architectural language at the corner of the bulding. The corner element shall be at least 25 feet in width and change in height by a minimum of 5 feet above or below the adjacent roof line and/or be integrated with a roof expression.
8. Include public art that is publicly accessible or viewed from a public street.
9. Increase in urban civic space by 50%.
10. Provide an upgraded transit shelter, park and ride lot, rideshare pickup/drop-off location, protected bicycle storage lockers or other facility to encourage alternative means of travel. The Administrator may limit the use of the option in areas that are inconsistent with adopted plans or anticipated facility needs.
11. Increase primary facade materials to 75% Type 1 materials.
12. Green Building Elements. Any building achieving the elements necessary for any level of LEED, Energy Star, Green Globes, North Carolina High Performance Building Guidelines, BRE Environmental Assessment Method, or similar approved certifying program.
13. Orient building entrances to face the perimeter public streets with no parking areas between a front building line and front lot line.
14. Install pedestrian scale light fixtures (pole or bollard) along sidewalks and pedestrian areas no taller than 16 feet and spaced a max of 60 feet.

8.4 SITE DESIGN

A. **Crime prevention through environmental design.** Site plans shall employ best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. Site plans shall include the following crime prevention design standards:

1. **Natural surveillance and visibility.** Design the site, landscaping, and buildings to promote natural observation where people will be walking outside and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
2. **Lighting levels.** Provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
3. **Territorial reinforcement and space delineation.** Locate landscaping, sidewalks, lighting, fencing, and building features to clearly guide pedestrian movements on or through the site and to control and restrict people to appropriate locations.
4. **Natural access control.** Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

B. **Access and circulation.**

1. **Building access.** The primary pedestrian access to all buildings shall be from a fronting street or common space. Secondary access may be provided from parking areas located to the rear or side of a building.
2. **Vehicular access.** Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. Curb cuts for vehicles shall be consolidated wherever possible, including consolidation of two or more private drives.
3. **Pedestrian access.** In addition to the design criteria set forth in Section 7.6.4 – Street Design by Classification, the street, sidewalk, sidepath, and greenway systems of any detached dwelling unit development shall be designed to
    a. Pedestrian access shall be designed to:
        i. maximize the internal connection of local streets within the site;
        ii. minimize the use of cul-de-sac streets;
        iii. maximize the connectivity of streets within the site with surrounding streets or development;
        iv. include a sidewalk, sidepath or greenway system which functionally connects the various required open space elements of the site and all buildings;
        v. provide a direct linkage to any town greenway which abuts or is adjacent to the site; and,
        vi. provide a vista termination for all internal streets so that no uninterrupted street segment extends for more than 1,350 feet.
    b. Non-Residential Uses Authorized by Special Use Permit in a Residential Use District, Commercial/Mixed-Use Districts, and Employment/ Campus Districts. Any mixed-use, commercial, employment or campus project shall include a walkway or pedestrian/bikeway system complying with the following requirements:
        i. functionally connect front doors, storefronts, or primary building entries with planned or existing public sidewalks on each public street frontage of the project;
        ii. provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the project;
        iii. provide a direct and functional connection from the front doors, storefronts, or primary building entries to any on-site, off-street parking area; and,
        iv. provide for decorative identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private walkway or pedestrian/bikeway system crosses an interior access drive or interior access driveway.
4. The Owner shall be responsible for the perpetual maintenance of any private walkways or pedestrian/ bikeway systems.

Such maintenance responsibility may be assigned through lease or other appropriate documentary assurances to a tenant, however, in the case of non-performance by such responsible tenant, the Owner shall be responsible.

C. **Vehicle parking, loading, and mobility.**

1. **Off-Street Parking.**

a. Unless no other practical alternative is available, vehicle parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit without backing onto a public street. This requirement does not apply to vehicle parking areas that serve a detached or attached dwelling unit with a front access driveway.

b. Vehicle parking areas shall be designed so that sanitation, emergency, and other public service vehicles can serve the development without having to back up unreasonable distances or make other dangerous or hazardous turning movements.

c. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of that area onto adjacent properties or streets. Those areas shall also be designed so that vehicles do not extend over the required width of sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.

d. Large parking lots (51 spaces or more) shall be designed with a clear hierarchy of circulation that includes major access drives with no vehicle parking, secondary circulation drives with little or no vehicle parking, and parking aisles for direct access to vehicle parking spaces.

e. Vehicle parking areas shall be located at least 5 feet from buildings to allow sufficient separation for sidewalks, landscaping, and other site features except along the backs of buildings in areas designed for loading and unloading.

f. Vehicle parking shall not be located in required landscaped areas or open space.

2. **Loading.** Off-street loading spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the property lines of the premises.

a. Off-street loading shall be located on the rear or side (in the case of corner lots) side of the building.

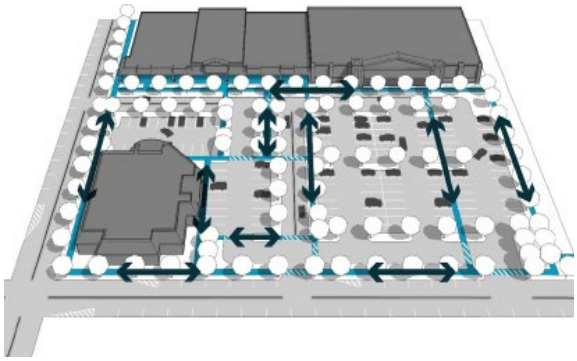
b. All loading facilities, loading docks, service doors, and other service areas, shall be located and/or screened so as not to be visible from a public street or park. Screening examples could include walls, evergreens, opaque fencing, and similar treatments.

3. **Pedestrian access.** Parking lots shall be designed to allow pedestrians to safely move through the site.

a. Small parking lots (100 spaces or less) shall provide a sidewalk on the perimeter of the lot.

b. Large parking lots (101 spaces or more) shall be oriented with parking rows perpendicular to the main building entrance(s) and corridors within the parking area to channel pedestrians from the car to the perimeter of the parking lot or to the building.

8.4.A. PEDESTRIAN ACCESS CORRIDORS THROUGH A LARGE PARKING LOT



c. Pedestrian corridors in large parking lots shall be connected to perimeter public sidewalks (where present) and delineated by a paving material or raised paths that differs from that of the vehicular areas and shall be planted to provide shade. The use of small posts or bollards, painted black or to

match the color scheme of the building, to provide additional delineation and separation of pedestrian and vehicular corridors is encouraged.

d. Additional standards for landscape strips crossing walkways are provided in Section 5.3.3.C of this UDO.

D. General Design Standards.

1. Layout Criteria. The site design for each project shall, to the maximum extent practical, include a vehicle parking area design which:

a. maximizes the internal connection of interior access drives or streets within the project;

b. minimizes the use of dead end interior access drives or cul-de-sac streets;

c. maximizes the connectivity of interior access drives or streets within the project with surrounding streets, projects or subdivisions;

d. minimizes parking spaces along major drive aisles within parking lots;

e. includes a sidewalk, sidepath, or greenway system which functionally connects the various required open space elements of the project with residential areas within, abutting or adjacent to the project;

f. provides a direct linkage to any town greenway which abuts or is adjacent to the project;

g. provides safe pedestrian access from the parking spaces to each front door, storefront, or building entry;

h. provides a vista termination for all internal driveways so that no uninterrupted driveway segment extends for more than 1,350 feet;

i. provides a widened area as a visitor drop-off zone near the building entrance or a walkway. sidepath or greenway which provides a direct connection to the building entrances; and,

j. includes, on both sides of an access drive or driveway, a landscaped area which distinguishes the entry point of the site from other portions of the front yard and create a positive entrance for the development.

2. Pedestrian Pathways for lots with more than 100 spaces. Any parking area containing over 100 parking spaces shall include a lengthwise pedestrian island including a walkway and landscape strip. Additional lengthwise pedestrian island(s) shall be included for every additional 200 parking spaces as follows:

a. Minimum Dimensions. The pedestrian island shall be at least 5 feet in width

b. Landscape Strip. Each landscape strip shall be designed as follows:

(1). The strip shall include overstory trees or ornamental trees (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in such landscape strips) planted with a maximum spacing of not more than 40 feet on-center, supplemented with groupings of at least 5 shrubs/hedge plants planted between the trees. Interior landscape islands shall not be required for those parking spaces adjacent to the pedestrian island.

(2). Each landscape strip shall include ground cover consisting of grass, mulch, chipped bark, pine straw or other natural forms of ground cover.

(3). When pedestrian island(s) extend for more than 10 parking spaces, such pedestrian island(s) shall be provided with a crosswise walkway to facilitate pedestrian and shopping cart movement.

3. **Internal Cross Access Accommodations.** New parking lots shall provide for an internal vehicle connection between abutting parking lots on adjacent properties. The Administrator may allow exceptions to this standard to protect natural resources, where onerous topographic features exist, in the case of incompatible land uses,and/or to comply with design restrictions from other governing agencies.

E. **Lighting.** This section does not address street lighting on public or private streets – refer to the Town Engineering Design and Construction Standards.

1. **Intent.** The lighting standards contained in this Section are itended to provide for the sesign and placement of outdoor light fixtures which:

   a. provide for illumination levels which are adequate for the safe and efficient movement of individuals or vehicles to and from a lot and within a lot (i.e., areas that are dangerous if unlit, such as stairs, intersections, or changes in grade);

   b. provide for uniform and consistent site lighting in terms of style of outdoor light fixtures, type of light, and light levels throughout a lot;

   c. are designed to protect against the spillover of light onto abutting properties; and,

   d. are designed to protect against objectionable glare onto public rights-of-way which may impair the vision of motorists.

2. **General Requirements.** All outdoor light fixtures shall comply with the following regulations.

   a. Minimum Setback. An outdoor light fixture may be located within a required front, side yard, or rear setback, or required perimeter buffer, provided that the outdoor light fixture is located adjacent to the interior edge of such setback or buffer.

   b. Lighting Standards. Outdoor light fixtures shall comply with the standards set forth in Table 8.4.A: Lighting Standards.

TABLE 8.4.A: LIGHTING STANDARDS

District	Type of Fixture	Maximum Heights of Pole and Base
RR, SR, NR	*Full Cuttoff*	32′
	Non-Cutoff (1)	20′
NCR, MXR, NMX, DMX, PUD	*Full Cuttoff*	32′
	Non-Cutoff (1)	20′
SP, CB	*Full Cutoff*	32′
	Non-Cutoff (1)	16′
BRT, HI	*Full Cutoff*	32′

(2) NON-CUTOFF OUTDOOR LIGHT FIXTURES SHALL BE LIMITED TO WALKWAYS, OUTDOOR SEATING AREAS OR OTHER AREAS APPROVED FOR SUCH FIXTURES AS PART OF DEVELOPMENT PLAN APPROVAL.

   c. Total Site Lumen Limit. The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using one of the following two calculations:

      i. Less than 490 lumens per vehicle parking space up to 10 vehicle parking spaces (including handicapped accessible spaces) for the entire site, or

      ii. Less than 1.25 lumens per square foot of hardscape area per site. When lighting intersections of site abuts drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

3. **Light Source.** Outdoor light fixtures shall utilize a white light source. However, low intensity architectural accent lighting (e.g., wall sconces, goose neck lights, etc.) located on or focused on a building may utilize other light sources if specifically requested of and approved as an integral architectural element of a development plan.

4. **Maximum Light Levels.** The maximum light level permitted anywhere on a lot shall not exceed 15 horizontal maintained foot candles, unless specifically authorized by a sub-section of this Section 8.4.D. The maximum light level shall not exceed 0.2 horizontal maintained foot candles at property lines adjacent to Residential Use Districts, or on a lot occupied by a dwelling unit, and 2 horizontal maintained foot candles at property lines adjacent to non-residential uses and rights-of-way. The maintenance factor used in the design process to calculate horizontal maintained foot candles shall not be lower than 0.64.
5. **Mounting of Fixtures.** Full cutoff, cutoff and semi-cutoff fixtures shall be mounted parallel to the ground and shall utilize a rigid mounting arm with no built-in uptilt and no adjustment feature.
6. **Pole-Mounted Equipment.** All equipment mounted to light poles (such as security cameras, other equipment, and all attachments) shall be the same color as the pole.
7. **Height of Fixtures.** Vehicle parking area outdoor light fixtures and loading area outdoor light fixtures shall be of uniform size, design, and height.
8. **Power Supply.** Outdoor light fixtures located on light poles shall be provided power by underground wiring.
9. **Design of Fixtures.** All outdoor light fixtures on a lot, out lot, single use site, integrated center, business park or industrial park, including those on free standing light poles and those attached to buildings, security lights, and architectural lights, shall be of consistent or compatible style, pole height, mounting height, color, intensity, design, and materials.
10. **Maintenance of Outdoor Fixtures.** All light fixtures and light poles shall be maintained and repared if inoperable.
11. **Wall Lights.** Wall outdoor light fixtures shall be subject to the following standards:
    a. When located on a front or side facade of a building or structure shall be full cutoff.
    b. When oriented toward an abutting Residential Use District shall be full cutoff.
    c. Low intensity, architectural style wall outdoor light fixtures may be used if specifically requested of and approved as an integral architectural element of a development plan and are used to accent architectural elements of the building or structure or to illuminate entrance areas.
    d. Wall-pack-type lights are permitted only for security or service areas.
12. **Vehicular Canopy Light Fixtures**. Outdoor light fixtures located under a vehicular canopy of drive through structures (e.g., gasoline service station canopies, bank drive through canopies, etc.) shall be:
    a. full cutoff fixtures with a maximum intensity of three-hundred and twenty (320) watts or 4800 lumens; and
    b. the maximum light level under the vehicular canopy shall not exceed 20 horizontal maintained foot candles.
13. **Awning and Canopy Lighting.** Awnings and canopies used for building accents over doors, windows, walkways, and the like, shall not be internally illuminated (i.e., not lit from underneath or behind).
14. **Flag and Statue Lights.** Outdoor light fixtures used to illuminate flags, statues or other objects mounted on a pole, pedestal or platform shall use a very narrow cone of light (e.g., a maximum NEMA Beam 3X3, or comparable) for the purpose of confining the light to the object of interest and minimizing spill-light and glare.
15. **Glare on Public Right-of-Way.** Architectural or sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public right-of-way. (See Section 9.4.4.B – Illuminated Signs, for related regulations for signs.)

16. **Floodlights.** Outdoor light fixtures equipped with floodlights are regulated as follows:
    a. Floodlights shall not be permitted:
        i. within the NCR or MXR Districts;
        ii. on any lot in a Commercial & Mixed-Use District or any Employment/Campus Use District; or,
        iii. within any attached dwelling unit or non-residential portion of a PUD District, provided, however, that floodlights may be used in the above situations when specifically requested of and approved as an integral architectural element of a Development Plan and are used to accent architectural elements of the building or structure.
    b. Floodlights, when permitted, shall be:
        i. located and directed away from the lot line at an angle of plus or minus 15 degrees from perpendicular to the lot line;
        ii. focused on the primary building or the area of the lot located between the floodlight and the primary building; and,
        iii. shielded to the extent that the main beam from the luminaire is not visible from or causes any glare onto adjacent properties or rights-of-way.
17. **Lighting Plans.** The following information, at a minimum, shall be provided for all lighting plans:
    a. A site plan which includes the outline of buildings, structures, and other improvements (e.g., parking areas, loading areas, interior access drives, etc.) on the lot.
    b. A photo-metric plan superimposed on the site plan, indicating the location, and aiming of outdoor light fixtures and illumination levels in compliance with the regulations of this Section.
    c. A description of the outdoor light fixtures, including but not limited to manufacturers or electric utility catalog specifications sheets, drawings, or photometric report, which indicate the outdoor light fixture classification (e.g., cutoff, semi-cutoff, full cutoff, or non-cutoff), type of light and lumens proposed for each outdoor light fixture.
18. **Special Regulations.** The following special regulations shall apply to Sport and Athletic Field Lights, Areas of Outdoor Display and Loading Areas. Where a special regulation does not exist in this sub-section, the regulations contained elsewhere in this Section shall apply.
    a. Sport and Athletic Field Lights. Outdoor light fixtures for sport and athletic fields:
        i. shall not exceed 110 feet in height above grade, provided, however, that for any outdoor light fixture located at a height of 8 feet above grade or higher, the applicant shall demonstrate that the additional height is necessary to reduce spill and glare;
        ii. shall be of a type and manufacturer that offers a spill and glare control package and shall be fitted with the manufacturer's spill and glare control package;
        iii. shall not exceed 0.3 horizontal maintained foot candles at the lot line;
        iv. shall be extinguished no later than one hour after the end of the event; and,
        v. may exceed the maximum lighting level set forth in this Section, subject to the approval of the Town Council, when needed to accommodate tournament level play.
    b. Areas of Outdoor Display or Sales of Merchandise. The maximum point light level permitted for areas of outdoor display or sales of merchandise (i.e.,

automobile dealerships and the like) shall not exceed 20 horizontal maintained foot candles, provided, however, that outdoor light fixtures used to illuminate areas of outdoor display or sales of merchandise shall be reduced in light levels to an average level of 1.0 maintained horizontal foot candle within 30 minutes after the closing of business for the day.

c. Loading Areas. The maximum point light level permitted for those portions of a lot devoted to loading areas where materials or merchandise are loaded and unloaded shall not exceed 20 horizontal maintained foot candles.

19. **Exempt Lights.**

a. Holiday Decorations. Temporary outdoor light fixtures used for the observance of religious, national, or state holidays provided that such temporary lights shall not be installed more than 30 days prior to the holiday and shall be removed not more than 15 days after the holiday and in accordance with the following requirements:

i. All temporary outdoor light fixtures shall utilize strings of single-strand, horizontal bulb lights, that may include decorative globes, shades, lanterns, and so forth.

b. Trellis Lighting.

i. Shall utilize strings of single-strand, horizontal mini-bulb lights, that may include decorative globes, shades, lanterns, and so forth.

ii. Shall not be placed on a fence.

c. Public Lighting. All outdoor light fixtures originating from public areas and ways, including but not limited to parks, rights-of-way, public art, or other public facilities, that are installed for the benefit of the public health, safety, and welfare.

d. Fossil Fuel Lights. All outdoor light fixtures producing light directly from the combustion of fossil fuels (i.e., kerosene lanterns or gas lamps).

e. Construction / Emergency Lighting. All outdoor light fixtures provided in connection with construction work or the abatement of an emergency situation necessitating said lighting, provided that the use of such fixtures is discontinued during hours when construction activity or emergency abatement is not in progress and that the fixtures are removed upon completion of the construction activity or the abatement of the emergency.

f. Internal Illumination of Signs. All outdoor light fixtures which are completely enclosed within a sign cabinet, and which provide illumination only for a sign face. (See also Section 9.4.4.B – Illuminated Signs.)

g. Detached Dwelling Units. All outdoor light fixtures used for the illumination of personal property and that are not part of a development plan, subdivision plan or project review, provided, however, that such outdoor light fixtures shall be subject to regulations regarding glare in section 8.4.D.13.

20. **Temporary Lights.**

a. Temporary Lights Permitted. The following types of outdoor light fixtures may be approved on a temporary basis by the Administrator prior to placement or use.

i. Civic Events – Temporary outdoor light fixtures used for civic events.

ii. Special Events – Temporary outdoor lighting fixtures for such activities as circuses, fairs, carnivals, sporting events, and the like.

b. Such temporary lights shall not be installed more than 30 days prior to the civic event or special event and shall be removed not more than 15

days after the civic event or special event. Temporary outdoor light fixtures authorized by this Section shall not be permitted for more than 3 occurrences during a calendar year.

21. **Prohibited Lights.**
    a. Flashing lights. Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.
    b. Floodlights. Floodlights not in compliance with the regulations set forth in this Section, or other form of outdoor light fixtures (including but not limited to stringer lights) not specifically authorized by this Section, that are ground mounted or attached to light poles, and used to illuminate the site, buildings, or structures.
    c. Outdoor strings of lights, including but not limited to those outlining lot lines, outdoor display areas, rooflines, doors, windows, landscaping, or edges of walls, provided, however, outdoor strings of lights may be allowed when:
        i. complying with Section 8.4.D.17.a – Holiday Decorations;
        ii. located in the rear yards of detached and attached dwelling units;
        iii. located within or outlining an urban civic open space or outdoor seating area in a Commercial & Mixed-Use District or any Employment/Campus Use District.
    d. Luminous tube lighting, provided, however, that luminous tube lighting may be used when specifically requested of and approved as an integral architectural element of a Development Plan.
    e. Searchlights.

8.5 SUBDIVISION LOT DESIGN STANDARDS

8.5.1 APPLICABILITY

A. The design standards of this section shall apply to all subdivisions of property into one or more lots or parcels of land.

8.5.2 EXCEPTIONS

A. Subdivisions which qualify for Statutory Exemption in Section 11.11.3 of this UDO.

8.5.3 SUBDIVISION TYPES

A. **Minor Residential Subdivision.** A Minor Residential Subdivision is a subdivision that contains 4 or less lots and does not involve new public streets, extensions of public streets or the extension of public utilities in Residential Districts.
    1. Limitations. Once a subdivider has obtained final plat approval of a Minor Residential Subdivision, that subdivider may not seek final plat approval of any additional subdivision or other development plan from the same parcel for a period of three (3) years from the date of approval of the original final plat of the Minor Residential Subdivision unless the subdivider constructs all road improvements required for a Major Subdivision – Residential on the entire original tract.

B. **Major Residential Subdivision.** A Major Subdivision - Residential is a subdivision that contains five (5) or more lots or involves new public streets, extensions of public streets or the extension of public utilities in a Residential Use District.
    1. Conservation Subdivision Option
        a. Applicability and Intent
            i. Applicable Districts. RR, SR and NR.
            ii. Intent. To preserve open space contributing to the character of an area and eliminate suburban sprawl while permitting some

development to occur, a Conservation Subdivision is permitted to permit very low density development. This development technique clusters house sites to preserve natural features and environmentally sensitive areas.

b. Development Requirements

i. Lot Access. Every lot shall be accessed via a public street or shared private driveway. If by a shared private driveway, the minimum standards are as follows: minimum pavement width: 12 ft; minimum easement width: 20 ft.

C. **Major Subdivision - Non-residential.** A Major Subdivision - Non-residential is a subdivision that contains two (2) or more lots or involves new public streets, extensions of public streets or the extension of public utilities in Commercial & Mixed-Use Districts or Employment/Campus Use Districts.

8.5.4 GENERAL DESIGN STANDARDS FOR SUBDIVISIONS

A. **Compliance with the Comprehensive Plan.** The design of all subdivisions shall further the goals and policies of the Comprehensive Plan.

B. **Compliance with this UDO.** Lot dimensions, including but not limited to: lot width; lot depth; and, lot area, shall comply with the minimum District Standards of Chapter 2, the Open Space and Conservation requirements of Chapter 4, the Streets, Utilities and Other Infrastructure requirements of Chapter 7, and all other requirements of this UDO.

C. **Preservation of Significant Features.** Subdivision design shall be sensitive to the protection and preservation of existing site features, such as historic structures, small family cemeteries, natural features, or other significant features of the site.

D. **Subdivision Naming.** The name of a subdivision shall not duplicate or closely resemble in sound or spelling the name of an existing subdivision within the Town or its Extraterritorial Jurisdiction.

E. **Lot and Out Lot Numbering.** All lots shall be consecutively numbered. Out lots in integrated centers, or lots in a business park or industrial park, shall be identified by consecutive alphabetical or numerical order. The numbering or lettering of individual lots shall be consecutive and shall continue such consecutive progression through all phases or sections of a subdivision.

F. **Lot Addressing.** Numbers assigned to the west side of north/south streets and the north side of east/west streets shall be even numbers. Numbers assigned to east side of north/south streets and the south side of east/west streets shall be odd numbers.

1. Corner lots shall be assigned two address, one for each street frontage of the lot. Any building located on a corner lot shall utilize only the address assigned to the street frontage that corresponds to the main entrance into the building.
2. Whenever a dwelling unit is served by and individual mailbox, the mailbox shall be located on the street frontage which corresponds to the main entrance to the dwelling unit and the street address used for the lot.

G. **Lot Shape.** Lots shall be created so that:

1. Side lot lines are at right angles to street lines (or radial to curving street lines) unless a deviation from this rule will give a better street or lot plan.
2. Dimensions of corner lots, through lots or triple frontage lots shall be large enough to allow for the erection of buildings while observing the minimum required front or corner-side setback applicable on each street frontage.

H. **Double Frontage Lots.** Double frontage lots shall be avoided whenever practical. Double frontage lots may be acceptable when necessary to provide for the separation of a subdivision and its related access points from the traffic on a bordering thoroughfare street or to overcome

specific disadvantages of topography and orientation affecting the subdivision. A private open space area may be used to prevent a double frontage lot, provided that the private open space area is a minimum 10 feet in width.

I. Triple Frontage Lots. Triple frontage lots (those lots which have frontage on 3 streets) are prohibited in the RR, SR, and NR Districts. A private open space area may be used to prevent a triple frontage lot, provided that the private open space area is a minimum 10 feet in width.

8.5.5 ADDITIONAL DESIGN STANDARDS FOR MAJOR SUBDIVISIONS – RESIDENTIAL

A. **Lot Orientation.** The lot line common to the street right-of-way line shall be the front lot line. Whenever feasible, lots shall be arranged so that the rear lot lines do not abut the side lot line of an adjacent lot.

1. Lot Orientation for Infill Lots. In the NCR and MXR Districts, infill lots for attached dwellings and apartment dwellings located along a thoroughfare street should be accessed from a rear alley and oriented so that the front lot line faces the thoroughfare street.

B. **Lot Arrangement.** When lots have varying lot areas, larger lots should be located near the perimeter of the subdivision and smaller lots should be located near the center of the subdivision. When subdivisions have frontage along a thoroughfare street, smaller lots may be located near the thoroughfare frontage.

C. **Arrangement of Building Types.** When a subdivision contains lots for multiple residential building types, such as detached dwellings, attached dwellings, and apartment dwellings, lots for detached dwellings should be located near the perimeter of the subdivision and lots for attached dwellings and apartment dwellings should be located near the center of the subdivision. When subdivisions have frontage along a thoroughfare street, lots for attached dwellings and apartment dwellings may be located near the thoroughfare frontage.

8.5.6 ADDITIONAL DESIGN STANDARDS FOR MAJOR SUBDIVISIONS - NON-RESIDENTIAL

A. **Lot Orientation.** The lot line common to the street right-of-way line shall be the front lot line. Whenever feasible, lots shall be arranged so that the rear lot lines do not abut the side lot line of an adjacent lot.

B. **Lot Arrangement.** Lots shall be of adequate size and configuration to provide for vehicle parking areas, off street loading areas, and other applicable requirements of this UDO.

C. **Arrangement of Building Types.** When a subdivision contains lots for residential building types, such as detached dwellings, attached dwellings, and apartment dwellings, and lots for non-residential building types, such as commercial/mixed-use buildings or industrial and warehouse buildings, lots for residential building types should be interspersed within the subdivision. Lots for attached dwellings and apartment dwellings should not extend more than two consecutive blocks in any direction.

D. **Incremental Subdivision.** Any Major Subdivision - Non-residential may be divided into 2 or more increments or phases for the purpose of final plat approval. The Major Subdivision - Non-residential shall designate:

1. The area in which incremental lots shall be established.
2. The maximum number of incremental lots which may exist in such area.
3. The minimum and maximum size of such incremental lots.
4. All lots created by an incremental final plat shall have either:
   a. Direct access to and from a public street; or
   b. Gain access to and from a public street across a perpetual recorded access easement through portions of the real estate included in the subdivision plan.
5. All lots created by an incremental final plat shall either contain within the limits of the incremental final plat or have legal access to adequate infrastructure to accommodate the fully developed needs of the incremental plat (i.e., storm water management, sanitary sewer, water, electric, gas, telephone, etc.).

E. **Design Standards Required.** Design Standards shall be established for building and site design for development within the subdivision.

1. The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO.
2. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the projects for design compatibility and consistency.

F. **Streetscape and Mobility Standards Required.** Streetscape and mobility standards shall be established to provide the typical cross section design for all internal streets, greenways, and pedestrian facilities. The Standards shall coincide with the Public Realm descriptions in the Comprehensive Plan and this Chapter. The Standards shall depict rights-of-way widths, pavement/ sidewalk widths/locations, curb type, landscaping material/placement, street and site lighting, and street furniture, as applicable.

8.5.7 SCHOOL SITES [GS §160D-804(F)]

In any case where the Comprehensive Plan indicates the specific location and size of a school site, as jointly determined by the Town Council and the Wake County Board of Commissioners, the Administrator shall immediately notify the Board of Education whenever an application for Development Plan or Subdivision Plan approval is filed with the Town which includes all or part of a designed school site to be reserved. The Board of Education shall promptly decide whether the reserved site is still required. If the Board of Education determines that the reserved site is no longer required, the Board of Education shall so notify the Administrator. If the Board of Education determines that the reserved site is required for future school purposes, the proposed plan shall not be approved without the reservation of the school site. The Board of Education shall then have a period of 18 months from the date of approval of the Development Plan or Subdivision Plan which to acquire the school site by purchase or by initiating condemnation proceedings. If the Board of Education has not purchased or begun proceedings to condemn the site within 18 months of the date of approval of the final plat for that portion of the Development Plan or Subdivision Plan which includes any part of or all of the reserved site, the subdivider may treat the land as freed from reservation.

A subdivider may, but shall not be required to, file a Development Plan or Subdivision Plan that indicates an alternate use and development of the reservation area in the event that such land is freed from reservation. If the subdivider has submitted a proposed Development Plan or Subdivision Plan which includes an alternate use and development of the land subject to the reservation, and such alternative use and development has been conditionally approved, the subdivider may submit a revised final plat for review and approval upon expiration of the 18 month period specified above. The proposed revised final plat shall be labeled as a "Revised Final Plat for _____". The Administrator shall review the revised final plat and, upon determining that the revised final plat conforms to all requirements of this UDO, shall notify the Review Officer of such conformity and authorize the Review Officer to approve the final plat under the same terms and conditions applicable to any other final plat that was included as a section or phase of the proposed Development Plan or Subdivision Plan.

A. If the subdivider has not submitted a proposed Development Plan or Subdivision Plan which includes an alternate use and development of the land subject to the reservation and such land is freed from reservation, such land shall be the subject of a new application for Development Plan or Subdivision Plan as set forth in this UDO.

8.6 HISTORIC PRESERVATION

8.6.1 HISTORIC PRESERVATION INCENTIVES

A. **Purpose and Intent.** The purpose of this Section is to provide incentives for projects that incorporate preservation, rehabilitation, or adaptive reuse of historic structures. The historical heritage of the Town is a valued and important asset and the Town seeks to safeguard its heritage by preserving historic structures that contribute important elements of the culture, history, architecture, or pre-history of the Town; and to promote the use and conservation of such historic structures for the education, pleasure, enrichment, and general welfare of the residents of Holly Springs.

B. **Incentive Eligibility.** In order to be eligible for incentives, the historic structure must remain on the original property or be relocated to another property within the Town corporate limits or

Extraterritorial Jurisdiction that is compatible in character with its original setting. The structure's existing and proposed building setback orientation shall be considered when determining the compatibility of the proposed site.

C. **Incentive Application.**

1. Review Procedures: Review for compliance and granting of requests for incentives in accordance with this section shall occur in conjunction with an associated UDO permit process.
2. Historic Preservation Goals: A project seeking to use incentives shall demonstrate how preservation, rehabilitation, or adaptive reuse of historic structures will achieve the following Town preservation goals:
   a. The requested incentives will significantly preserve the historic materials, features, and/or spatial relationships that characterize the historic structure; and,
   b. The requested incentives are the appropriate methods to ensure the long-term preservation of the historic structure; and,
   c. The preservation, rehabilitation, or adaptive reuse of the historic structure is consistent with the intent of the Comprehensive Plan; and,
   d. The preservation, rehabilitation, or adaptive reuse of the historic structure is consistent with the intent and purpose of this UDO.
   e. All findings of the Preservation Goals (specified above) shall be documented in writing and signed by the Administrator and retained as a part of the permanent record of the determination.

D. **Town Council Action.** The Town Council shall have the authority to review and take action on applications for historic preservation incentives and subject to the following.

1. The Town Council may choose to deny a request for incentives if the historic structure has been modified or altered in a manner that has destroyed historic materials, features, and/or spatial relationships that characterize the historic structure within the immediately preceding 48 months, measured from the date of the Town's final inspection of such activities pursuant to the Building Code.
2. Prior to the issuance of a building permit for the project, a historic preservation easement and a rehabilitation agreement shall be granted to a qualified holder of historic preservation agreements as defined by NCGS Chapter 121, Article 4. Said easements shall be drafted, regulated, and enforced consistent with NCGS Chapter 121, Article 4 and shall be submitted to the Administrator for review prior to being recorded by the applicant.

E. Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures. The Town Council may grant any of the incentives from the list below to support historic preservation and property/structure reuse.

1. A gross density bonus of up to one-half (.50) additional dwelling units per acre beyond the maximum allowed gross density in the base zoning district.
2. A reduction in the minimum active open space requirement by an area equal to the lot area on which the historic structure is preserved.
3. Off-street vehicle parking areas directly serving the historic structure exempted from the hard surface off-street parking requirement.
4. An overall reduction from the minimum off-street vehicle parking space requirements by 50%, or an increase to the maximum allowable number of off-street vehicle parking spaces provided by 15%.
5. An exemption to the Town's UDO requirements pertaining to Building Design requirements where the proposed historic building modifications retain the original architectural character.
6. An increase in the maximum allowable building height by up to 1 story or 14 feet beyond the maximum allowed building height in the base zoning district.


HOLLY SPRINGS
North Carolina

9 SIGNS

9.1 PURPOSE AND INTENT

These sign regulations are intended to:

A. encourage the effective use of signs as a means of communication;

B. encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy;

C. eliminate excessive and confusing sign displays;

D. maintain and improve the appearance of the Town and its Extraterritorial Jurisdiction as an attractive place to live and conduct business;

E. safeguard and enhance property values by minimizing the possible adverse effects of signs on nearby property;

F. support and complement the land use objectives of the Comprehensive Plan and this UDO;

G. protect public and private investment in buildings and open spaces;

H. eliminate potential hazards to motorists and pedestrians resulting from signs;

I. create consistency among signs within a coordinated development;

J. establish reasonable limits on the number, time and manner (including but not limited to the spacing, materials and size of signs) to avoid sign clutter; and,

9.2 APPLICABILITY

The regulations contained in this Section shall apply to the location, erection and maintenance of signs in any district regulated by this UDO.

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9.3 COMPUTATION OF SIGN MEASUREMENTS

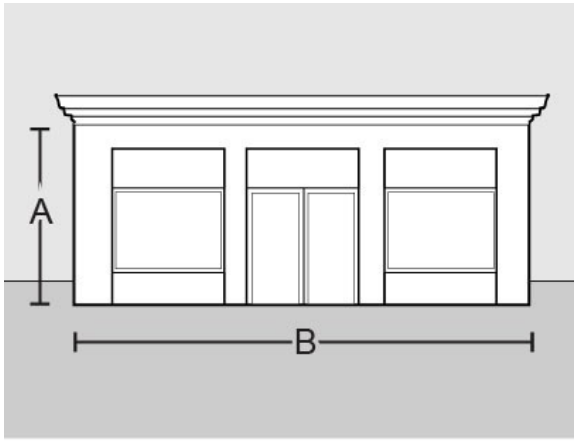
A. Calculation of Sign Area. The area of a sign shall be computed by means of the smallest square, rectangle, circle, triangle, or combination thereof that will encompass the extreme limit of the copy, representation, logo, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is attached or affixed. The sign area does not include any support framework, bracing, or decorative fence or wall when such fence or wall otherwise meets the pertinent zoning regulations and is clearly incidental to the display itself.

B. Double-Faced Signs. The sign surface area of a double-faced, back-to-back sign shall be calculated as one sign. If an angle is present between the two faces of a double-faced sign, it shall be considered two signs.

C. Facade Area Calculations for Building Signs. The following regulations apply when calculating the area of a facade upon which a building sign may be placed:

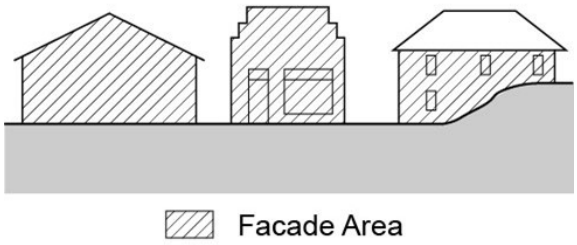
1. Square or Rectangular Shaped Facade - the length of the building or tenant space times the height of the building or tenant space.

9.3.1.C. FACADE AREA CALCULATIONS



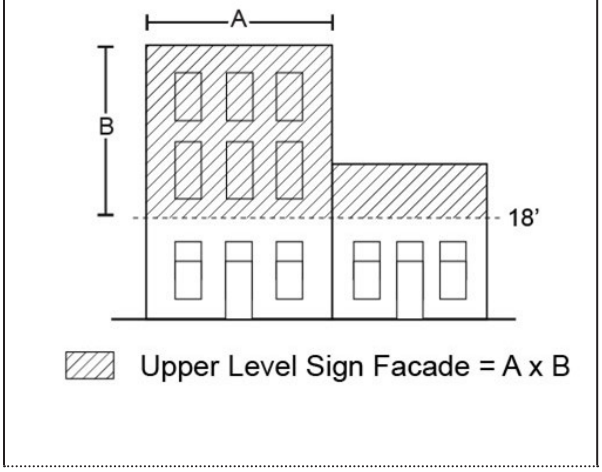
2. Irregular Shaped Facade – the actual surface area of the facade of the building or tenant space above grade and beneath the top of the wall.

9.3.1.D. IRREGULAR FACADE AREA CALCULATIONS



3. Multistory Buildings in NMX and DMX Districts
   a. Lower Level Signs – the actual surface area of the facade of the building or tenant space above grade and beneath the lesser of top of the wall or 18 feet above grade.
   b. Upper Level Signs - the actual surface area of the facade of the building or tenant space located above 18 feet above grade.

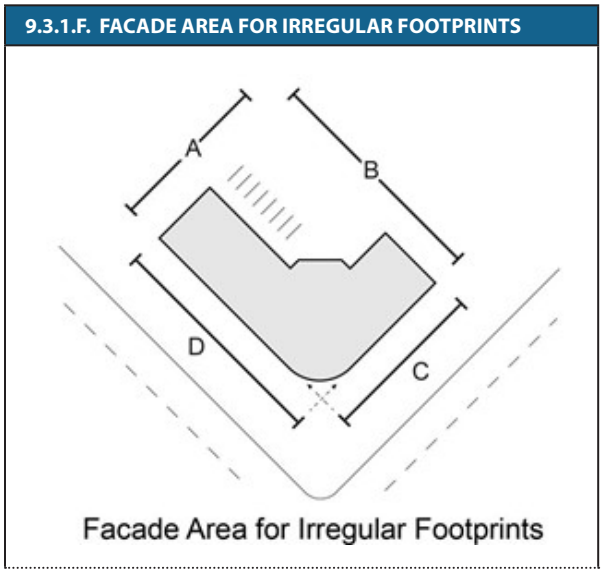
9.3.1.E. UPPER LEVEL SIGN FACADE



4. Buildings With Irregular Footprints – the smallest two dimensional area, pursuant to the above regulations, from which the facade,

or portion thereof, may be viewed (C and D below).

9.3.1.F. FACADE AREA FOR IRREGULAR FOOTPRINTS



9.4 SIGN STANDARDS

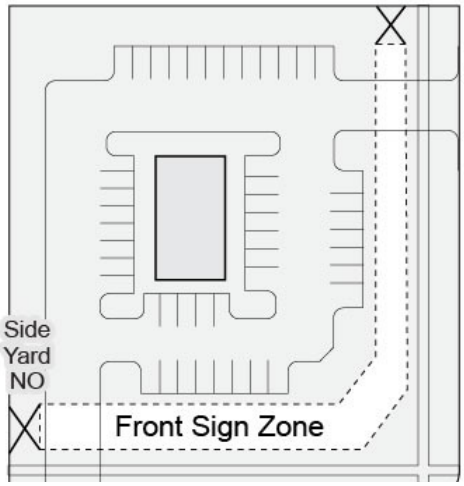
9.4.1 SIGN ZONES

Throughout Section 9.4, reference is made to a variety of sign zones. Sign zones regulate the number and location of freestanding signs located on a lot, single use site, integrated center, business park, industrial park, attached dwelling project or subdivision. Sign zones are determined as follows:

A. Front Sign Zone

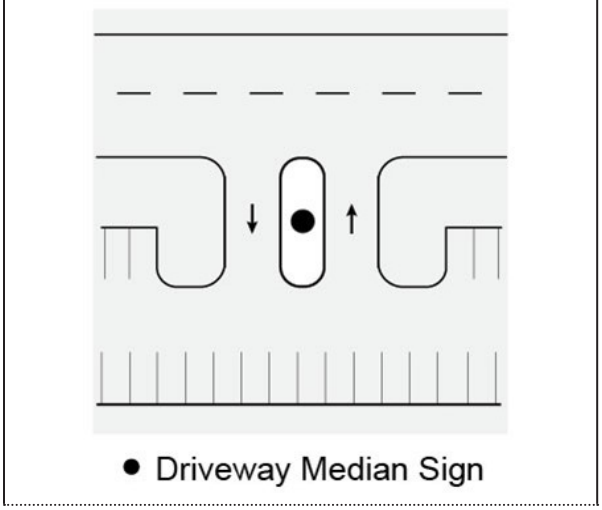
1. Description – A front sign zone is the area of a lot which corresponds to the minimum front setback, provided, however, such signs:
   a. are not located in those portions of the front setback that overlap with a minimum side setback;
   b. are not located in a required perimeter buffer between a non-residential and residential use;
   c. are not located within 2 feet from the back of curb / edge of pavement of any driveway;
   d. are not located within the right-of-way unless specifically authorized by the governmental authority having jurisdiction over improvements in such right-of-way; and,
   e. comply with the regulations of Section 7.66 – Sight Distance Requirements of this UDO.

9.4.1. A. FRONT SIGN ZONE

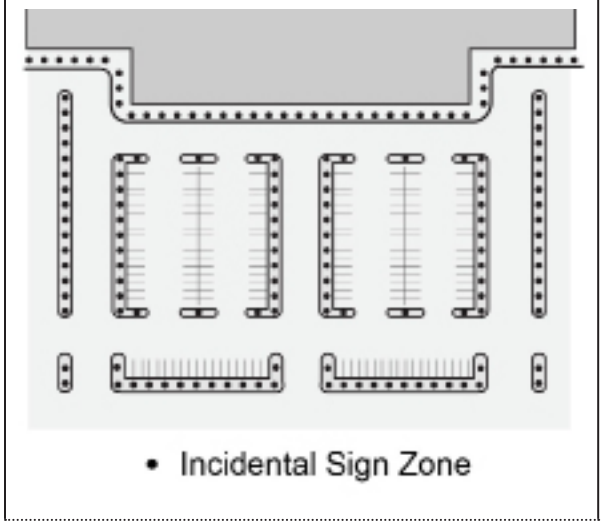


2. Signs in Medians – A front sign zone includes the area of a central island in a median divided driveway or entrance street only if the sign:
   a. is setback a minimum 2 feet from the back of curb / edge of pavement which defines a central island median;
   b. is located in the median of an entrance street and is approved for encroachment into the right-of-way by the governmental authority having jurisdiction over improvements in such right-of-way; and
   c. is located in the median of an entrance street and is covered by: a maintenance, indemnity and hold harmless agreement deemed acceptable by the Town Council; and, liability insurance in a manner and extent deemed acceptable by the Town Council, to assume all responsibility for the maintenance of and costs associated with any damages related to the location, erection, placement or maintenance of such sign.

9.4.1.B. DRIVEWAY MEDIAN SIGNS



9.4.1.B. INCIDENTIAL SIGN ZONE



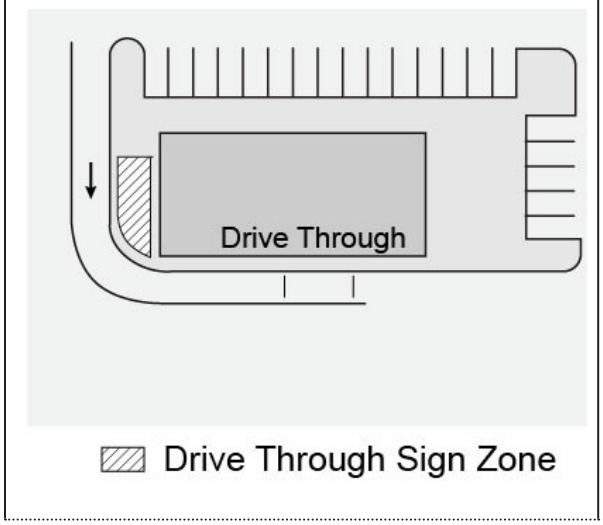
B. **Incidental Sign Zone**. An incidental sign zone is the area of a lot (or outlot) in a single use site, integrated center, business park, industrial park, attached dwelling project or subdivision, located: at a turning point along an interior access drive; along pedestrian circulation routes within the project; or immediately abutting an interior access drive, vehicle parking area, private street, or internal public street. The incidental sign zone is intended to provide an area for directional signs or signs designating areas/ vehicle parking spaces for accessory uses to the primary use of a site, including (but not limited to): curbside pickup, take out, online order pickup, cart corrals, and similar uses. Such signs:

1. must comply with the regulations of Section 7.66 – Sight Distance Requirements of this UDO;
2. must not interfere or conflict with sidewalks or walkways by maintaining a minimum of 5 feet clear for pedestrian flow; and
3. must not interfere or conflict with any minimum required vehicle parking areas, loading areas, drive aisle, driveways, interior access drives, interior access driveways, perimeter landscape yards or foundation landscaping.

C. **Drive Through Sign Zone**. A drive through sign zone is the area bounded by:

1. the back of curb / edge of pavement located on the driver's side of an interior access drive serving a drive through facility;
2. a line parallel to and not more than 10 from such back of curb / edge of pavement; and,
3. located between 1 and 5 car lengths from the first occurrence of a drive through facility.

9.4.1.D. DRIVE THROUGH SIGN ZONE



9.4.2 SIGNS IN RESIDENTIAL USE DISTRICTS (RR,SR, NR, NCR AND MXR)

A. Sign Regulations: Residential Use District Standards.

TABLE 9.4.2.A SIGN REGULATIONS: RESIDENTIAL USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
Detached Dwellings, Group and Family Care Homes	Freestanding	1	Front	2	3			
	Wall	1 (if no freestanding)	On building	2				
	Window	No Limit	25% of area of window					
	Temporary (N17)	(N2)		2	3		4x per calendar year; 21 days per occurance; 30 days between occurance	
Attached Dwellings and Apartment Dwellings	Wall	1	Adjacent to main entrance	2		Ornamental metal, stone, brick, masonry, or other permanent material		
	Window	no limit	25% of area of window					
	Freestanding (ground only) single-faced	2 (N3)	Front, immediately adjacent to and on either side of a driveway or entrance street (N5)	24	6(N6)	Ornamental metal, stone, brick, masonry, or other permanent material		No closer than 200 ft. from another freestanding sign (N4)
	Freestanding (ground only) double-faced	1 (N3)	Front (N5)	24		Ornamental metal, stone, brick, masonry, or other permanent material		
	Temporary (N17)	(N2)		6	6		4x per calendar year; 21 days per occurance; 30 days between occurance	
Recorded, Platted Subdivisions	Freestanding (ground only) single-faced	1 (N8), (N9)	Front; if 2 signs, immediately adjacent to and on either side of a driveway or entrance street (N5)	8, ground; 4, illuminated; 3, post & arm (N12)	4, ground; 8, post & arm (N13)	Ornamental metal, stone, brick, masonry, or other permanent material		No closer than 200 ft. from another freestanding sign (N10); Ratio between min. and max. dimension not to exceed 2:1
	Freestanding (ground only) double-faced	2 (N8), (N9)	Front	40	6(N6)	Ornamental metal, stone, brick, masonry, or other permanent material		Ratio between min. and max. dimension not to exceed 2:2

TABLE 9.4.2.A SIGN REGULATIONS: RESIDENTIAL USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
Non-Residential Uses	Freestanding (ground only) single-faced	2 (N11)	Front; if 2 signs, immediately adjacent to and on either side of a driveway or entrance street (N5)	20	4, ground; 8, post & arm (N13)	Ornamental metal, stone, brick, masonry, or other permanent material		No closer than 200 ft. from another freestanding sign (N10); Ratio between min. and max. dimension not to exceed 2:1
	Freestanding (ground only) double-faced	1 ground, 1 post & arm (N11)	Front (N5)	20	4, ground (N13); 8, post & arm (N14)	Ornamental metal, stone, brick, masonry, or other permanent material		Ratio between min. and max. dimension not to exceed 2:2
	Wall (single-use)	No limit	Front façade = 3% of total area (N16); Side and rear facades = 2% of total area (N17); Max length = 80% of length of façade					Shall not interrupt major architectural elements or features of a building or windows
	Wall (integrated center)	(N15)	Front façade = 3% of total area (N16); Side and rear facades = 2% of total area (N17); Max length = 80% of length of façade					Shall not interrupt major architectural elements or features of a building or windows
	Incidental (ground or wall)	1	Incidental zone	2	3			
	Window	No limit	25% of area of window					
	Temporary	1 per street frontage or entrance of a subdivision under construction; lot line abutting a platted common area or each lot line abutting a recreational area in the subdivision		6	4		Max. 4 occurances per year; Max. 21 days per occurance; Min. 30 day separation between occurances; For construction signs: placed less than 30 days prior to start of construction and removed less than 15 days after end of construction	

TABLE 9.4.2.A NOTES	
N1	Only a total of 1 sign, either freestanding or wall, permitted
N2	1 additional freestanding sign shall be permitted for each: street frontage of a lot; each lot line abutting a platted common area; and, each lot line abutting a recreational area developed as part of the same subdivision
N3	If an attached dwelling project has a front sign zone over 300 feet long and more than one driveway or entrance street, 1 additional double-faced or 2 additional single-faced signs are allowed
N4	Not including signs on either side of the same driveway or entrance street or signs placed at the corner of a lot on 1 sign structure
N5	If on a corner lot, 1 sign face may be located on either side of a driveway or entrance street, and 1 sign face may be located anywhere else in the front sign zone subject to the separation requirement; or, 2 sign faces may be placed on 1 sign structure located at the corner of the lot with 1 sign face visible from each street frontage, provided: (i) if 2 sign faces are placed on 1 sign structure, the 2 sign faces shall be allocated 1 from each front sign zone; and, (ii) notwithstanding the regulations of Section 9.3 – Computation of Sign Measurements regarding the limitation that sign faces shall not be more than 15 degrees from being parallel, the angle of separation between the sign faces located at the corner of a lot may be between 15 and 120 degrees.
N6	Unless integrated into a fence, wall or column, in which case the sign may not exceed the height limit for a fence in that zoning district
N7	Not including signs on either side of the same driveway or entrance street or signs placed at the corner of a lot on 1 sign structure
N8	If an attached dwelling project has a front sign zone over 300 feet long and more than 1 entrance street, 1 additional double-faced or 2 additional single-faced signs are allowed
N9	Phase identification signs permitted - 1 for each clearly identifiable phase entrance internal to a subdivision up to a maximum of 2 signs per phase
N10	Not including signs on either side of the same driveway or entrance street
N11	If a business has a front sign zone over 300 feet long and more than 1 driveway or entrance street, 1 additional double-faced or 2 additional single-faced signs are allowed
N12	Educational uses except family care home, government uses and religious uses not to exceed 32 sf
N13	Educational uses except family care home, governmental uses, and religious uses not to exceed 6 ft
N14	Decorative post elements may extend to a maximum height of 10 ft
N15	Where multiple uses are located within the same building, there shall be no limit on the number of wall signs per façade, provided that the total sign surface area of all wall signs located on each building façade comply with the following regulations: (i) for tenants that have outside entrances serving the general public, the sign surface area shall be calculated individually for each tenant with an outside entrance serving the general public; (ii) for tenants utilizing common outside entrances to serve the general public, all signs or message elements shall be on common wall areas (i.e., not a façade on a tenant space with an outside entrance serving the general public), and all signs or message elements on the same building façade shall be considered parts of the same sign for the purpose of calculating sign surface area; and (iii) the maximum sign surface area shall be based upon the lesser of the building façade or tenant space upon which such signs are located.
N16	For any building or structure which has more than 1 façade oriented toward a street, the maximum wall sign area of 3% applies to all building or structure façades oriented toward a street
N17	Additional standards for real estate office and open house signs in Section 9.4.2.E

B. **Right-of-Way/Sight Distance.** Freestanding signs shall not encroach into any public right-of-way and shall comply with the regulations of Section 7.66 – Sight Distance Requirements of this UDO.

9.4.3 SIGNS IN COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

A. Sign Regulations: Commercial & Mixed-Use and Employment / Campus Use District Standards.

TABLE 9.4.3.A SIGN REGULATIONS: COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
Single Use Sites	Freestanding (single-face)	2 (N11)	Front; immediately adjacent to and on either side of a driveway or entrance street (N5)	24 (ground); 6 (post & arm)	6 (ground; table xx (post & arm)			No closer than 200 ft. from another freestanding sign (N10)
	Freestanding (double-face)	1 (N11)	Front (N5)	32 (ground); 6 (post & arm)	6 (ground; table xx (post & arm)			
	Wall		No limit (N18)	5% of front façade area (N20); 3% of side or rear façade area (N21); Max length = 80% of length of façade				Max. size of letters = 48 inches in any dimension; Max. size of logos = 60 inches in any dimension; Shall not interrupt major architectural elements or features of a building or windows
	Window			25% of the area of the window				For multi pane windows, the surface area of the window equals the combined surface area of the individual panes, or in the case of a glass curtain wall, the combined surface area of the individual glass panels

TABLE 9.4.3.A SIGN REGULATIONS: COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
Integrated Centers, Business Parks, Industrial Parks	Wall		No limit (N19)	5% of front façade area (N20); 3% of side or rear façade area (N21); Max length = 80% of length of façade				Max. size of letters = 48 inches in any dimension; Max. size of logos = 60 inches in any dimension
	Window			25% of area of window				For multi pane windows, the surface area of the window equals the combined surface area of the individual panes, or in the case of a glass curtain wall, the combined surface area of the individual glass panels
	Freestanding single-faced	2 (N3)	Front, immediately adjacent to and on either side of a driveway or entrance street (N5)					No closer than 200 ft. from another freestanding sign (N4)
	Freestanding double-faced	1 (N3)	Front (N5)	Table XX	Table XX			
	Freestanding - outlots, single-faced	2	Front; immediately adjacent to and on either side of a driveway or entrance street	24 (ground); 6 (post & arm)	6 (ground); 8 (post & arm) (N14)			
	Freestanding - outlots, double-faced	1	Front	32 (ground); 6 (post & arm)	7 (ground); 8 (post & arm) (N14)			
	Incidental	1	Incidental zone	2	3			

TABLE 9.4.3.A SIGN REGULATIONS: COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
All uses in the DMX Zone	Freestanding single-faced	2 per front zone with minimum 50 ft. (N11)	Front; immediately adjacent to and on either side of a driveway or entrance street (N5)	8 (ground); 8 (post & arm); 4 illuminated	4 (ground); 8 (post & arm) (N14)			No closer than 100 feet from another freestanding sign in a front sign zone on the same lot or integrated center; signs located on either side of a entrance street shall not be considered to be in violation of this spacing requirement
	Freestanding double-faced	1 (N11)	Front(N5)	8 (ground); 8 (post & arm); 4 illuminated	5 (ground); 8 (post & arm) (N14)	Ornamental metal, stone, brick, masonry, or other permanent material		
	Wall (single-use site)	no limit (N22)		(N24)				Shall not interrupt major architectural elements or features of a building or windows
	Wall (integrated center)	no limit (N23)		(N24)				Shall not interrupt major architectural elements or features of a building or windows
	Projecting (single-use site)	1		(N24)				Where projecting signs are located (upper or lower level), wall signs are prohibited
	Projecting (integrated center)	1		(N24)				Tenant space must occupy at least 20 feet of the width of the front façade of the building; where projecting signs are located (upper or lower level), wall signs are prohibited
	Incidental	1	Incidental zone	2	3			
	Window	no limit except for limit of one illuminated window sign		25% of the area of the window				For multi pane windows, the surface area of the window equals the combined surface area of the individual panes, or in the case of a glass curtain wall, the combined surface area of the individual glass panels

TABLE 9.4.3.A SIGN REGULATIONS: COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

Use Type	Sign Type	Standard						
		Maximum Number	Location/Zone Maximum area (sf)	Maximum Area (sf)	Maximum Height (ft)	Materials	Time	Separation
Temporary (all uses)		1 per street frontage or entrance of a subdivision under construction						Max. 4 occurances per year; Max. 21 days per occurance; Min. 30 day separation between occurances; For construction signs: placed less than 30 days prior to start of construction and removed less than 15 days after end of construction

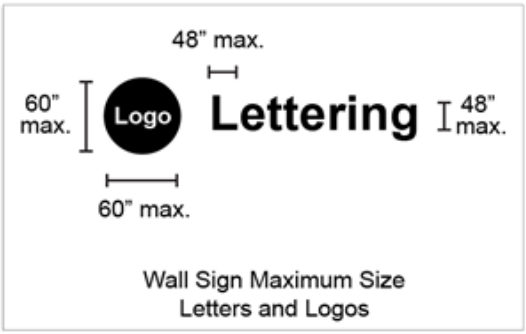
TABLE 9.4.3.A NOTES

N17	If the front sign zone has between 500 and 1000 feet of length and has more than 1 driveway or entrance street, 1 additional double-faced or 2 additional single-faced signs are allowed per front sign zone If the front sign zone has more than 1000 feet of length and has more than 2 driveways or entrance streets, 2 additional double-faced or 4 additional single-faced signs are allowed per front sign zone
N18	All signs or message elements on the same building façade shall be considered parts of the same sign for the purpose of calculating sign surface area
N19	In any instance in which there are multiple uses located within the same building, there shall be no limit to the number of wall signs per facade, provided that the total sign surface area of all wall signs located on each building façade comply with the following requirements: (a) for tenants that have outside entrances serving the general public, the sign surface area shall be calculated individually for each tenant with an outside entrance serving the general public; (b) for tenants utilizing common outside entrances to serve the general public, all signs or message elements shall be on common wall areas (i.e., not a façade on a tenant space with an outside entrance serving the general public), and all signs or sign elements on the same building façade shall be considered parts of the same sign for the purpose of calculating sign surface area; (c) the maximum sign surface area shall be based upon the lesser of the building façade or tenant space upon which such signs are located; and, (d) the sign surface area of all wall signs or message elements shall be measured as set forth in Section 9.3. – Computation of Sign Measurements.
N20	For any building, structure or tenant space which has a façade orientation toward more than 1 street, the maximum sign surface area of 5 percent shall apply to all building, structure or tenant space façades oriented toward a street;
N21	Any side or rear wall sign oriented toward a residential use district shall not be illuminated
N22	There shall be no limit to the number of wall signs per facade, provided that: (i) the total sign surface area of all wall signs located on each building façade shall not exceed the maximum sign surface area for the building facade upon which such signs are located; and, (ii) all signs or message elements shall be considered parts of the same sign and shall be measured as set forth in Section 9.3 – Computation of Sign Measurements.
N23	(i) for tenants that have outside entrances serving the general public, the sign surface area shall be calculated individually for each tenant with an outside entrance serving the general public; (ii) for tenants utilizing common outside entrances to serve the general public, all signs or message elements shall be on common wall areas (i.e., not on a façade of a tenant with an outside entrance serving the general public), and all signs or message elements on the same building façade shall be considered parts of the same sign for the purpose of calculating sign surface area; and,

TABLE 9.4.3.A NOTES	
N24	(1) Lower Level Wall Signs: Wall signs located on the lower 18 feet of building height or the actual building height, whichever is less, shall be considered lower level wall signs. The total sign surface area of all lower level wall signs oriented to an individual facade shall not exceed: (a) Front Façade – 5 percent of the total area of the lower 18 feet or the actual building height, whichever is lesser, of front facade of a building, provided, however, that for any building which has more than 1 façade oriented toward a street, the maximum sign surface area of 5 percent shall apply to all building facades oriented toward a street; and, (b) Side and Rear Façades – 3 percent of the total area of the lower 18 feet or the actual building height, whichever is lesser, of a side or rear facade of a building. (2) Upper Level Wall Signs: Wall signs located above the lower 18 feet of building height shall be considered upper level wall signs. The total sign surface area of all upper level wall signs oriented to an individual facade shall not exceed: (a) Front Façade – 3 percent of the total area of the front facade of a building located above 18 feet above grade, provided, however, that for any building which has more than 1 façade oriented toward a street, the maximum sign surface area of 3 percent shall apply to all building facades oriented toward a street; and, (b) Side and Rear Façades – 2 percent of the total area of a side or rear facade of a building located above 18 feet above grade. (3) Projecting Signs: the maximum sign surface area for a projecting sign shall be the same as for a lower level wall sign or upper level wall sign, as applicable, provided, however, if a projecting sign straddles the boundary between a lower level wall sign and an upper level wall sign, the maximum sign surface area permitted shall be the same as for an upper level wall sign.

B. Sign Area Example

9.4.3.A. SIGN AREA EXAMPLE



C. Additional general sign regulations for Commercial & Mixed-Use, or Employment/ Campus Districts.

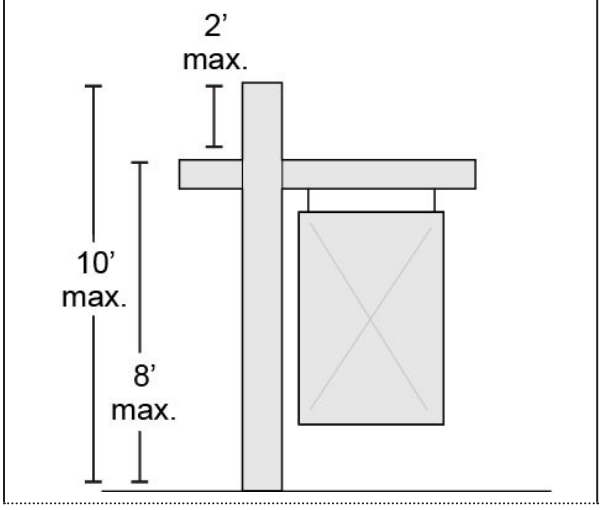
TABLE 9.4.3.B. MAXIMUM SIGN SURFACE AREA AND MAXIMUM HEIGHT FOR FREESTANDING GROUND SIGNS

Integrated Center Identification Signage			
Length of Front Sign Zone	**Single Faced Sign**	**Double Faced Sign**	**Maximum Height of Sign**
<500 feet	24	40	6′
		6 Post & Arm	8′/10′ Post & Arm**
>500 feet	24	2 @ 40 each * or 1 @ 80*	8′
		8 Post & Arm	10′/12′ Post & Arm**
>1000 feet	24	2 @ 40 each * or 1 @ 80*	15′
		12 Post & Arm	13′/15′ Post & Arm**

* The additional number of double faced signs and the additional size authorized by the limitation to only one (1) double faced sign applies only to integrated centers, business parks and industrial parks and does not apply to any single use site.

** The maximum height of a freestanding post & arm sign shall not exceed the smaller height specified above grade, provided, however, decorative post elements may extend to a maximum height of the larger height specified above grade.

9.4.3.B. POST & ARM SIGN



1. Right-of-Way/Sight Distance. Freestanding signs shall not encroach into any public right-of-way and shall comply with the regulations of Section 7.4.5 – Sight Distance Requirements of this UDO.
2. For projects where a development plan is required for attached residential, integrated center, business park, industrial park, or mixed-use development, signs shall be consistent and compatible with the architectural and site design features of the development.

D. Projecting Signs, all zoning districts. Projecting signs are allowed in all zoning districts. The maximum sign surface area for a projecting sign shall be the same as for a lower level wall sign or upper level wall sign, as applicable. If a projecting sign straddles the boundary between a lower and upper level wall sign, the maximum sign surface area permitted shall be the same as for an upper level wall sign.

1. Projecting signs shall not extend above the lower of the soffit, parapet, eave line or roof line of the façade on which the projecting sign is attached.
2. Maximum Projection.
   a. 4 feet from or beyond its supporting building.
   b. 3 feet from an imaginary perpendicular vertical plane located at the street pavement line, curb or outside edge of sidewalk.
   c. Projecting signs in compliance with the above regulations may project into the air rights of a public right-of-way if approval for such encroachment into the air rights of a public right-of-way is obtained from the governmental authority having jurisdiction over improvements in the public right-of-way prior to the placement of the projecting sign.
3. Maximum Height. The bottom edge of a projecting sign shall be at least 8 feet above grade over a walkway or sidewalk, or fifteen 15 above grade over a driveway or public right-of-way.

E. Awning, canopy or marquee signs. Wherever a building sign is permitted, the use of an awning, canopy or marquee sign is allowed subject to the following provisions:

1. Total Area – Maximum is the area allocated to the facade of the building upon which the awning, canopy or marquee is attached.

2. Sign Surface – Maximum is:
   a. 50% of the total area of an awning or canopy; or,
   b. 75% of the total area of a marquee.
3. Projection from Building – The maximum projection of an awning, canopy or marquee is 8 feet from or beyond its supporting building and shall not project beyond any walkway adjacent to the building.
4. Marquee Sign – A marquee sign may include a non-changeable copy sign attached to or mounted on top of a marquee, subject to the sign surface area limitations set forth above.

F. Theater Poster Boxes. In addition to other permitted building signs, a theater may install one or more back-lighted or internally illuminated poster boxes, provided that:

1. the maximum area is 36 x 54 inches;
2. the maximum height is 10 feet above grade;
3. poster boxes are permanently mounted to the building wall;
4. notwithstanding the provisions of this UDO to include all portions of all signs within one calculation of sign surface area, the sign surface area of poster boxes are calculated individually;
5. poster boxes, in combination with all other permitted building signs does not exceed the total sign surface area permitted for the building; and,
6. the total number of poster boxes does not exceed the greater of two poster boxes for a theater containing one screen or one stage, or one poster box per screen or stage for each theater containing multiple screens or stages.

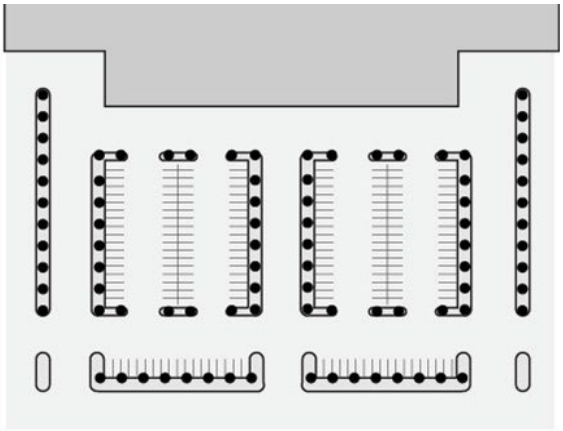
G. Suspended Signs in Integrated Centers. Suspended signs are permitted on any building containing two or more individual, non-related and separately operated uses subject to the following regulations:

1. There is no more than one suspended sign per tenant with a building entrance serving the general public per facade of a building;
2. The maximum sign surface area of a suspended sign is 2 square feet.
3. All portions of the suspended sign or sign structure are 8 feet or more above finished grade.
4. Suspended signs are not internally illuminated or externally illuminated by a light focused on the suspended sign.

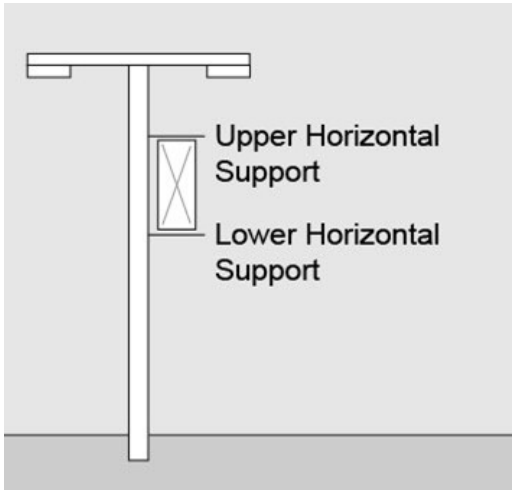
H. Light Pole Signs. Light pole signs are permitted in all non-residential use districts as specified below:

1. Type of Sign – Light pole signs are limited to banner signs:
   a. which are mounted on light poles located on the lot; and,
   b. which are mounted with upper and lower horizontal supports.
2. Maximum Surface Area per Sign Face – Light pole signs must not exceed the maximum dimensions specified below, either:
   a. 3 feet in width; or
   b. 8 feet in height.
3. Configuration – All light pole signs placed on a lot must:
   a. be of the same dimensions;
   b. if placed on light poles located at the interior edge of a setback, be oriented on the side of the light poles facing inward to the lot; and,
   c. be placed at the same relative height and location on all light poles.
4. Number – Maximum 2 light pole signs per light pole, provided that the light pole signs are located immediately across from each other on the pole.
5. Location – Light pole signs are permitted on light poles which are internal to a lot, and which define an edge to an interior access drive or a customer parking area.

9.4.3.C. LIGHT POLE SIGN ZONE



9.4.3.D. LIGHT POLE SIGN



9.4.4 GENERAL SIGN REGULATIONS

A. General Sign Design

1. Information included shall be limited to provide for readability and to decrease confusion.
2. All signs requiring permits shall be constructed of materials that present a finished appearance with lettering professionally painted or applied. The use of hand-painted lettering or graffiti on plywood or other similar material is prohibited.

B. Illuminated Signs

1. Lighting directed towards a sign shall be shielded so that it illuminates only the sign surface and does not shine on, cause glare to or otherwise impair the vision of the driver of any motor vehicle traveling on a public right-of-way. (See Section 7.9.2.N – Glare on Public Right-of-Way for related regulations.)
2. This sub-section does not apply to signs that are an integral part of a vending machine or are less than 2 square feet in surface area.

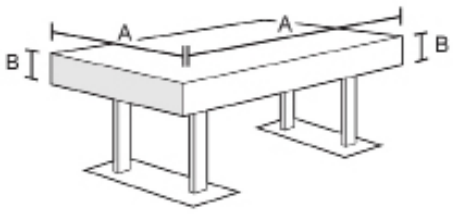
C. Changeable Copy Signs. Changeable copy signs are permitted as part of an otherwise permitted sign, provided that:

1. If a single use site, a maximum of 1 changeable copy sign is permitted per street frontage which is a part of a freestanding sign;
2. If an integrated center, either 1 changeable copy sign is permitted as part of a freestanding sign, or each individual use within an integrated center is permitted 1 changeable copy sign; and
3. The changeable copy sign shall not exceed 40% of the sign surface area of the permitted sign, provided, however, an Electronic Variable Message Sign (EVMS) shall not exceed 20% of the sign surface area of the permitted sign.

D. Fueling Station Signs. Signs may be located on a gasoline island canopy, canopy supporting columns (projecting sign) spandrels, pump islands or dispensers.

1. Signs on a fueling station canopy must not exceed 10% of the surface area of the canopy.
2. Signs at the pump may be located on either a gasoline island spandrel or a gasoline pump island, but not both.

9.4.4.A. FUELING STATION SIGNS



Maximum Sign Areas: Canopy: 10% of A x B

Fueling Station Signs

E. **Menu Board Signs.** Menu board signs associated with a drive through or walk-up window are permitted per the following conditions:

1. Menu boards are permitted within the drive through sign zone as an accessory to a drive through restaurant use.
2. Maximum size of a menu board sign is 32 square feet and maximum height is 6 feet.
3. Two menu boards signs are permitted per drive through lane not to exceed 64 combined square feet.
4. Menu boards shall not be legible from an adjacent property or public street.
5. Menu boards may be internally or externally illuminated per the requirements of Section 9.4.4.
6. Signs with speakers or intercoms shall be designed and located in a manner to direct noise away from adjoining properties.

F. Exempt Signs.

1. Any sign required by any local, state or federal governmental agency
2. Works of Art - murals subject to the following:
   a. Murals are considered a form of public art and do not require a sign permit.
   b. Murals are permitted on building walls in the DMX and IVMX districts only.
   c. Murals must not contain any logos, slogans, trademarks or advertising messages of any kind.
   d. Mural shall not cover up or interrupt major architectural elements of a building.
   e. Maximum mural size is 32 square feet surface area.
3. Cornerstones with dedication dates and building name if less than 4 square feet.
4. Light Pole Sign Banners – Town sponsored sign banners on public and private light poles.
5. One governmental flag as defined by GS §144-7 up to 40 square feet in size and pole up to 40 feet in height per lot.
6. Gateway Signs or Focal Points if required by Section 8.3.

9.5 PROHIBITED SIGNS

9.5.1 PROHIBITED SIGN

The following signs are prohibited in all districts:

A. Signs located on, in or above the right-of-way of any street or alley, except for:
   1. official signs or signs erected on behalf of or pursuant to authorization of a governmental body;
   2. projecting signs as expressly permitted by this chapter; and,
   3. signs in medians as regulated by Section 9.4.1.A.2. of this UDO.

B. Signs which interfere with street intersections. No sign, permanent or temporary, may be erected so that it interferes with the sight distance as specified in Section 7.4.5 – Site Distance Requirements of this UDO.

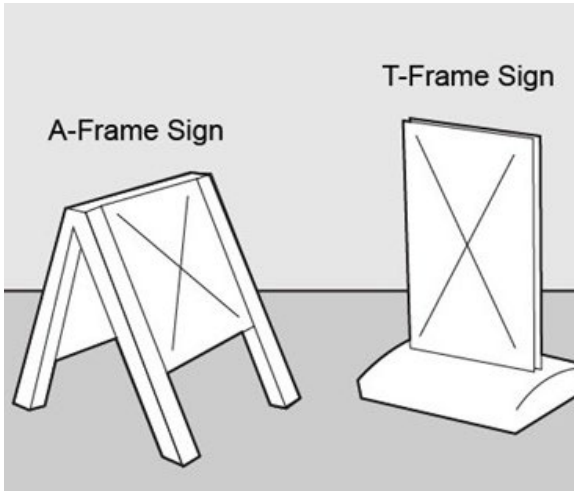
C. Signs which interfere with, obstruct the view of, imitate, copy, purport to be, or may be confused with any authorized official sign, traffic sign, traffic signal, or traffic control device.

D. Cabinet or box signs.

E. Portable signs, including but not limited to:

1. A-frame, T-frame, menu board, and sandwich board signs (except as expressly permitted by this chapter);
2. signs on portable trailer frames; and,
3. signs attached to or painted on a vehicle parked and visible from the public right-of-way, except that a vehicle used in the normal day-to-day operation of a business use is not considered a portable sign if the vehicle is parked beside or behind the building in which the use is located or as expressly permitted in this UDO within the district the business is located.

9.5.1.A. PORTABLE SIGNS

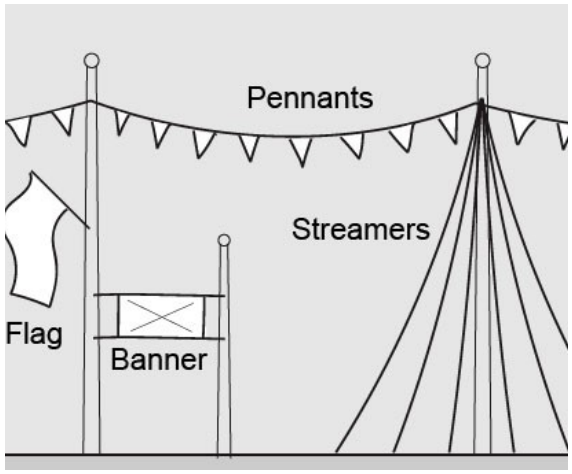


F. Rotating or moving signs, including hand-held signs moved by a person.

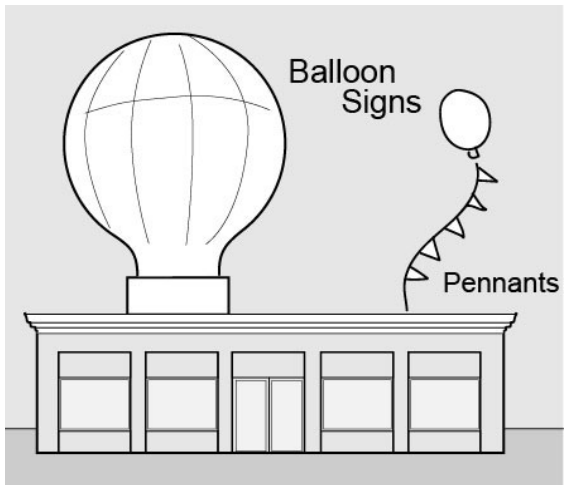
G. Windblown devices, including but not limited to any banner, pennant, spinner, streamer, propeller, disc, moored blimp, gas balloon or flag that is designed to inform or attract attention except as specifically provided otherwise in this chapter or as expressly permitted in this UDO within the district the business is located and provided that flags:

1. may be used in any project or development which is required to file a Master Sign Plan provided such flags:
   a. have been specifically requested and approved as an integral element of such Master Sign Plan; and,
   b. do not exceed 40 square feet in area; or,
2. are permitted on any individual detached dwelling residential lot in a residential use district, provided such flags do not exceed 15 square feet in area.

9.5.1.B. EXAMPLES OF WINDBLOWN DESIGNS



9.5.1.C. BALLOONS AND PENNANTS



H. Signs attached to trees.

I. Signs attached to utility poles, except for signs erected on behalf of or pursuant to authorization of a governmental body or the utility company having jurisdiction over such poles.

J. Signs that bear or contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful.

K. Any sign that obstructs or substantially interferes with any window, door, fire escape, stairway, ladder or opening intended to provide light, air, ingress or egress to any building.

L. Any changeable copy sign, including without limitation an electronic variable message sign on which the message changes more than 6 times per minute.

M. Any rotating beam, beacon, intermittent light, lights of changing degrees of intensity, or flashing illumination in connection with any sign surface, except as part of an electronic variable message sign on which the message does not change more than six times per minute.

N. Non-temporary signs for non-conforming uses as set forth in Chapter 10 of this UDO.

O. Roof Signs.

P. Any other type of sign located on private property outside of a public right-of-way not expressly permitted by Chapter 9 of this UDO.

9.5.2 WAIVER OF SIGN REGULATIONS

In order to avoid undue hardship and to expedite the zoning approval process for developments within the Town and its Extraterritorial Jurisdiction, a waiver of the regulations contained in this Chapter may be heard and determined in connection with either a petition for zoning map change, development plan, or subdivision plan.

A waiver of the regulations contained in this Section may only be granted upon making the following findings:

A. The proposed signs are harmonious to the buildings and sites which they occupy;

B. The proposed signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration;

C. The proposed signs will not increase the total combined sign surface area allowed for the front sign zone, interior sign zone and building signs on the lot, outlot, integrated center, business park, industrial park, subdivision or building served by the proposed signs;

D. The proposed signs will result in an overall pattern of signs for the lot, outlot, integrated center, business park, industrial park, subdivision or building which is equivalent to or superior to that achievable under the applicable regulations;

E. The proposed signs will be compatible with and will enhance the use or value of area properties;

F. The proposed signs are consistent with the intent of the Comprehensive Plan; and,

G. The proposed signs are consistent with the intent and purpose of this UDO.

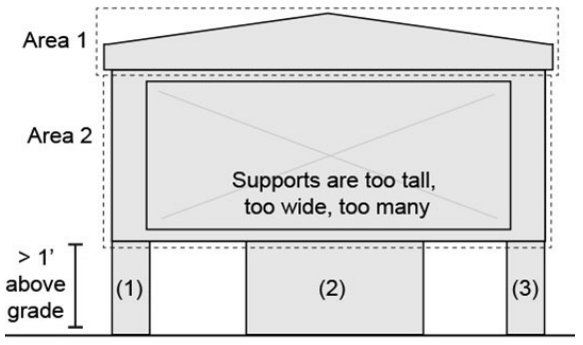
The Town Council may suspend temporary sign regulations during a declared emergency, natural disaster or pandemic.

9.6 CONSTRUCTION & MAINTENANCE OF SIGNS

A. Support Base.

1. Ground Sign - If any support, upright, bracing or framework is proposed to support a ground sign and has a width or diameter in excess of 6 inches in any dimension, said support shall (i) be encased in an ornamental shell of stone, brick, ornamental metal or similar materials, or (ii) be constructed of an external support structure including stone, brick, ornamental metal or similar materials. The maximum number of supports, uprights, bracing or framework extending between grade and the base of the sign face is 2.

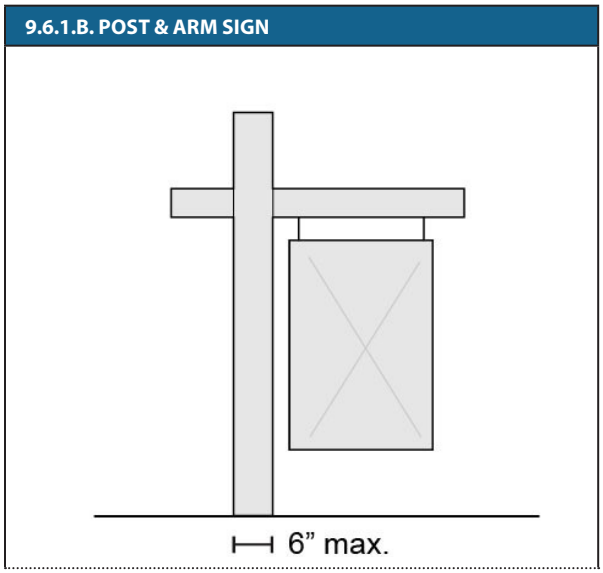
9.6.1.A. SUPPORT BASE EXAMPLE



Too Many Support Bases (Max. 2)

2. Post & Arm Sign – The maximum dimension for any support, upright, bracing or framework used to support a post & arm sign is 6 inches.

9.6.1.B. POST & ARM SIGN



B. Freestanding Signs as Accessory Structures. Freestanding signs and sign structures are considered accessory structures. As accessory structures, freestanding signs and sign structures may not occupy a lot without a primary use or building also being legally located on the lot, unless in compliance with the regulations of this UDO for temporary signs.

C. Removal of Signs and Sign Structures. Notwithstanding anything contained in Section 10.5 Nonconforming Signs, signs and sign structures are subject to the following removal provisions:

1. When the building, or any business, product, activity or service offered on the premise not located in a building, is removed, any sign and sign structure located on the lot shall also be removed within 60 days of any such cessation of business.

   Any new sign or sign structure located after such coincident removal, is located in compliance with the provisions of this UDO.

2. When a legally established nonconforming building, or any business, product, activity or service not located in a building, suffers a partial destruction in excess of the value specified in Section 10.5.C of this UDO and such building, or business, product, activity or service must be removed and brought into compliance with the terms of this UDO, any sign or sign structure located on the lot shall also be brought into compliance with the terms of this UDO.

3. Upon the expiration date of a UDO permit for a temporary sign, all signs and support structures associated with such temporary sign are removed by midnight on the date of expiration.

D. Landscaping of Freestanding Signs. All freestanding signs must be provided with a landscaped area at least equal to the sign surface area of the sign. Landscaping may include any size or variety of annuals, perennials, ornamental grasses, hedge plants, or trees. Plant materials used to satisfy this provision shall not be used to satisfy landscaping required by any other provision of this UDO.

E. Cutting of Trees or Shrubs. No person, for the purpose of increasing or enhancing the visibility of any sign, shall damage, trim, destroy, or remove any trees, shrubs or other vegetation located:

1. Within any public street right-of-way unless the work is done pursuant to the express written authorization of the governmental department having jurisdiction over said public street;
2. On property that is not under ownership or control of the person doing or responsible for such work unless the work is done pursuant to the express authorization of the person owning the property where such trees or shrubs are located; or,
3. In any area where such trees or shrubs are required to remain under a permit issued under this UDO.

F. Maintenance of Signs. Nothing contained in this UDO prevents the maintenance, repainting or posting of legally established signs. Maintenance may include the replacement of sign surfaces within a sign structure provided that the sign structure is not removed or changed

in any dimension. All signs shall be maintained in good repair (e.g., without pealing paint or broken sign faces) and in operable condition (e.g., if internally illuminated, all light bulbs or tubes are operational) at all times.

G. Non-conforming signs. See Section 10.5 – Non-conforming signs.


HOLLY SPRINGS
North Carolina

10 NONCONFORMING SITUATIONS

10.1 PURPOSE AND INTENT

The provisions of this Chapter establish the standards, allowances, and limitations for nonconforming situations that may exist within the Town and its Extraterritorial Jurisdiction. Nonconforming situations include land uses, structures, signs, lots of record, and development projects that were previously legally established prior to the adoption of this UDO (and all associated amendments) and do not comply with the current standards and regulations. These provisions do not apply to land uses, structures, signs, and lots that were not legally established pursuant to the laws and regulations that were in effect at that time; those situations are deemed illegal and not protected under the allowances of this Chapter.

The Town's intent is to allow these nonconforming situations to continue while limiting modifications, expansions, and alterations except under the provisions of this UDO.

The Town acknowledges that certain nonconforming uses and structures exceed the current density and intensity limits of its zoning district. This Chapter is intended to create certain flexibility, allowances, and incentives to motivate property redevelopment that would eliminate blight and unsafe conditions.

10.2 GENERAL PROVISIONS AND APPLICABILITY

10.2.1 APPLICABILITY AND CONTENTS

This Chapter describes the various nonconforming situations, establishes the allowances and limitations thereto, and the review procedures to further use, modify, and potentially expand said situations.

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10.2.2 NONCONFORMING SITUATIONS DESCRIBED

This UDO recognizes the following nonconforming situations that may exist within the Town and its extra-territorial jurisdiction.

A. Nonconforming Uses. Land uses or land use activities that may exist within a zoning district that would not be allowed, or that would normally require special approval to establish, under the current UDO standards (e.g., a land use that is listed as a Special Use Permit – "SUP" pursuant to Table 3.2. of this UDO).

B. Nonconforming Structures/Buildings. Any building or structure that may exist which does not comply with the zoning district's dimensional standards and/or building size limitations (e.g., setbacks, building height, and similar standards).

C. Nonconforming Signs. Any sign or collection of signs on a given lot/parcel that does not comply with the zoning district's size, area, and quantity limitations.

D. Nonconforming Lots of Record. Any lot, parcel, or tract that may exist that does not comply with its zoning district's minimum size or dimensional standards. This also includes lots/parcels/tracts that do not comply with the zoning district's access and frontage requirements.

E. Nonconforming Site Development. Existing developments that do not fully comply with the standards of this UDO with emphasis on facades, landscaping and pedestrian access requirements.

F. Legally Established. A legally established use or structure means that the use or structure was a conforming use or structure at the time it was permitted by the town, however the code has changed since certificate of occupancy and the use or structure has lost its status as conforming through only the operation of the change in law. The burden to show that a nonconforming structure was legally established shall be on the landowner.

10.2.3 CONTINUATION, REPAIR, USE AND MAINTENANCE

A. Continuation. A legally established nonconforming situation may remain in existence, however the provisions of Section 10.3 apply where a nonconforming use is abandoned. Any proposed enlargement or alteration of a nonconforming situation shall be in conformance with the standards and review procedures of this UDO.

B. Lot Use. Any legally established nonconforming lot may be used and developed pursuant to the use and dimensional standards of the current zoning district and the other applicable provisions of this UDO.

C. Repair and Maintenance. Ordinary repairs and maintenance of nonconforming buildings/structures, building/structures supporting a nonconforming use, and nonconforming sites are allowed. This may include, but is not limited to, the repair/maintenance of walls, roofs, fixtures, wiring or plumbing. This allowance also includes activities that increase building/structural integrity or Americans with Disabilities Act (ADA) accessibility. The provisions of 10.4.D herein apply where a building is damaged due to a catastrophe.

D. Other Allowances. Sections of this Chapter establish the allowances and limitations for other activities associated with each nonconforming situation.

10.2.4 VERIFICATION OF NONCONFORMING USES

A. The Administrator may verify whether a nonconforming situation was legally established by reviewing information submitted by the landowner, Town records and other readily available information to reach a determination. The Administrator may conduct its initial investigation as a Type 1 review pursuant to Chapter 11 of this UDO. The Administrator may request an applicant provide evidence to be considered in its determination, and it shall be the responsibility of the landowner to prove a nonconforming situation is legally established. The following items may be used in confirming a nonconforming situation:

1. Building and UDO permits.
2. Zoning maps and past UDO editions.
3. Property tax records.
4. Lease agreements relating to the subject use/property.
5. Utility bills relating to the subject use/property.

6. Insurance policies and/or mortgage contracts for the subject property.
7. Aerial photography.
8. Historic land use and/or insurance maps (e.g., Sanborn® Maps).
9. Witness affidavits.

10.2.5 DETERMINATION OF REPORTED TAX VALUE OR REPLACEMENT COST

A. In determining the reported tax value of a building or structure or the replacement cost of a sign, the Administrator may consider the following items:

1. **Building or structure.** Documentation provided on the tax card for the property.
2. **Sign.** Documentation prepared by and provided by an appraiser licensed by the State of North Carolina to appraise the type of property involved.
3. **Other Evidence.** Other documentary evidence relevant to reported tax value or replacement cost deemed appropriate by the Administrator.

10.3 NONCONFORMING USES

A. General Standards. Nonconforming uses that exist on the effective date of this UDO which would not be permitted by the provisions of this UDO may be continued pursuant to the following limitations.

1. Nonconforming uses may not be enlarged, expanded, increased or extended to occupy a greater area of land than was occupied on the effective date of this ordinance except as allowed in this section;
2. Nonconforming uses shall not be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses on the effective date of this UDO; and
3. No additional building or structure shall be erected in connection with such nonconforming use.

B. Discontinuation of a Nonconforming Use. Where a nonconforming use ceases to operate or is not occupied for 6 consecutive months (except when government action, a natural disaster, or state-wide pandemic impedes access to the premises), any subsequent use of such land shall conform to the provisions of this UDO. The Administrator may allow for an additional 6 month extension where the applicant makes a formal request within 6 months of the initial abandonment.

C. Nonconforming Detached and Attached Dwellings. Legally existing nonconforming detached and attached dwellings shall be allowed to remain in existence and are not subject to the expansion limitations or discontinuation clauses of this section. All building additions shall conform to the dimensional standards of the zoning district. No additional units therein may be added unless specifically allowed in the zoning district.

10.4 NONCONFORMING BUILDINGS / STRUCTURES

A. General Standards. A nonconforming building or structure that could not be built under the terms of this UDO may continue on the property (e.g., legally established buildings that do not comply with the setbacks for the current zoning districts). Modifications and enlargements to, or relocation of said buildings/structures may be allowed pursuant to the provisions of this UDO (including the dimensional standards of its current zoning district), and within the limitations of this section.

B. Enlargements. A nonconforming building or structure may only be enlarged in a manner that complies with the dimensional and size limitations of the current zoning district. Said structures shall not be enlarged, expanded or altered in a way which increases its nonconformity, provided such building or structure may be altered so as to decrease the extent of nonconformity.

C. Moving and Relocating. Nonconforming buildings or structures may be moved on its

existing lot/parcel or to a new lot/parcel provided that the new location would result in compliance with the dimensional standards of the current zoning district in terms of setbacks, building orientation, and access.

D. Reconstruction Due to Catastrophes. Where a nonconforming building or structure (or legally established nonconforming portion of a building or structure), is damaged or destroyed by any means to the extent of more than 50% of the reported tax value at the time the damage or destruction is reported, said building or structure shall reconstructed in conformity with the provisions of this UDO.

E. Historic Structure Allowances. Nonconforming historic structures may be altered or enlarged without conforming to the zoning district development standards, provided:

1. The enlargement, expansion, or alteration does not exceed the building height limitations; front, side and rear setbacks and yards; bulk; or other provisions of this UDO and is in compliance with all other applicable development standards; and,
2. The enlargement, expansion, or alteration shall, to the greatest extent practical, preserve historic materials, features, and/or spatial relationships that characterize the structure as certified by a historic preservation specialist or licensed architect; and,
3. The enlargement, expansion, or alteration shall be constructed to be compatible with the historic building material, features, size, scale, proportion, and massing to protect the historical integrity of the subject structure, as certified by a historic preservation specialist or licensed architect.

10.5 NONCONFORMING SIGNS

A. General Standards. Nonconforming signs may continue to exist, including the performance of normal and routine maintenance, so long as such sign remains otherwise lawful.

B. Repair and Maintenance Provisions. Nonconforming signs may receive normal and routine repair and maintenance subject to the following provisions:

1. A nonconforming sign may not be enlarged, expanded or altered in a way which increases its nonconformity.
2. A nonconforming sign that received a variance or waiver approval of either a previously enacted zoning regulation or this UDO for number of signs, height of sign, setback of sign or sign surface area may be altered within the limits of the associated variance or waiver approval.
3. Except as provided for in subsection B.2., above, the removal of a sign structure or a sign cabinet shall be deemed definitive evidence that such sign requires work beyond normal and routine repair and maintenance, and such sign shall not be repaired, maintained or reconstructed except in conformity with the provisions of this UDO.

C. Reconstruction Due to Catastrophes. Where a nonconforming sign is damaged or destroyed by any means to the extent that the repair or reconstruction of the sign exceeds 50% of the sign's replacement cost, said nonconforming sign may only be reconstructed in conformity with the provisions of this UDO.

D. Amortization of Nonconforming Temporary Signs. All nonconforming temporary signage shall be removed, changed, or modified to conform with the sign standards pursuant to Chapter 9 of this UDO and pursuant to the following based on the signage situation.

1. **Nonconforming Temporary Signs.** All nonconforming permanent signs on a property shall be amortized within one year of the effective date of this Chapter.
2. **Annexed Property.** If a sign becomes nonconforming as a result of annexation into the Town or its Extraterritorial Jurisdiction, the sign(s) shall be amortized within the timeframes listed above and based on the effective date of such annexation or inclusion in the Town's Extraterritorial Jurisdiction (not the effective date of this Chapter).

10.6 NONCONFORMING LOTS OF RECORD

A. General Standards. Any legally established lot or legally platted lot recorded prior to the effective date of this UDO not meeting the minimum area or dimensional requirements of the current zoning district may be used for any permitted use/building provided that:

1. all other development standards are met; and
2. such lot must be in separate ownership and not be contiguous with other lots in the same ownership. If a nonconforming lot is under the same ownership as a contiguous lot, such contiguous lots shall be deemed as one lot for the purposes of this UDO

B. Subdivision Activities. Any subdivision activity involving a nonconforming lot shall only be allowed where the resulting lots/parcels/tracts meet the size and dimensional standards of this UDO and the current zoning district.

C. Lot Reconfiguration Activities. Any lot reconfiguration activities (e.g., minor residential subdivisions) involving a nonconforming lot shall not result in a smaller lot size or property dimension than originally existed at the time of application or as required in the current zoning district.

D. Variances and Administrative Adjustments. Applicants may request a variance and/or administrative adjustment to obtain deviations/relief from applicable lot size and dimensional standards of the current zoning district.

10.7 NONCONFORMING SITE DEVELOPMENT

A. General Standards and Applicability.

1. **Applicability.** The provisions of this section apply in those situations where an applicant initiates an application/permit after the adoption of this UDO for building/site alterations and expansions and the resulting improvements exceed the market value of the property at the time of application. Whereas the following activities do not count towards this threshold for determining applicability:
   a. Improvements to landscaping or tree preservation;
   b. Improvements or alterations involving fire suppression systems, security, and other life/safety elements;
   c. Electrical and energy efficiency upgrades;
   d. Site remediation and hazardous material cleanup;
   e. Improvements to ADA access; and
   f. Improvements that address drainage, stormwater management, and/or climate resiliency.
2. **Landscaping and Pedestrian Access Elements.** Existing site developments that do not fully comply with the landscaping (Chapter 5) and pedestrian access provisions (Chapter 8) of this UDO shall be incrementally brought into compliance proportionally with other building/site improvements on the same property.
3. **Facades**. Existing facades shall be enhanced, modified, and redeveloped pursuant to the design standards of Chapter 8 of this UDO and subject to the additional provisions of this section.
4. **Exemptions.** The provisions of this Chapter do not apply to detached and attached residential buildings and their accessory uses.

B. Required Concurrent Site Improvements. The applicant shall perform site improvements to nonconforming landscaping and/or pedestrian access elements in a manner that brings the conditions in closer compliance with current UDO standards under one of the following options: (e.g., existing landscaping planters that do not meet the width requirements of this UDO).

1. **Option 1 Full Compliance.** The applicant shall upgrade all nonconforming landscaping and pedestrian access elements to fully comply with UDO standards.
2. **Option 2 Proportional Compliance.** The applicant shall use 5% of the proposed

building/site improvement value towards other property upgrades to nonconforming landscaping and/or pedestrian access elements. The landscaping/access investment shall bring these elements in closer compliance with the applicable UDO provisions.

3. **Option 3.** Phased Proportional Compliance: The applicant may apply the methods outlined in Option 2 to align with the building/site construction phases of the associated permit (e.g., improve landscaping concurrent with each building improvement project).

C. Facade Improvements. The following standards apply to development activities that involve an existing building facade.

1. **Facade Modifications.** Facade enhancements and modifications shall conform to the design standards outlined in Chapter 8 of this UDO, new and modified building features shall comply with those standards.
2. **Repair and Maintenance.** Applicants may perform normal repair and maintenance of facade elements (e.g., window and/or trim repair or replacement). In those situations, the activities are exempt from the design requirements of Chapter 8.
3. **Full Facade Enhancement.** Applicants shall modify/enhance existing building facades to fully comply with the design standards in Chapter 8 of this UDO where proposed alterations exceed 50% of a total facade area. This provision applies to any facade that is readily visible from an adjacent right-of-way and is subject to any applicant-initiated modifications to an existing building.


HOLLY SPRINGS
North Carolina
UNDER CONTRACT

11 ADMINISTRATION & DECISION-MAKING BODIES

11.1 PURPOSE AND INTENT

The provisions of this Chapter are intended to identify the review procedures, application submittal requirements, and roles of associated decision-making bodies for the various types of applications, permits, development and subdivision petitions, variances/administrative adjustments, waivers, plans, and other approvals (referred to in this Chapter as "UDO applications/permits") that are a prerequisite of development/land use activity in the Town and its Extraterritorial Jurisdiction.

11.2 GENERAL PROVISIONS AND APPLICABILITY

11.2.1 APPLICABILITY AND CONTENTS

This Chapter is applicable to UDO applications/permits in the Town including all new applications and amendments to previously approved projects. Where there are ambiguities in the associated review procedures and approval criteria for a particular UDO application/permit, the Administrator shall interpret said procedures and identify the review process for said project(s). This Chapter establishes the Town's rules and policies for the following:

A. **Decision-Making Bodies.** This Chapter establishes the decision-making bodies and their associated authorities as they relate to UDO implementation and application review. For some UDO applications/permits, certain decision-making bodies may serve in an advisory role to provide recommendations to a higher-level board or Town Council.

B. **Review Matrix.** This Chapter establishes a review matrix that identifies the procedures and decision-making bodies for each UDO application/permit.

C. **Review and Submittal Requirements.** This Chapter establishes and details the review procedures for each specific UDO application/permit.

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11.2.2 REVIEW AND ACTION FORMATS

A. **Action Formats Described.** Each UDO application/permit shall be processed as one of three action formats listed below. The Review Matrix in Section 11.4 details the review requirements for specific applications, development petitions, and land use-related requests.

1. Legislative Actions. Legislative actions involve policy decisions, amendments, and other decisions to amend the Town's regulations. These actions affect a wide range of residents and land areas. Legislative actions include adoption of or amendments to the Comprehensive Plan, UDO, zoning map, development standards, design manuals, and similar policy/regulatory documents. Legislative actions require a public hearing and broad public notice pursuant to Section 11.5.
2. Quasi-Judicial Actions. Quasi-judicial actions involve the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving Variances, Special Use Permits, and appeals of administrative determinations. Decisions on the approval of subdivision plans and site plans are quasi-judicial in nature if the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards requiring a discretionary decision on the findings to be made by the decision-making body. Quasi-judicial actions require a public hearing and public notice pursuant to Section 11.5.
3. Administrative Actions. Administrative actions include the Administrator's review, analysis, and determination of a UDO application/permit's compliance with this UDO and other ordinances. Administrative actions include a clear and objective analysis of the application's compliance with applicable standards.

B. **Review Format Determination.** Where there are conflicts between this Chapter and North Carolina State General Statutes (NCGS), the General Statute shall apply. The Administrator shall provide a determination where there are ambiguities whether an application, request, or Town action would be considered Legislative, Quasi-Judicial, or Administrative in nature.

11.2.3 PROCEDURES MANUAL

A. **Allowances.** The Administrator may create and implement a Procedures Manual (or equivalent) that outlines the submittal requirements and review procedures for the various development petitions, permits, land use activities, and notice standards of this UDO. Before the manual is used for Town business, the Town Council shall adopt said manual and amendments thereto. The manual shall reflect the laws, requirements, and limitations of this UDO and may not be used to circumvent UDO requirements. Where there are conflicts between the manual and this UDO, the provisions of the UDO shall apply.

11.3 DECISION-MAKING BODIES

A. **Decision-making Bodies Established.** This section establishes the various decision-making bodies as they relate to UDO applications/permits. This section establishes these bodies, their associated authority, and membership.

B. **Review and Recommendation Roles.** The various decision-making bodies described herein may also serve as recommendation and advisory bodies to higher level authorities for certain UDO applications/permits as specified in this Chapter.

C. **Conflict of Interest.** No person shall make a final decision or recommendation on any UDO application/permit if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on said individual or if the applicant or other person subject to that decision is a person with whom the staff or decision-making member has a close familial, business, or other associational relationship. In addition, all staff and decision-making members shall be subject to the conflict of interest clauses of NCGS § 160D-109.

11.3.1 UDO ADMINISTRATOR AND TOWN STAFF

A. **Establishment.** The Development Services Department shall oversee, maintain, and administer the provisions of the UDO and long-range planning actions within the Town's jurisdiction. The Development Services Department may consult with other Town departments, governmental agencies, and/or consultant experts to provide additional technical review for UDO applications/permits and land use/town planning activities. Exceptions to this authority shall apply where specifically codified in this UDO.

B. **Staff Roles.** The following describes the various Town staff roles as they relate to this UDO.

1. Administrator. For this UDO, the Administrator shall be the Director of Development Services or any Town Staff designated by the Director to administer this UDO.
2. Town Staff. The Administrator may appoint staff to administer the provisions of this UDO. Town staff work under the direction of the Administrator and shall provide administrative, technical, and analytical support
3. Plat Review Officer. The Administrator shall appoint the Plat Review Officer(s) whose role is to certify that a proposed Final Plat or other instrument required to be recorded in connection with this UDO meets all statutory requirements for recording, as a prerequisite for the recording of any such Final Plat or other instrument by the Wake County Register of Deeds.
4. Environmental Appeal Committee. The Town Manager shall appoint Town staff pursuant to Chapter 8, Article III of the Code of Ordinances to serve on the Environmental Appeal Committee. The Environmental Appeal Committee shall review, consider, and decide all appeals and variances from the requirements of Chapter 8 of the Code of Ordinances and as amended (which are separate but in addition to the provisions of this UDO).

C. **Duties and Authority.** This UDO grants the Administrator the following duties and authority. The Administrator shall be appointed and work under the guidance of the Town Manager. The Administrator may designate some or all these duties to Town staff individuals (also referred to as the "designee" in this Chapter).

1. Department Administration. The Administrator supervises the general administration of the Development Services Department. The Administrator may designate staff to assist in the daily administration of the duties and responsibilities set forth in this UDO. The Administrator shall provide and maintain information for the public relative to all matters arising out of this UDO.
2. UDO Administration. The Administrator shall interpret, enforce, and administer this UDO; receive and review all applications required by this UDO; issue UDO permits; and number and file all Certificates of UDO Compliance. The Administrator shall, when requested by the Town Council, Planning Board, or Board of Adjustment, or when the interests of the Town require, make investigations in connection with matters referred to in this UDO.
3. Department Records. The Administrator shall keep the records of the Development Services Department, including, without limitation, records of applications, permits issued, certificates issued, inspections made, reports rendered, and notices or orders issued. The Administrator shall provide records of all recommendations, final determinations, and decisions made pursuant to this UDO to the Town Clerk.
4. Administrative UDO Applications/Permits. The Administrator shall review and act on UDO applications/permits as allowed by this UDO and pursuant to Table 11.4-A: Review Matrix of this Chapter. This authority shall be reserved for applications that allow for administrative action.
5. Staff Reports and Recommendations. The Administrator may prepare and transmit to the Town Council, Planning Board, Board of Adjustment, and advisory committees the applicable staff reports, analysis, and potential recommendations of the Development Services Department on all UDO applications/permits, or matters

requiring official action from said decision-making bodies.

6. Zoning Map. The Administrator shall maintain the Official Zoning Map and designate all map amendments granted under the terms of this UDO.
7. Final Plat Recordation. The Administrator shall determine compliance of a proposed final plat with the regulations contained in this UDO and notify the Plat Review Officer if a final plat has received approval from the various reviewing parties (e.g., Town Departments and review staff).
8. Long-Range Planning and Special Projects. The Administrator shall perform such other duties as the Town Council, Planning Board, or Board of Adjustment may direct in accordance with the provisions of this UDO. The Administrator shall maintain the Comprehensive Plan and other long-range policy documents. The Administrator may initiate special projects, long-range planning initiatives, and similar activities that focus on land use, mobility, environmental protection, economic development, historic preservation, housing, and/or community engagement.

11.3.2 DEVELOPMENT REVIEW COMMITTEE (DRC)

A. **Establishment.** The Development Review Committee (DRC) for the Town and its Extraterritorial Jurisdiction is hereby established to provide interdepartmental collaboration to review and take actions on certain UDO applications/permits as outlined in this UDO and and pursuant to Table 11.4-A: Review Matrix.

B. **Composition/Membership.** The DRC membership shall include representation from various Town departments including, but not limited to: Development Services, Utilities and Infrastructure, Parks and Recreation, and Economic Development. The Administrator may designate specific Town staff to serve on the committee.

1. The Administrator shall maintain a DRC membership roster, assign alternate members, and fill vacancies. The Administrator shall serve as the DRC Chairperson to lead meetings (as necessary) and to oversee committee operations.
2. The DRC shall include 5 voting members as designated by the Town Manager. Other DRC members shall include Town Staff that work in an advisory role to provide technical assistance relating to application/permit review.

C. **Duties and Authority.** This UDO grants the DRC the following duties and authority.

1. DRC-authorized Application/Permits. The DRC reviews and acts on UDO applications/permits as allowed by this UDO and pursuant to Table 11.4-A: Review Matrix of this Chapter. Where authorized, the DRC may move to approve, approve with conditions, or deny a UDO application/permit based on the provisions of this UDO.
2. Conduct Special Studies. As directed by the Administrator or the other decision-making bodies, the DRC may conduct special studies and Town planning-related subjects to the Town Council.
3. Notice and Meeting Conduct. The DRC shall conduct notice and meeting procedures pursuant to the provisions of this UDO.

D. **DRC Application/Permit Review Procedures.**

1. Standard Review Procedure. UDO applications/permits shall be circulated to the applicable DRC members for review and comment. Each member shall review the application for consistency with the applicable UDO provisions. Where the application does not fully comply, the member shall provide written comments to the Administrator. The Administrator shall collect all staff comments and provide to the applicant for revisions and resubmittal.
   a. For Type 2a applications/permits (pursuant to Table 11.4-A: Review Matrix), the DRC shall approve the permit when the applicant has demonstrated full compliance with the UDO.
2. Discussion Limitations. For Type 0 applications/permits any and all discussion, comment, or opinion presented at a DRC meeting regarding proposed UDO applications/permits are not to be construed as a recommendation of Town staff, the Planning Board, the Board of Adjustment, or Town Council to approve or deny

any proposed project at time of official determination.

11.3.3 PLANNING BOARD

A. **Establishment.** The Planning Board is established to be advisors to the Town Council on long-range planning activities and subject to the duties outlined in the NCGS § 160D-301. The Planning Board shall provide review and technical recommendations to Town Council on all matters relating to land use policy, zoning map designations, UDO text, and development standards. The Planning Board is also established to conduct hearings and take action on Special Use Permits and certain UDO applications/ permits that possess the potential for substantial impacts on the Town and the natural environment. This is in addition to the powers and duties established in Chapter 2, Article IV of the Code of Ordinances (and as amended).

B. **Composition/Membership.** The Planning Board shall consist of 9 members, 8 of whom shall be residents living within the corporate limits of the Town and one who resides within the Town's Extraterritorial Jurisdiction.

1. Appointments. Members shall be appointed to serve on the Planning Board for three-year terms. The Town Council shall appoint residents residing within the corporate limits. The Wake County Board of Commissioners shall appoint the 1 member who resides outside the corporate limits but within the Town's Extraterritorial Jurisdiction. Whereas, if the County fails to appoint the member within 90 days of a vacancy, the Town Council shall make the appointment.
    a. Terms for members shall expire on the last day of February. Town Council shall schedule the appointments so that terms overlap and do not create four or more vacancies when individual tenures expire.
    b. All Planning Board members may serve until the expiration of their terms or until their successors have been appointed.
    c. The Town Council reserves the right to remove members at any time based on a pattern of absenteeism, or poor ethical performance.
2. Vacancies, Reappointment, and Extensions. When a Planning Board member's term expires, the Town Council may choose to reappoint said member or appoint a new individual to fill the vacancy pursuant to the limitations outlined above. The Town Council may extend the appointment for any Planning Board member after their term expires to avoid vacancies. The Town Council shall employ notice and procedures to recruit potential Planning Board members.
3. Representation. To the greatest extent practicable, the Town Council shall appoint a diverse Planning Board membership who collectively possess expertise/experience in the following town planning-related topics: architecture, urban design, historic preservation, land use policy, land use law, environmental protection, housing, equity/social justice, and engineering/land development. Attendance at the Citizen's Academy or equivalent training is a pre-requisite ot being appointed to the Planning Board.
4. Compensation. The Planning Board members shall be appointed without compensation. However, the Town may reimburse members for Town-related expenses and continuing education events. Said reimbursement activities shall be preapproved by the Administrator.
5. UDO Transitional Composition. Upon the effective date of this UDO, the Planning Board composition/membership shall be expanded to 17 members, 14 of whom shall be residents living within the corporate limits of the Town and 3 who reside within the Town's Extraterritorial Jurisdiction. As individual terms expire, the membership will be reduced to 9 members and outlined below.
    a. By March 1, 2023, 13 members, 11 of whom shall be residents living within the corporate limits of the Town and 2 who reside within the Town's Extraterritorial Jurisdiction.
    b. By March 1, 2024, 9 members as outlined in subsection 11.3.3.B.

C. **Duties and Authority.** This UDO grants the Planning Board the following duties and authority.

1. Planning Board-authorized UDO applications/permits. The Planning Board shall review and act on UDO applications/permits as authorized by this UDO and pursuant to Table 11.4-A: Review Matrix of this Chapter. Where authorized, the Planning Board may move to approve, approve with conditions, or deny an application/permit based on the provisions of this UDO.
2. Review and Recommend UDO Applications/Permits, Town Policies, and Ordinances. The Planning Board shall review and provide recommendations to Town Council for certain UDO applications/permits pursuant to Table 11.4-A: Review Matrix of this Chapter, and Legislative Actions involving text/map amendments.
3. Special Studies. The Planning Board shall review and make recommendations pertaining to special studies and town planning-related subjects to the Town Council (as directed).
4. The Planning Board may sit as a Board of Adjustment to review and take action on variance requests that are associated with a concurrent Development plan, Special Use permit, Subdivision, or major modification application.

D. **Planning Board Meetings.**

1. Frequency. The Planning Board shall hold at least one meeting monthly unless there is no business to be discussed or acted upon. All its meetings shall be in accordance with NCGS §143-318.9 through NCGS §143-318.18, and NCGS §160D-308. The Administrator may authorize additional monthly meetings to accommodate the Planning Board's workload.
2. Quorum. A quorum shall consist of at least half of the regular members for the purpose of taking any official action required by this UDO.
3. Chairperson and Vice Chair Appointments. Each March, the Planning Board shall hold an organizational meeting and elect a Chairperson and Vice Chairperson to conduct meetings. The terms for both individuals shall be 1 year or until successors have been elected and installed, with eligibility for reelection.
4. Rules of Transaction. The Planning Board shall adopt rules of transaction of its business and shall keep a record of its members' attendance and of its resolutions, discussions, findings, and recommendations. The Planning Board may direct the Administrator to conduct these duties on its behalf.
5. Member Participation. All regular members shall have the authority to participate in discussions of the Planning Board and shall have voting power on all matters of business.
6. The meetings of the Planning Board shall include a segment dedicated to the Board of Adjustment for Type 4 Actions and other items as required by this Ordinance. This portion of the meeting shall precede all other Planning Board actions on the agenda. A separate record of minutes and attendance shall be kept of all segments of Planning Board meetings dedicated to the Board of Adjustment.

11.3.4 BOARD OF ADJUSTMENT (BOA)

A. **Establishment.** The Board of Adjustment (BOA) is established to conduct hearings and take action on variances and certain UDO applications/permits as outlined in this UDO to ensure compatibility with surrounding land uses and natural environments. The BOA is also established to take action on applicant-initiated appeals of administrative decisions.

B. **Composition/Membership.** A portion of the Planning Board membership shall serve as the Board of Adjustment for Type 4 Actions. Each March, the Planning Board shall elect 5 members to serve as the BOA, 4 of whom shall be residents living within the corporate limits of the Town and 1 who resides within the Town's Extraterritorial Jurisdiction. The remaining members of the Planning Board shall serve as BOA alternate members. The terms shall be 1 year or until successors have been elected and installed, with eligibility for reelection.

C. **Duties and Authority.** This UDO grants the BOA the following duties and authority.

1. BOA-authorized UDO applications/permits. The BOA shall review and act on UDO applications/permits as allowed by this UDO and pursuant to Table 11.4-A: Review Matrix of this Chapter – these items include Variances. Where authorized, the BOA may move to approve, approve with conditions, or deny a UDO application/permit based on the provisions of this UDO. The BOA shall apply any applicable UDO criteria in making its decision and provide findings thereof.
2. Appeals. The BOA shall review and take action on appeals of administrative decisions (including those actions from the Administrator and/or the DRC). The BOA may move to approve, approve with modifications/limitations, or deny the request for appeal.

D. **BOA Meetings.**

1. General. The BOA meetings shall be held and conducted pursuant to subsection 11.3.3.D.

11.3.5 TOWN COUNCIL

A. **Introduction and Acknowledgement.** To effectuate the purpose of this UDO, the Town Counci shall have all the power vested by GS § 160D, et. seq. regarding the implementation of the Comprehensive Plan and this UDO, including but not limited to the powers set forth in this Chapter, other provisions of this UDO, and applicable law.

B. **UDO-related Duties and Authority.** This UDO outlines Town Council's role and duties to review and take action on certain UDO applications/ permits and long-range Town planning activities. This UDO assigns the following duties and authority to Town Council.

1. Town Council-authorized UDO applications/permits. The Town Council shall review and act on UDO applications/ permits as authorized by this UDO and pursuant to Table 11.4-A: Review Matrix of this Chapter. These items include, but not limited to, Annexations, Comprehensive Plan amendments, special planning initiatives, zoning map changes, UDO text amendments, certain Major Modifications, Major Subdivisions, Zoning Vested Right and Development Agreements. Where authorized, the Council may move to approve, approve with conditions/ limitations, or deny a UDO applications/ permits based on the provisions of this UDO.
2. Special Studies. The Town Council may initiate Long-range Plans, special studies, and other Town planning-related subjects. The Council may direct such studies to the Administrator to implement.
3. Board of Adjustment Duties. The Town Council may sit as the Board of Adjustment (BOA) to review and take action on Variance requests that are associated with a concurrent UDO application/permit, and/or zoning map amendment application.

11.4 REVIEW MATRIX

A. **Applicability.** This UDO identifies the review types for each UDO application/permit and/or other approval that may be a prerequisite to land usage and development activity within the Town and its Extraterritorial Jurisdiction. The Review Matrix (Table 11.4-A) establishes the general review type; the associated UDO applications/ permits, the decision-making bodies; and the appeal authority.

B. **Review Matrix.**

1. Review Required. Each UDO application/ permit shall be processed and reviewed pursuant to the required review type (Types 1 – 7) as established in Table 11.4-A — Review Matrix. Each review type is summarized in Table 11.4-A along with the associated application/permit, decision-making authority, and appeal authority. The subsequent sections of this Chapter provide additional provisions and requirements for specific UDO applications/permits.
2. Table of Permitted Uses. Certain land uses are assigned a permitting allowance pursuant to the property's zoning district. Table 3.2. – Table of Permitted Uses in Chapter 3 of this UDO lists the land uses that are allowed as a permitted use ("P"), Special Use Permit ("SUP"), or within a Conditional District

("CD"). New uses (or expansions of existing) shall obtain Town approval pursuant to Table 11.4-A.

3. Other Plans. The Town may adopt Long-range Plans, Special Studies, or equivalent for specific areas of the community. Where those plans include specific land use allowances, the Town shall process and review the associated land use and development activity pursuant to Table 11.4-A — Review Matrix.

4. Neighborhood Meetings. The Town requires applicants to host a neighborhood meeting for certain UDO applications/permits to inform surrounding residents, property owners, businesses, and government agencies about the proposal prior to submitting a formal application. For other UDO

TABLE 11.4-A: REVIEW MATRIX

		(*H) = Public Hearing Format Required				
Review Type	***Application/Petition Types***	***Review and Recommendation Body***	***Applicant Neighborhood Meeting***	***Sketch Plan Review***	***Final Decision-Making Body***	***Appeal Authority***
Type 0 - Sketch Plan	• Sketch Plan / Pre-Submittal Meeting	Town Staff / Various Departments	Not Required	N/A	*Development Review Committee (DRC)* *(For Non-Binding Review Only)*	
Type 1 – Administrative Action (Administrator review)	• Administrative Adjustments • Administrator's Interpretation • Environmental Permits (involving the requirements of Chapter 8 of the Holly Springs Code of Ordinances) • Exempt Subdivision • Final Plat • Minor Modifications (involving previously approved applications/ petitions) • Minor Residential Subdivision (involving 4 or less resulting lots AND no new street right-of-way) • Permitted Uses (pursuant to Table 3.2 AND not involving a Development Plan) • UDO Permit/Temporary Use Permit	N/A	Not Required	Not Required	Administrator	1st Appeal: Board of Adjustment (BOA) (*H) 2nd Appeal: Superior Court

TABLE 11.4-A: REVIEW MATRIX

		(*H) = Public Hearing Format Required				
Review Type	*Application/Petition Types*	*Review and Recommendation Body*	*Applicant Neighborhood Meeting*	*Sketch Plan Review*	*Final Decision-Making Body*	*Appeal Authority*
Type 2a – Administrative Action (Development Review Committee / DRC review)	• Construction Drawings • Development Plans (not involving properties in the DMX, buildings over 40,000-sf, and/or Special Use Permits)	Town Staff / Various Departments	Not Required	Required except Construction Drawings	Development Review Committee (DRC)	1st Appeal: Board of Adjustment (BOA) (*H) Except, appeals relating to Environmental Permits require a Type 2b Review) 2nd Appeal: Superior Court
Type 2b – Quasi-judicial Action (Environmental Appeal Committee)	• Environmental and/or Riparian Modifications, Variance, and/or Waiver (involving the requirements of Chapter 8 of the Holly Springs Code of Ordinances)	Town Staff / Various Departments	Not Required	Not Required	Environmental Appeal Committee (*H)	Superior Court
Type 3 – Quasi-judicial Action (Planning Board review)	• Special Use Permit • Major Modifications (involving previously approved Type 3 applications/petitions)	Town Staff / Various Departments	Not Required	Required	Planning Board (*H)	Superior Court
Type 4 – Quasi-judicial Action (Board of Adjustment review)	• Appeals of Administrative Decisions • Variance (1)	Town Staff / Various Departments	Not Required	Not Required	Board of Adjustment (*H)	Superior Court
Type 5 - Quasi-judicial Action (Town Council Review)	• Development Plans (involving properties in the DMX, and/or buildings over 40,000-sf) • Major Subdivisions (Preliminary Plats) • Major Modifications (involving previously approved Type 5 applications/petitions)	Town Staff / Various Departments AND Planning Board	Required (see Section 11.5 and Table 11.5-A)	Required	Town Council (*H)	Superior Court
Type 6 - Legislative Action (Town Council Review)	• Comprehensive Plan Amendments • Other Town Planning Policy/Regulatory Actions • Long-range Plans / Special Studies (or equivalent) • UDO Text Amendments • Zoning Map Amendments • Major Modifications (involving previously approved Type 6 applications/petitions)	Town Staff / Various Departments AND Planning Board	Required (see Section 11.5 and Table 11.5-A)	Not Required	Town Council (*H)	Superior Court

applications/permits, a neighborhood meeting is optional. Table 11.4-A specifies which development petitions/applications require a neighborhood meeting. Section 11.5 details the standards to comply with the UDO's neighborhood meeting requirements.

5. Withdrawl of UDO Application/Permit Due To Inactivity. Petitioners/Applicants must make a complete re-submittal of UDO application/permit materials within 90 calendar days of issuance of written comments from the Administrator or recommendation from the Planning Board or the UDO application/permit will be deemed withdrawn by the Petitioner/Applicant. This applies to all review procedures unless specified otherwise in this UDO. If the petitioner/applicant cannot make a complete resubmittal within the 90 calendar day window and wishes to keep the application active, they must make a written request to the Administrator with an explanation of the reason resubmittal will be delayed. If the Administrator determines sufficient extenuating circumstances exist, a one-time 60 day extension may be authorized. If the Petitioner/Applicant wishes for the project to be reconsidered after the UDO application/permit is deemed withdrawn, a brand new UDO application/permit will be required and shall follow the entire review procedures as specified for the particular UDO application/permit from the beginning.

11.5 PUBLIC NOTIFICATION

A. **Applicability.** The public notification requirements herein apply to UDO applications/permits that are deemed quasi-judicial or legislative. Where there are potential conflicts between these notification standards and North Carolina General Statutes (and as amended), the General Statutes shall apply.

B. **Notice Schedule.** Table 11.5-A Notice Schedule establishes the required notice for certain UDO applications/permits based on the review type. The Administrator shall issue notice prior to each hearing pursuant to the subsections herein – this shall also apply to any subsequent appeal hearing before a Town decision-making body (e.g., Board of Adjustment).

C. **General Notice Content and Requirements.** Where public notice is required by the Town,the notice shall include the content and be distributed pursuant to the applicable provisions of NCGS § 160D-403, 106D-403, 160D-601, and 160D-602.

D. **Site Posting Standards.**

1. Required Notification Type. When required pursuant to Table 11.5-A, the Administrator shall post a sign on the subject property in a location clearly visible from each right-of-way adjacent to the property.
2. Required Period of Notice. The sign shall be posted not less than 10 days, but not more than 25 days, prior to all public hearings. The Administrator shall remove said sign after the final public hearing occurs.

E. **Advertising Standards.**

1. Required Notification Type. When required pursuant to Table 11.5-A, the Administrator shall notice the proposed UDO application/permit as a distinctive advertisement in a local, published newspaper of general circulation in Wake County, NC.

F. **Neighborhood Meeting Standards.**

1. Neighborhood Meeting Timeline/Sequencing. When required pursuant to Tables 11.4-A and 11.5-A, the applicant shall host a neighborhood meeting prior to submitting the associated UDO application/permit.
2. Required Meeting Notification Type. For applications involving a specific site/property (including zoning map and comprehensive plan amendments), the applicant shall notify interested parties of the neighborhood meeting through written mailing notices pursuant to Table 11.5-A. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent).

   The neighborhood meeting notifications shall include the following minimum information pertaining to the application/permit:

a. Project and applicant names;
b. Location of proposed action (i.e., address or major cross streets);
c. Description of the UDO application/permit;
d. Time, date, and location of the neighborhood meeting. For virtual meetings, the notice shall include a weblink and access numbers (as applicable);
e. The telephone number and email address to contact the applicant hosting the neighborhood meeting.

3. Meeting Location/Access. The neighborhood meeting shall occur at a physical location and/or in a web-based (virtual) format.
   a. For physical meetings, the venue, whether in a building or outside, shall be rated to accommodate at least 50 participants (pursuant to fire capacity restrictions). The applicant shall be responsible for reserving the venue/building, obtaining all leases/approvals, and paying all applicable fees.
   b. For web-based meetings, the applicant shall utilize readily available software that is free to access for the public.
4. Meeting Format (Information Presented). The applicant shall schedule a neighborhood meeting for at least a one-hour duration. The meeting shall occur on a Monday, Tuesday, Wednesday, or

TABLE 11.5-A: NOTICE SCHEDULE

Proposed Application/Petition Review Type	Mailing Notice Standards	Site Posting	Advertising (new publication)	Application Neighborhood Meeting
Type 2b – Quasi-judicial Action (Environmental Appeal Committee)	Required: Adjacent Property Owners	Required	Not Required	Not Required
Type 3 – Quasi-judicial Action (Planning Board review)	Required: 300-ft radius around subject site	Required	Not Required	Not Required
Type 4 – Quasi-judicial Action (Board of Adjustment review)	Required: 300-ft radius around subject site	Required	Not Required	Not Required
Type 5 - Quasi-judicial Action (Town Council Review)	Required: 300-ft radius around subject site	Required	Not Required	Required: Mailing notice 300-ft radius around subject site and site posting
Type 6 - Legislative Action (Town Council Review) AND Type 7 – Other Actions (Town Council Review)	Required: Applications/ Petitions for Specific Sites/ Properties (e.g., zoning map amendments): Mailing notice 300-ft radius around subject site. Not Required: Other Legislative Actions involving Town-wide rule/policy changes.	Required: Applications/ Petitions for Specific Sites/ Properties (e.g., zoning map amendments). Not Required: Other Legislative Actions involving Town-wide rule/policy changes.	Required: Local newspaper publication	Required for applicant initiated UDO applications/ petitions. Mailing notice 300-ft radius around subject site. Not Required for Town initiated UDO applications/permits.

Thursday and not on nationally recognized holidays. The meeting shall occur between the hours of 4:00pm and 8:00pm. At a minimum, the applicant shall orally explain the proposed UDO application/permit in terms of location, size, and proposed land uses and density, and the requested action from the Town. The applicant shall solicit written and/or oral comment from the participants.

5. Neighborhood Meeting Summary Report. The applicant shall prepare a summary report that explains the meeting format, time/location it occurred, the number of attendees/participants, and a summation of the oral/written participant comments. The applicant shall submit a copy of the neighborhood meeting summary report and proof the required notification occurred to the Administrator as part of the initial application.

11.6 ZONING AND COMPREHENSIVE PLAN AMENDMENTS

A. **Purpose and Intent.** The provisions listed in this section are intended to establish the allowances, limitations, and procedure for applicants to request amendments to the UDO text, zoning map, the Comprehensive Plan, and other land use related policy documents/plans.

B. **Submittal Requirements.** Applicants shall provide the following information as part of all amendments to the UDO, Zoning Map, Comprehensive plan, and/or other land use related policy documents/plans.

1. Application. The applicant shall submit a formal application; the Administrator shall create and provide said application.
2. Site Survey / Existing Conditions. For amendments involving specific sites/ properties ("site specific amendments"), the applicant shall provide a land survey depicting the existing site conditions and improvements. In lieu of a survey, applicants may submit a current aerial photograph with labeling of existing conditions and printed to scale.
3. Project Narrative. Applicants shall provide a project narrative the describes the request, identifies existing conditions, and provides an analysis of the request and its consistency with the application Comprehensive Plan policies. The Administrator shall list the narrative requirements on the application form for Zoning and Comprehensive Plan amendments.
4. Neighborhood Meeting Report. The applicant shall submit a Neighborhood Meeting Report pursuant to 11.5.F.5 of this Chapter. The report may be provided to the Administrator as part of the initial application submittal.

C. **Approval Limitations.** The Town Council shall have the authority to limit its approval of the proposed amendment (e.g., lessen the land area for map amendments) to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, enjoyment, and welfare of people residing or working in or adjacent to the property.

D. **Procedures.** The following provisions establish the review procedures for amendments to the UDO text, Zoning Map, the Comprehensive Plan, and other land use related policy documents/plans.

1. The Town Council shall review and take action on zoning and plan amendment applications pursuant to Table 11.4-A: Review Matrix of this Chapter.
2. The applicant shall host a neighborhood meeting pursuant to 11.5.F of this Chapter and provide a Neighborhood Meeting Report as part of its initial application submittal to the Town.
3. Applicants shall provide the submittal items listed in 11.6.B.
4. The Administrator will review the amendment application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards and Comprehensive Plan policies. The Administrator (through their written comments) may require revisions to the proposal to achieve compliance with the Town's policy/regulatory documents. The

applicant shall revise its submittal, as necessary, to respond to the Administrator's comments. The Administrator will direct a staff member to write a staff report with findings and a recommendation. The Administrator will forward the revised application materials and its staff report to the Planning Board for review and recommendation.

5. The Planning Board shall conduct a public meeting and vote to recommend to Town Council to approve, approve with limitations, or deny the proposed amendment application.
6. The Town Council shall conduct a public hearing and vote to approve, approve with limitations, or deny the proposed amendment application.

11.6.1 CONDITIONAL ZONING (CD) DISTRICT

A. **Applicability.** The provisions of this subsection establish additional submittal requirements for zoning map amendments to a Conditional Zoning (CD) District.

B. **Additional Submittal Requirements.** Applicants requesting a zoning map amendment to a Conditional Zoning (CD) District shall provide the following information with their submittal in addition to those items required in subsection 11.6.B:

1. Narrative Addition / CD Design Goals. The applicant shall add a section to the project narrative that lists the CD Design Goals as provided in Section 2.5 of this UDO. The narrative shall provide an analysis of how the proposed CD is consistent with those goals.
2. CD Master Plan (Plan Set). Applicants shall provide a series of plan sheets that, collectively, form the Master Plan for the specific CD. The Master Plan establishes the future regulatory components for land use, transportation/mobility, and open space/preservation in the CD. The Master Plan shall be provided to teh Administrator in a printed and electronic format. The Master Plan shall include the following sheets:
    a. Concept Plan/Zoning Plan. A plan sheet shall depict the proposed spatial layout of the planned development within the CD including primary roadways, land use areas (zoning), and open space/preservation areas. The plan shall designate internal zoning districts based on the Town's base zones listed in Chapter 2 of this UDO. The plan shall include a site statistics table that lists the acreage for each internal zone and planned density limitations for each.
    b. Transportation and Mobility Plan. A plan sheet shall depict the proposed primary roadways and multi-use trail network (as applicable). The plan shall depict proposed roadway and access connections to the surrounding public right-of-way network. The plan shall also designate each proposed roadway as a specific classification or streetscape type.
    c. Open Space and Preservation Plan. A plan sheet shall depict the proposed open space and preservation areas. The plan shall identify the proposed use for each area in terms of recreation, or preservation/conservation. The plan shall include a site statistics table that lists the acreage of each open space/preservation area, the planned uses and activities for each, and the calculation of required open space conservation based on Chapter 4 of this UDO.
    d. Landscaping Plan. A plan sheet shall depict the primary landscaping areas and typical planting arrangements for each area. The plan shall include a site statistics table that summarizes the planting area widths, materials, quantities, and design scheme.
    e. Utilities Plan. As applicable, a plan sheet shall depict proposed primary utility line locations, sizes, and connections. The plan shall include a site statistics table that summarizes the line sizes and flow capacity.
    f. Grading Plan. As applicable, a plan sheet shall depict the proposed site grading.
3. Proposed Development and Design Manual. The applicant shall prepare and submit

a Development and Design Manual (the "Manual" in this subsection) that would establish the land use, development, and design requirements for the properties within the proposed CD; the manual shall coincide with the Master Plan (Plan Set). The manual shall be provided to the Administrator in an electronic format, and editable by the Administrator to accommodate potential future amendments thereto (e.g., Microsoft Word or PDF file formats). The manual shall include the following components.

a. Land Use. The manual shall establish internal zoning which corresponds to the Concept Plan/Zoning Plan in the Master Plan (Plan Set). The manual shall include a list of land uses/building types that would be allowed at specific locations within the proposed CD.

b. Dimensional Standards. The manual shall establish the dimensional standards (e.g., setbacks, height limitations, etc.) that would be applied to future development within each of the internal zoning districts pursuant to the proposed Concept Plan/Zoning Plan in the Master Plan (Plan Set) and as limited in Section 2.5 of this UDO.

c. Design Standards. The manual shall establish building and site design standards for future development within the CD and based on the internal zones pursuant to the proposed Concept Plan/Zoning Plan in the Master Plan (Plan Set). The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the projects for design compatibility and consistency.

d. Streetscape and Mobility Standards. The manual shall establish the typical cross section design for all internal streets, multi-use trails, and pedestrian facilities. The cross sections shall coincide with the Transportation and Mobility Plan in the Master Plan (Plan Set) and the "Public Realm" descriptions in the Comprehensive Plan (i.e., Community Character & Place-Making – Emphasis on the Public Realm policies). The cross sections shall depict rights-of-way widths, pavement/sidewalk widths/locations, curb type, landscaping material/placement, and street furniture, as applicable.

e. Open Space, Recreation, and Preservation Standards. The manual shall establish the development, maintenance, and land use standards for each open space/preservation area. The standards shall coincide with the Open Space and Preservation Plan in the Master Plan (Plan Set).

f. Plan Set. The manual shall incorporate the required plan CD Master Plan (Plan Set). For brevity, this may be attached as an appendix to the manual.

11.7 ANNEXATION

A. **General.** The Town Council may annex property into the corporate limits subject to a Type 7 Review pursuant to Table 11.4-A and in accordance with NCGS §160A-31, §160A-55, §160A-58.1, and §160A-58.7

B. **Voluntary Annexation Requirement.** An applicant shall submit a voluntary annexation petition (or equivalent thereof) concurrent with any UDO application/permit other than a Comprehensive Plan or Zoning Map amendment. The Town Council may later process the annexation when the property is eligible for inclusion in the Town Corporate limits pursuant to NCGS §160A-31.

1. **Waiver of Voluntary Annexation.** Where a property owner determines that conformance with the voluntary annexation requirements would create an unreasonable hardship or burden, a request for a waiver may be submitted to the Administrator. The request will be reviewed by the Town Manager who may grant a waiver of the requirements after considering the following factors:

a. The property is less than 50% contiguous to the Corporate Town Limits;

b. The property is not within a reasonable distance to connect to municipal water and/or sewer; and/or

c. The property does not gain access from a Town maintained roadway.

11.8 UDO PERMITS

A. **Applicability.** The provisions of this section apply to the UDO applications/permits that are subject to the review and decision-making bodies pursuant to Table 11.4-A: Review Matrix.

B. **UDO Permits.** The following provisions apply to UDO permits and their associated requirements.

1. General. A UDO permit shall be required prior to the alteration, change, expansion, placement, construction, or location of any building, structure, improvement, sign, or land use activity unless specifically exempted by this UDO. The Administrator may use a building permit and its associated review procedures to constitute a UDO permit for activities that are subject to a Type 1 Review pursuant to Table 11.4-A.

2. Conditions for Issuance of a UDO Permit. The Administrator shall not issue a UDO permit or other permit for any building, structure, improvement, sign or use of land to be altered, changed, placed, erected, or located, unless:

a. the building, structure, improvement, sign or use and its location conform to the provisions of this UDO;

b. sufficient infrastructure and utility improvements have been installed to protect the public health, safety and welfare;

c. the lot/parcel has water and sanitary service pursuant to this UDO and Wake County Public Health and Medical Services (or equivalent) standards; and

d. the development activity occurs on a legal lot of record; and

e. the application obtained an approval or approval with conditions pursuant to the decision-making body outlined in Table 11.4-A: Review Matrix.

3. UDO Permit Required. Notwithstanding the generality of the previous section, a UDO permit shall be required for the following:

a. any new construction or addition to a building or structure which includes a foundation or provides additional useable space for a permitted use;

b. any new or expanded parking area; loading area; interior access drive; or interior access driveway;

c. any new or expanded sign or sign structure;

d. any expanded sign surface area or change of sign surface area to include or increase any changeable copy sign;

e. any additional impervious surface and/or sidewalk coverage;

f. any in-ground swimming pool or above ground swimming pool able to be mechanically filtered or able to hold or contain water over twenty-four (24) inches in depth;

g. any fence, except for fences accessory to any individual detached dwelling or attached dwelling;

h. any changes to landscaping plan that is a part of an associated UDO application/permit for the property; and

i. any removal of a tree or vegetation that is otherwise protected by this UDO or development approval.

4. UDO Permit Exemptions. No UDO permit shall be required for minor repairs or alterations to buildings, structures, improvements, or signs where:

a. no increase in finished floor area or useable space is created;

b. no increase in any dimension of any portion (including but not limited to changeable copy) of a sign is created; and

c. all proposed improvements comply with the required front, side and rear setback requirements of the applicable district.

5. Duration of UDO Permits. Unless otherwise specified in this Chapter, an UDO permit shall be valid for six (6) months after date of issuance. The Administrator shall have the power to extend the period of validity of any UDO permit one or more times, provided, however, the total time period of all extension(s) shall not exceed one (1) year.

6. Public or Semi-Public Water and Sanitary Sewer Required. An application for a UDO permit for any building, structure, improvement, or use shall not be approved until it has been ascertained by the Administrator that:

   a. the proposed building, structure, improvement, or use will be served by a public or semi-public water and sanitary sewer system; or,

   b. the proposed building, structure, improvement, or use will be served by a water system and septic system, or other method of sanitary waste disposal approved by all required authorities; or

   c. the proposed use is preservation or storage in nature and would not generate a need for water and sanitary sewer service.

7. Record of UDO Permits. A record of all UDO permits shall be kept on file in the Development Services Department and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building or land affected and shall be available for public inspection. Said records shall also be provided to the Town Clerk.

8. Revocation. The Administrator may revoke a UDO permit for construction, development, or land use activities that occur in violation of any applicable law, ordinance, rule, regulation, site plan, zoning commitment, or condition of approval. In these situations, the Administrator shall provide notice of the revocation to the permit applicant by posting a notice or revocation on the property; personal service; certified mail; or, registered mail, return receipt requested. The Administrator shall exercise the enforcement powers pursuant to Chapter 6, Division 2 of the Code of Ordinances.

C. **UDO Permit Application and Approval Requirements.**

1. Application. The Administrator shall create a formal application and list the associated submittal requirements so that applicants provide enough information for the Administrator and the decision-making bodies to conduct a thorough review to determine compliance with this UDO. An applicant shall file a complete application with the required submittal items with the Administrator.

2. Additional Submittal Requirements. The applicant shall provide the additional submittal items for the specific application/permit type as may be listed in the subsequent sections of this Chapter (e.g., Development Plans require a plan set).

3. Review Procedure. The Administrator will review and process the application/permit pursuant to Table 11.4-A: Review Matrix. The final decision-making body therein will take action on the application. If the application/permit receives an approval or approval with conditions from the final decision-making body, the applicant may advance the project to the next associated UDO permit process.

11.8.1 CERTIFICATE OF UDO COMPLIANCE

A. **Certificate Requirement.** The Administrator shall issue a Certificate of UDO Compliance before a building or expansion is constructed, sites are graded, streets are constructed, and/or a use is established or expanded on a property pursuant to the allowances and limitations of this UDO. The Administrator shall not issue a Certificate of Occupancy until receipt of a Certificate of UDO Compliance has occurred. Activities specifically exempt from a UDO permit and listed 11.8.B.3 are not required to obtain a Certificate of UDO Compliance.

B. **Issuance Procedures.**

1. Timeline. Within 3 business days of completion of work on the proposed building, structure or use, the applicant for an UDO permit shall notify the

Administrator of the completion of work authorized by the UDO permit.

2. Inspections. The Administrator shall schedule and conduct an inspection of the premises to determine whether the site development, construction, and/or land use activity comply with the provisions of this UDO and the associated UDO permit.
3. Issuance Provision. The Administrator shall issue a Certificate of UDO Compliance where the proposed building, structure or use has been developed, located, or to be used in accordance with the provisions of this UDO and the associated UDO permit.
    a. Minor Outstanding Improvements. An applicant may issue a construction guarantee (e.g., performance bond and/or letter of credit) to the Town pursuant to subsection 11.14.1 of this Chapter where only minor requirements of the associated UDO permit have not been met at the time of inspection to progress the project towards completion and to obtain a Certificate of UDO Compliance.

11.9 SKETCH PLAN

A. **Purpose and Intent.** The provisions of this section are intended to create a pre-submittal process for applicants to seek guidance and preliminary Development Review Committee review pertaining to a proposed land use and/or development/subdivision activity prior to making a formal submittal for a UDO application/permit. The process will allow the Development Review Committee to review applicant's preliminary land use and development design ideas and provide recommendations (or refinements thereto) that would direct the proposal towards full compliance with this UDO and the Town's Comprehensive Plan. The Sketch Plan process is intended to be a recommendation in nature and will not constitute a binding decision relating to the associated project.

B. **Applicability.** The provisions of this section are applicable when an applicant files an application for Sketch Plan review.

1. Required Situations. A Sketch Plan review may be required for certain UDO applications/permits pursuant to Table 11.4-A: Review Matrix of this Chapter. When required, a Sketch Plan shall be submitted prior to a formal application for the associated UDO permit.
2. Optional Situations. All applicants are permitted to request a Sketch Plan review for any land use, development, or subdivision project. In those situations, the applicant shall request a Sketch Plan review prior to a formal application submitted for the associated UDO permit.

C. **Review and Application Procedures.**

1. Review Process. A Sketch Plan shall be reviewed by the Development Review Committee as part of a Type 0 Review pursuant to Table 11.4.-A: Review Matrix in this Chapter.
2. Submittal Requirements. Applicants shall file an official application to the Administrator including all supplemental materials listed therein. This may include a conceptual drawing or other graphic depiction of the proposed site improvements.
3. Development Review Committee Review. The Development Review Committee shall review the Sketch Plan pursuant to the relevant UDO sections, the Comprehensive Plan, and/or other Town policy documents/ordinances in reaching a determination. Any and all discussion, comment, or opinion presented at a Development Review Committee meeting regarding proposed UDO applications/permits are not to be construed as a recommendation of Town staff, the Planning Board, the Board of Adjustment, or Town Council to approve or deny any proposed project at time of official determination.

11.10 DEVELOPMENT PLANS

A. **General.** The provisions of this subsection apply to all UDO applications/permits involving a Development Plan. Applicable decision-making bodies are listed in Table 11.4-A: Review Matrix of this Chapter (based on the site location, project size and/or development intensities).

B. **Land Connection and Duration.**

1. Approved Development Plans shall be granted to the properties that are the subject of the application (not the individual).
2. A Development Plan approval is valid for a period of 12 months after the date of approval. Such 12 month period shall be administered as follows:
    a. Single Phase or Section Project or Subdivision. Construction Drawings for a single phase or section project or subdivision shall be submitted not more than 12 months after the date on which the Development Plan was approved.
    b. Multiple Phase or Section Project or Subdivision. Construction Drawings for the first phase or section of a project or subdivision shall be submitted not more than 12 months after the date on which the Development Plan was approved. The construction drawing deadline for submitting any subsequent phase or section of such project or subdivision shall be 12 months from the date of the most recent Certificate of Occupancy or the date of recording of the most recent Final Plat for any preceding phase or section of such project or subdivision.
    c. Extensions. The Town Council may extend said approval by up to 1 year, but in six-month increments, where the applicant requests an extension and demonstrates a compelling reason for such delay. Compelling justification may include, but not limited to, delays in building permit review, disasters, and local contractor/materials shortages.

C. **Activities Requiring a Development Plan.** The following development and site modification activities require a Development Plan and associated approvals. The provisions herein do not exempt an applicant from the Town's building permit standards.
1. All new buildings and construction and additions and expansions to existing buildings, structures, or pavement, except:
    a. Individual detached dwellings and attached dwellings involving up to three contiguous units are exempt from Development Plan requirements.
    b. Accessory uses/structures that are associated with a detached or attached dwelling unit are exempt from Development Plan requirements.
2. All development activities that require new or modified stormwater management facilities.
3. All new roadways and streets.
4. All mining and excavation activities that meet the thresholds for a Special Use Permit.

D. **Development Plan Submittal Requirements.**
1. Application. The applicant shall prepare and submit a formal application detailing the site location, ownership, and proposed land use/development activities. The Administrator shall create and provide the formal applications including the required submittal items.
2. Plan Set. Applicants shall provide a series of plan sheets to depict the proposed construction and site improvement elements of the project and to show compliance with this UDO. The Administrator shall list the plan set requirements on the application form for Development Plans.
3. Associated Studies. The applicant shall submit associated studies that may be warranted for the proposed development/land use activities as listed on the application. The required studies may be identified in a Sketch Plan review (pre-submittal meeting) prior to application submittal. Associated studies may include, but are not limited to, storm reports, traffic studies, and similar technical information.
4. Development Plan Preparation. Development Plan elements shall be prepared pursuant to the following:
    a. Property surveys and new legal descriptions shall be prepared by a licensed professional surveyor to conduct work in the State of North Carolina.
    b. Development plans, grading plans, utility plans, and similar plans shall be prepared

by a licensed civil engineer to conduct work in the State of North Carolina.

c. Architectural elevations shall be prepared by a licensed architect to conduct work in the State of North Carolina.

d. Tree preservation plans shall be prepared by a licensed landscape architect or certified arborist to conduct work in the State of North Carolina.

E. **Future Activity.** Future development, building/site alterations, and land use activities on the subject site shall be consistent with the approved Development Plan application and any associated conditions of approval. In the event, the Development Plan is denied by the decision-making body, the applicant shall only develop or use the property as allowed by this UDO – this may require new applications.

11.11 SUBDIVISION AND RECOMBINATION ACTIVITIES

A. **General.** The provisions of this section establish the allowances, limitations, submittal requirements, and review procedures for subdivisions and lot reconfiguration activities that result in new or modified lots, parcels, and/or tracts.

B. **Land Connection and Duration.**

1. Approved subdivision and lot reconfiguration applications shall be granted to the properties that are the subject of the application (not the individual).

2. Approved subdivision and lot reconfiguration applications expire 12 months after the date the approval is granted if a Final Plat or other applicable legal instruments are not recorded with Wake County and/or if building permits have not been issued. For multi-phased projects, the expiration shall only apply to the initial development phase. Applicants shall apply for and obtain associated building permits within this timeframe. The Town Council may extend said approval by 1 year where the applicant requests an extension and demonstrates a compelling reason for the delay. Compelling justification may include, but is not limited to, delays in building permit review, County records processing, disasters, and local contractor/material shortages.

C. **Submittal Requirements.**

1. Application. The applicant shall prepare and submit a formal application detailing the site location, ownership, and proposed subdivision activities. The Administrator shall create and provide the formal applications including the required submittal items.

2. Plan Set. Applicants shall provide a subdivision plan that depicts the proposed lot configurations, tracts, easements, and rights-of-way, as applicable, to show compliance with this UDO. The Administrator shall list the plan set requirements on the application form for Subdivisions. Additional requirement are required for Major Subdivisions and Minor Residential Subdivisions.

3. **Subdivision Plan Preparation.** Subdivision Plan elements shall be prepared pursuant to the following:

a. Property surveys and new legal descriptions shall be prepared by a licensed professional surveyor to conduct work in the State of North Carolina.

b. Development plans, grading plans, utility plans, and similar plans shall be prepared by a licensed civil engineer to conduct work in the State of North Carolina.

c. Architectural elevations shall be prepared by a licensed architect to conduct work in the State of North Carolina.

d. Tree preservation plans shall be prepared by a licensed landscape architect or certified arborist to conduct work in the State of North Carolina.

11.11.1 MAJOR SUBDIVISIONS (RESIDENTIAL & NON-RESIDENTIAL)

A. **Applicability.** The provisions of this subsection apply to new Major Subdivisions that will result in 5 or more residential lots, 2 or more non-residential lots, and/or include new streets/roadways.

B. **Major Subdivisions (Plats) Two-Part Review Process.** Major Subdivisions and the associated plats shall be reviewed in a two-part process as follows:

1. Preliminary Plats.
    a. Preliminary Plats are required prior to plat approval and recording. Preliminary Plats illustrate the proposed parcels, tracts, lots, rights-of-way, and easements. Preliminary Plats shall reflect the standards outlined in Chapters 7 and 8 of this UDO, Town Engineering Design and Construction Standards, and applicable State of North Carolina laws.
    b. The review process and final decision-making body for Preliminary Plats are defined in Table 11.4-A: Review Matrix listed in this Chapter.
    c. A Preliminary Plat (Major Subdivision) application shall be reviewed concurrently with an associated Development Plan application/permit.
2. Final Plats.
    a. Final plats include the legally adopted instruments that establish the new plat. Final plats are prepared and processed after the Town's decision-making body approves the Preliminary Plat, the associated Development Plan (as applicable), and any required site improvements are completed or committed by a construction guarantee (e.g., streets, utilities) pursuant to the associated Construction Drawings.
    b. Final Plats shall be approved by the Administrator (Type 1 Review) and as defined in Table 11.4-A: Review Matrix listed in this Chapter.
    c. The Administrator shall direct the Plat Review Officer to record the plat with Wake County.

C. **Major Subdivisions (Plat) Procedures.** The following provisions establish the required procedures for Major Subdivisions

1. Table 11.4-A: Review Matrix of this Chapter shall specify the decision-making body for the proposed Major Subdivision.
2. The applicant shall host a neighborhood meeting pursuant to 11.5.F of this Chapter and provide a Neighborhood Meeting Report as part of its initial application submittal to the Town.
3. The applicant shall submit a Preliminary Plat that demonstrates full compliance with the provisions of the UDO.
4. The Administrator will review the Preliminary Plat and provide written technical comments to the applicant based on the plat's compliance with the applicable UDO standards. The Administrator (through their written comments) may require revisions to the preliminary plat to achieve compliance with the UDO. The applicant shall revise said plats to respond to The Administrator's comments. The Administrator will write a staff report with findings of fact and its recommendation. The Administrator will forward the revised plat and a staff report to the decision-making bodies for action.
5. The decision-making body will conduct a public hearing, obtain public and expert testimony, and then take action on the application. The final decision-making body will vote to approve, approve with conditions, or deny the application.
6. The applicant shall prepare and submit Construction Drawings as a separate application to the Town pursuant to Table 11.4-A: Review Matrix and the requirements of Section 11.14.
7. Future subdivision activity, development, and land use activities on the subject site shall be consistent with the approved Preliminary Plat, an associated Development Plan and any conditions of approval, and the approved Construction Drawings. In the event the Major Subdivision/Preliminary Plat is denied by the decision-making body, the applicant shall only develop or use the

property as allowed by this UDO – this may require new applications.

8. After associated (and required) site improvements are completed pursuant to the associated Construction Drawings, the applicant shall prepare and submit a Final Plat application for Type 1 review to the Town. Alternatively, the applicant may choose to institute a construction guarantee for the site improvements in lieu of construction; in those situations, the applicant may apply for Final Plat approval.
    a. Administrator Review. The Administrator shall review the Final Plat against the applicable UDO standards and associated Preliminary Plat approval and confirm the associated site improvements have been completed (or secured through a construction guarantee). The Administrator will provide written comments to the applicant; the applicant will revise the Final Plat materials as applicable.
    b. Town Plat Review Officer. The Administrator will transmit the Final Plat and its findings to the Plat Review Officer. The Plat Review Officer will certify that a proposed Final Plat meets all statutory requirements for recording with Wake County.

11.11.2 MINOR RESIDENTIAL SUBDIVISIONS

A. **Applicability.** The provisions of this subsection apply to new minor residential subdivisions that will result in 4 lots/parcels or less AND do not involve new streets/roadways (e.g., subdividing land along an existing roadway).

B. **Minor Residential Subdivisions Procedures.** The following provisions establish the required procedures for minor residential subdivisions.

1. The Administrator shall review and take action on minor residential subdivision proposals pursuant to Table 11.4-A: Review Matrix of this Chapter as a Type 1 Review.
2. Applicants shall prepare a proposed land survey document that graphically illustrates the proposed subdivision activities in terms of lot lines and easements. The applicant shall provide proposed legal descriptions for each proposed lot, tract, and easements (if applicable).
3. The Administrator will review the minor residential subdivision application and provide written technical comments to the applicant based on the plan's compliance with the applicable UDO standards. The Administrator (through written comments) may require revisions to the subdivision proposal to achieve compliance with the UDO. The applicant shall revise said subdivision plan to respond to Administrator comments. The Administrator may approve, approve with conditions, or deny the application.
4. Future subdivision activity shall comply with the approved subdivision plan in terms of lot line locations and easements.
5. The applicant shall record the approved subdivision plan and associated legal descriptions with Wake County.
6. The applicant (or subsequent property owners) shall not further subdivide any portion of the subject land as a Minor Residential Subdivision for a period of 3 years from the date the plan is recorded with the County. However, the land may be further subdivided within this timeframe only as a Major Subdivision pursuant to subsection 11.11.1. of this Chapter.

11.11.3 EXEMPT SUBDIVISIONS

A. **Applicability.** The provisions of this subsection apply to exempt subdivision activities/situations as described below and pursuant to NCGS §160D-802:

1. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this UDO.
2. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.

4. The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this UDO.
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

B. **Procedures.** The following provisions establish the required procedures for exempt subdivisions.

1. The Administrator shall review and take action on exempt subdivisions pursuant to Table 11.4-A of this Chapter as a Type 1 Review.
2. Applicants shall prepare a proposed land survey document that graphically illustrates the proposed lot amendment or subdivision activities in terms of lot lines and easements. The applicant shall provide proposed legal descriptions for each proposed lot and easements (if applicable).
3. The Administrator will review the Exempt Subdivision application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards. The Administrator may require revisions to the proposal to achieve compliance with the UDO. The applicant shall revise said property diagram to respond to the Administrator's comments. The Administrator will approve the application when the applicant demonstrates full compliance with applicable UDO provisions.
4. Future subdivision activity and lot modifications shall comply with the approved application in terms of lot line locations and easements.
5. The applicant shall record the approved property diagram (or land survey documents) and associated legal description(s) with Wake County.

11.12 SPECIAL USE PERMITS

A. **Applicability.** The provisions of this section shall apply to new uses or expansions of existing uses that are listed as "Special Use Permits" or "SUP" on Table 3.2.A – Table of Permitted Uses of this UDO.

B. **Submittal Requirements.** Applicants shall provide the following information as part of all Special Use Permit applications.

1. Application. The applicant shall submit a formal application; the Administrator shall create and provide said application.
2. Plan Set. Applicants shall provide a Development Plan pursuant to Section 11.10 as part of the Special Use Permit application where site improvements are proposed in concert with the Special Use Permit request.
3. Criteria. The applicant shall provide a written response to each of the review criteria listed in this subsection.

C. **Review Criteria.** The decision-making body shall consider the following review criteria in determining whether to approve, approve with conditions, or deny the Special Use Permit. These criteria shall be used to evaluate whether the proposal will cause adverse impacts on adjacent properties.

1. Criterion 1: The proposed use will not be injurious to the public health, safety, comfort, convenience, or general welfare;
2. Criterion 2: The proposed use will not injure or adversely affect the adjacent area;
3. Criterion 3: The proposed use will be consistent with the character of the district, land uses authorized therein, and the Comprehensive Plan;
4. Criterion 4: The proposed use shall conform to all development standards of the applicable district (unless a Variance or Administrative Adjustment is issued for said standard);
5. Criterion 5: Roadways, access drives, and/or driveways are or will be sufficient in size and properly located to: ensure automotive,, bicyclist, and pedestrian safety and convenience, traffic flow as set forth in this UDO and, control and access in case of fire or other emergency;
6. Criterion 6: The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian accessways

harmonize with adjoining properties and the general area and minimize adverse impacts; and,

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

D. **Approval Conditions.** The decision-making body shall have the authority to impose conditions as deemed necessary to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, enjoyment, and welfare of people residing or working in or adjacent to the property.

E. **Procedures.** The following provisions establish the review procedures for Special Use Permit applications.

1. The Planning Board shall review and take action on Special Use Permit applications pursuant to Table 11.4-A: Review Matrix of this Chapter as a Type 3 Review.
2. Applicants shall provide the submittal items listed in 11.12.B of this Chapter.
3. The Administrator will review the Special Use Permit application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards and the review criteria. The Administrator (through their written comments) may require revisions to the proposal to achieve compliance with the UDO. The applicant shall revise its submittal to respond to the Administrator's comments. The Administrator will direct a staff member to write a staff report. The Administrator will forward the revised application materials and its staff report to the Planning Board for action.
4. The Planning Board shall conduct a public hearing and vote to approve, approve with conditions, or deny the Special Use Permit application.

F. **Associated Development Plans.** Special Use Permit proposals that include site improvements (e.g., roads, utilities, buildings, etc.) shall include an associated Development Plan application pursuant to Section 11.10 in this Chapter. Associated Development Plans may be reviewed concurrently with the Special Use Permit application.

G. **Land Connection and Duration.**

1. Approved Special Use Permits shall be granted to the properties that are the subject of the application, not the applicant.
2. In general, a Special Use Permit approval is valid for a period of 12 months after the date of approval; except for wireless facilities which is valid for 24 months.
   a. Extensions. A written extension of the 12 month time limit may be granted by the Town Council, if the applicant requests in writing on or before the 12 month anniversary of the Special Use Permit approval. Extensions of time, in 6 month increments not to exceed a total of 1 year, for submitting Construction Drawings may be granted by the Town Council for good cause.

11.13 VARIANCES AND ADMINISTRATIVE ADJUSTMENTS

A. **Applicability.** The provisions of this section establish the allowances, limitations, and procedures for applicants to seek deviations and modifications from certain dimensional and design standards of this UDO as a Variance or Administrative Adjustment. The Town may grant a variance or administrative adjustment where the subject site, existing improvements, and/or applicant has a unique situation that results in a hardship for property use or development.

1. Variances. Variances include a process where applicants may seek deviations and/or modifications from certain UDO dimensional and/or design standards. Variances may be approved through a formal application and approval before the Board of Adjustment in a public hearing format. Subsection 11.13.1 establishes requirements, allowances, and limitations for Variance requests.

2. Administrative Adjustments. Administrative Adjustments include a process where applicants may seek minor and limited reductions from certain UDO dimensional and/or design standards. Administrative Adjustments may be approved through a formal application and approval from the Administrator. Subsection 11.13.2 establishes the requirements, allowances, and limitations for Aministrative Adjustment requests.

B. **Prohibited activities.** The Town may not grant a Variance or Administrative Adjustment for any of the following.

1. Density and building intensity limitations of this UDO and the Comprehensive Plan.
2. District land use restrictions pursuant to Table 3.2.A – Table of Permitted Uses of this UDO.
3. Review and procedural requirements of this UDO.
4. Any condition of approval imposed upon the property/development as part of an associated UDO application/permit (e.g., Special Use Permit, Conditional Zoning District).
5. State and federal regulations, whereas any deviations from said standards shall be sought through the associated government agency.
6. Environmental permits and riparian modifications relating to Chapter 8 of the Code of Ordinances – those situations are processed as a Type 2b Review pursuant to Table 11.4-A: Review Matrix.

C. **Submittal Requirements.** Applicants shall provide the following information as part of all Variance and Administrative Adjustment requests.

1. Application. The applicant shall prepare and submit a formal application detailing the site location, ownership, and proposed development activities. The Administrator shall create and provide the formal applications including the required submittal items.
2. Plan Diagram. Applicants shall provide a plan diagram that depicts the proposed development activity. The Administrator shall list the plan diagram requirements on the application form.
3. Review Criteria. The applicant shall provide a written response to each of the review criteria listed in this section.

D. **Review Criteria.** The decision-making body shall consider the following criteria in determining whether to approve, approve with conditions, or deny the Variance or Administrative Adjustment application. These criteria shall be used to evaluate whether an applicant has an unnecessary hardship imposed by unique site characteristics, development patterns, or similar condition.

1. Criterion 1. Unnecessary hardship would result from the strict application of this UDO. It is not necessary to demonstrate that, in the absence of the variance/ administrative Adjustment, no reasonable use can be made of the property.
2. Criterion 2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the public, may not be the basis for granting a Variance/ Administrative Adjustment. Whereas, a Variance/Administrative Adjustment may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. Criterion 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a Variance/Administrative Adjustment is not a self-created hardship.
4. Criterion 4. The requested Variance/ Administrative Adjustment is consistent with the spirit, purpose, and intent of this UDO such that public safety is secured, and substantial justice is achieved.

E. **Approval Conditions.** The decision-making body shall have the authority to impose conditions as deemed necessary to protect the interests of the surrounding area, preserve the

spirit and intent of the UDO, and to promote the health, safety, enjoyment, and welfare of people residing or working in or adjacent to the property.

F. **Land Connection.**

1. Approved Variances/Administrative Adjustments shall be granted to the properties that are the subject of the application (not the individual).

11.13.1 VARIANCES

A. **Variance Allowances.** Applicants may request Variances to the the dimensional standards listed in this UDO unless specifically prohibited in subsection 11.13.B herein.

B. **Procedures.** The following provisions establish the review procedures for Variance applications.

1. The Board of Adjustment (BOA) shall review and take action on Variance applications pursuant to Table 11.4-A: Review Matrix of this Chapter as a Type 4 Review.
2. Applicants shall provide the submittal items listed in 11.13.C of this Chapter.
3. The Administrator will review the Variance application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards and the review criteria. The Administrator (through their written comments) may require revisions to the proposal to achieve compliance with the UDO. The applicant shall revise its submittal to respond to the Administrator's comments. The Administrator will direct a staff member to write a staff report. The Administrator will forward the revised Variance application materials and its staff report to the BOA for action.
4. The BOA shall conduct a public hearing and vote to approve, approve with conditions, or deny the Variance request.
5. As an alternative to the procedures listed above, the Planning Board or Town Council may review Variance requests as a quasi-judicial action that are associated with a concurrent Special Use Permit, Major Subdivision, Development Plan, Major Modification, and/or Zoning Map Amendment application pursuant to Table 11.4-A: Review Matrix of this Chapter. In those situations, the BOA will not be the decision-making body for that Variance application.

11.13.2 ADMINISTRATIVE ADJUSTMENTS

A. **Administrative Adjustments.**

1. The Administrator is authorized to approve requests that deviate from required setbacks set forth in this Ordinance by up to ten (10) percent of the required setbacks or 24 inches, whichever is greater, upon determination that one or more of the following conditions exists:
   a. There are site or structural conditions that preclude strict adherence to the setback requirements, including but not limited to: the lot does not meet the dimensional standards established for the zoning district in which it is located; the lot has topographic limitations that require placement of the structure into the required setback area; or the structures is physically in line with an existing, legally established wall or walls of a principle structure already within the minimum setback area.
   b. The part of the proposed structure that encroaches into the minimum setback area is necessitated by a life-safety Ordinance, flood hazard reduction, Americans with Disabilities Act standard or other public safety Ordinance requirements.
   c. The proposed structure will allow the preservation of significant existing vegetation.
   d. A good faith error was made in the location of a building foundation due to either construction or survey error.
2. The authority given to the Administrator to grant such modification shall be construed to be permissive and not mandatory, and the Administrator may decline to make such modification. In the event this occurs, the applicant shall have the right to submit an application to the Board of Adjustment to grant a variance to these requirements.

3. Nothing in this section shall be construed as limiting the Administrators' duties and rights under this Chapter, or an applicant's right to appeal the decision of the Administrator to the Board of Adjustment.

B. **Procedures.** The following provisions establish the review procedures for Administrative Adjustments.

1. The Administrator shall review and take action on Administrative Adjustment applications pursuant to Table 11.4-A: Review Matrix of this Chapter as a Type 1 Review.
2. Applicants shall provide the submittal items listed in Section 11.13.C of this Chapter.
3. The Administrator will review the Administrative Adjustment application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards and the review criteria. The Administrator (through their written comments) may require revisions to the proposal to achieve compliance with the UDO. The applicant shall revise its submittal to respond to the Administrator's comments.
4. The Administrator will approve, approve with conditions, or deny the Administrative Adjustment request.

11.14 CONSTRUCTION DRAWINGS

A. **General.** The provisions of this section establish the requirements for Construction Drawings that may be required prior to the commencement of any earth work, site preparation or construction activity at any project or subdivision.

1. Construction Drawings show the proposed development designs and methods that an applicant/developer intends to construct on a property. Construction Drawings are intended to show enough detail to guide construction activities and achieve a predictable outcome in terms of location, scale, and design.
2. Construction drawings are submitted after other UDO applications/permits (e.g., Development Plans, Special Use Permits) have been approved. Construction Drawings are intended to be more detailed than other plans/drawings that may have been submitted with earlier UDO permits which were a prerequisite to the project.

B. **Land Connection and Duration.**

1. Approved Construction Drawings shall be granted to the properties that are the subject of the application (not the individual).
2. The Construction Drawings approval is valid for a period of 12 months after the date of approval.

C. **Activities Requiring Construction Documents.** The following development and site modification activities require Construction Drawings.

1. All projects that require a Development Plan pursuant to Section 11.10 or Subdivision Plan pursuant to Section 11.11 of this Chapter.
2. All projects that involve grading an area greater than 20,000 square feet.

D. **Engineering Design and Construction Standards.** Construction Drawings shall confirm to the requirements outlined in the Engineering Design and Construction Standards in addition to the provisions of this UDO.

E. **Submittal Requirements.** The following lists the submittal requirements for Construction Drawings review.

1. Application. The applicant shall prepare and submit a formal application detailing the site location, ownership, and proposed land use/development activities. The Administrator shall create and provide the formal application including the required submittal items.
2. Plan Set. Applicants shall provide a series of plan sheets to depict the proposed construction and site improvement elements of the project and to show compliance with this UDO and any condition of approval from any other associated UDO Permit. The Plan Set shall include construction details, as appropriate, to guide site development as designed and predicted. The Administrator shall list the plan set requirements on the application form for Construction Drawings.
3. Associated Studies. The applicant shall submit any associated studies that may be

warranted for the proposed development/ land use activities as listed on the application. Studies used and approved as part of other associated UDO permits may be resubmitted with the Construction Drawings. Associated studies under this provision may include, but are not limited to, storm/draingage reports, traffic studies, and similar technical information.

4. **Construction Drawing Preparation.** Construction Drawing elements shall be prepared pursuant to the following:
   a. Property surveys and new legal descriptions shall be prepared by a licensed professional surveyor to conduct work in the State of North Carolina.
   b. Development plans, grading plans, utility plans, and similar plans shall be prepared by a licensed civil engineer to conduct work in the State of North Carolina.
   c. Architectural elevations shall be prepared by a licensed architect to conduct work in the State of North Carolina.
   d. Tree preservation plans shall be prepared by a licensed landscape architect or certified arborist to conduct work in the State of North Carolina.

11.14.1 CONSTRUCTION GUARANTEES

1. **Guarantee Requirement.** An applicant may provide a Construction Guarantee in the form of a performance bond, irrevocable letter of credit, or cash deposit in lieu of constructing, installing, and dedicating the public infrastructure, utility improvements or other site improvements (including but not limited to landscaping) prior to Final Plat approval for subdivisions. In doing so, the applicant may issue assurance in accordance with Town requirements and options herein as a financial guarantee for the completion, installation, dedication and maintenance of those public infrastructure and utility improvements, or other site improvements.
2. **Benefit and Agent Authorization.** Construction Guarantee methods shall be issued for the benefit of the Town. The Administrator shall be listed as the authorized agent for the Town Council for all infrastructure and public right-of-way installations and improvements. While not required, if submitted, the Administrator shall be listed as the authorized agent for the Town Council for on-site, non-utility related private improvements, and street trees in the right-of-way (e.g., landscaping).
3. **Construction Guarantee Amount (minimum).** Developers/applicants shall provide a Construction Guarantee in an amount equal to 125% of the reasonably estimated cost of completion, as established pursuant to an estimate submitted to and approved by the Administrator, as appropriate, for the completion of all remaining improvements and installations required by this UDO and associated permits.
4. **Construction Guarantee Effect and Duration.** The Construction Guarantee (including performance bonds, irrevocable letters of credit, and/or cash deposits), shall remain in effect and available to the Town until the following activities have been completed.
5. The project and the associated site improvements comply with the terms and provisions of this UDO and other associated applications/permits; the following additional provisions apply to specific subdivision/development types by land use.
   a. for detached dwelling or attached dwelling subdivisions, prior to the plat being recorded all items must be completed from a punch list that was generated by the Town and ready to be placed under one year warranty; or
   b. for attached dwellings, apartment dwellings. Commercial & Mixed-Use or Campus/Employment projects or subdivisions, prior to the issuance of a Certificate of Occupancy, the Administrator may grant an extension for good cause shown.
6. The developer/applicant has executed a warranty agreement pursuant to subsection 11.14.2 of this Chapter.

7. The Administrator has executed a written Release of Performance Bond (or similar).

A. **Performance Bond Standards.** Performance bonds shall comply with the following standards.

1. Any performance bond shall be filed on bond forms approved for use by the Town Council.

2. RESERVED

B. **Irrevocable Letter of Credit.** Letters of credit ("letters") shall comply with the following standards.

1. Letters shall be filed on letter of credit forms approved for use by the Town Council.
2. The letter of credit shall be issued by a financial institution that shall allow for presentment upon default at a location within 25 miles of the corporate limits of Holly Springs.

C. **Cash Deposit.** Cash deposits shall comply with the following standards.

1. A cash deposit or other instrument readily convertible to cash at face value shall be held by the Town in a separate account.
2. The cash deposit shall be placed into an account established by the Town of Holly Springs for the purpose of holding cash deposits as surety for such improvements. The cash deposit shall not bear interest payable to the developer or subdivider; and all cash deposits shall be held by the Town Council to secure completion of all improvements and installations required by this UDO.

11.14.2 WARRANTY AGREEMENT

A. **General Requirement.** Upon completion of all required improvements and installations, but prior to the acceptance of such improvements and installations for public maintenance, the developer or subdivider shall provide a one year warranty agreement pursuant to the provisions of this subsection.

B. **Standards.** The Warranty Agreement shall include the following components.

1. The warranty shall benefit the Town. The Administrator shall be listed as the authorized agent for the Town Council for all infrastructure and public right-of-way installations and improvements, as well as street trees in the right-of-way.
2. Warranties shall be provided in an amount equal to 10% of the total cost of public infrastructure for the development.
3. Warranties shall cover the labor and materials used in the construction. Installation and completion shall be in accordance with the standards, specifications and requirements of this UDO, the Engineering Design and Construction Standards, and the satisfactory construction drawings and specifications therefore approved by the Administrator.
4. Warranties shall provide that for the period of time specified below after formal acceptance, the developer/applicant shall make all repairs to said improvements and installations, or the foundations thereof, which may become necessary by reason of improper labor or materials, including any damage resulting from work done by utility companies or other sub-contractors. The developer/applicant shall bare all associated costs/expenses.
   a. For non-residential projects, one year.
   b. For residential projects, one year or the time in which 90% of the residential dwelling units have been issued a building permit, whichever is later. If at such time the improvements cannot be installed appropriately because of temperature, weather conditions, or the like, the Administrator may delay completion and acceptance.

11.14.3 DEFAULT AND RELEASE OF CONSTRUCTION GUARANTEES AND WARRANTIES

A. **Default.** The following provisions shall apply in the event the developer/applicant fails to complete the required improvements in a timely manner as spelled out in this UDO and any Construction Guarantee; or repair the required improvements during the warranty period.

1. Payment Disbursement. The associated surety company shall, upon receipt of a written request by the Administrator, as appropriate, disperse to the Town all funds, up to a maximum amount being the lesser of the value of the guarantee or the estimate

approved by the Administrator to complete the improvements in accordance with the standards, specifications and requirements of this UDO or the Engineering Design and Construction Standards.

2. Expenditure of Payments. Upon payment of such funds to the Town, the Town Council shall authorize the expenditure of such funds to complete the installation or repair of such improvements which were so guaranteed.

B. **Release of Construction Guarantee and Warranty.** The Administrator may released the Construction Guarantee and Warranty Agreement to a developer/applicant, as required by this section, pursuant to the following standards.

1. Release of Construction Guarantee. The Administrator shall release any Construction Guarantee (e.g., performance bonds, letters of credit, and/or cash deposits) when the developer/applicant achieves the requirements outlined in 11.14.1 herein and after the Town receives a receipt of a warranty.
2. Release of Warranty Agreement. The Administrator shall release the associated project Warranty Agreement when the following has occurred.
    a. The Town, and any applicable agencies have inspected and approved all site improvements and construction elements, and/or
    b. The Administrator accepts all warranted improvements that may have been required through the permitting and inspection processes.

11.15 ENVIRONMENTAL PERMITS

A. **Applicability.** The provisions of this subsection identify the review procedures for Environmental-related permits and activities pursuant to Chapter 8 of the Code of Ordinances (a separate Chapter from this UDO).

B. **Review Procedures.**

1. General Procedures. Environmental permits shall be processed as a Type 2a Review pursuant to Table 11.4-A of this Chapter. Said permits may be processed concurrently with any associated Development Plan, Subdivision or Construction Drawings application.
2. Appeals and Variances. Appeals and Variances relating to environmental permits and associated standards listed in Chapter 8 of the Code of Ordinances shall be processed as a Type 2b Review pursuant to Table 11.4-A of this Chapter. In those situations, the Environmental Appeal Committee shall take action on the application.

C. **Submittal Requirements.** The associated submittal requirements for environmental permits and associated activities are those listed in Chapter 8 of the Code of Ordinances.

11.16 MODIFICATION TO APPROVED PLANS AND APPLICATIONS

A. **Purpose and Intent.** The provisions listed in this section are to establish the allowances, limitations, and procedures for applicants to modify approved plans and applications. The modification process is not intended to circumvent conditions of approval imposed by the original decision-making body or other review procedures of this UDO.

B. **Applicability.** These provisions are applicable to sites, projects, and areas within the Town and its Extraterritorial Jurisdiction that have an approved plan, permit, or land use petition and future development, construction, and land use activities are subject to those associated permits/approvals.

C. **Modification Allowances and Options.** The following review and application options are available to applicants under this section.

1. Minor Modifications. The applicant may apply for a Minor Modification to an approved plan, permit, or land use petition as a Type 1 Review and subject to the allowances and limitations of this section.
2. Major Modification. The applicant may apply for a Major Modification to an approved plan, permit, or land use petition pursuant to the review type listed in Table 11.4-A of this Chapter and subject to the allowances and limitations of this section. The Review Type for the Major Modification

shall be the same type that would have been required for the original approval (e.g., Major modifications to a Special Use Permit requires a Type 3 Review).

3. New Petition. The applicant may apply for a new UDO permit for the property, where no development or land use activity has commenced pursuant to that original approval.

D. **Modification Type Determination.**

1. Minor Modification.

a. A minor modification may be allowed for situations/site elements that include the following:

i. expansion of building floor area up to 25%;

ii. increase in building height by up to15%;

iii. expansion or reduction in the amount of vehicle parking areas by up to 10%;

iv. increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.

v. reduction of open space by up to 10%;

vi. increase in project acreage by up to 10% or 5 acres whichever is less;

vii. the designation of additional uses that only involve those listed as permitted ("P") on Table 3.2.A. – Table of Uses in Chapter 3 of this UDO;

viii. reduce, relocate, or alter the composition up to 10% of any tree preservation area or removal of a Specimen Tree; OR

ix. a minor change in building design, building material selection, or percentage of various building materials utilized that does not deviate from the original approval.

b. A Minor Modification may not be allowed for situations that are in conflict with any condition that was imposed as part of the original approval.

2. Major Modification. A major modification may be allowed for other situations and site elements that do not constitute a "Minor Modification".

E. **Procedural and Submittal Requirements.** Modification applications (whether minor or major) shall follow the same procedural and submittal requirements for the associated applications/petitions listed in this Chapter (e.g., Special Use Permits, Development Plans, etc.). For Minor Modifications, the Administrator may reduce the submittal requirements, as appropriate, to coincide with the scope of the proposed changes.

11.17 ZONING VESTED RIGHT(S)

A. **Applicability.** The provisions of this section apply to situations where a *site-specific development plan* or UDO permit (e.g., Development Plan, Special Use Permit) was approved under the zoning and development regulations that were in place at that time and the applicant desires to construct/complete the associated project under the applicable standards/ requirements that applied under the original approval.

1. These may include situations where the original approval occurred in unincorporated Wake County or under Town standards that were in affect before this UDO.

2. These situations apply to the provisions of NCGS § 160D-108.1 to which a statutory *zoning vested right* is established upon the approval of a *site-specific development plan.*

B. **Establishment of a Zoning Vested Right.** An applicant may request the establishment of a Zoning Vested Right pursuant to the review process established in Table 11.4-A: Review Matrix of this Chapter.

C. **Duration.** An approved Zoning Vested Right may be established for the durations as listed below based on the development project's characteristics.

1. Standard. The decision-making body may approve a Zoning Vested Right for at least 2 years but not exceeding 5 years. The decision-making body may base the approval term on relevant circumstances,

including, but not limited to, the size of the development, the level of investment, the need for or desirability of the development, economic cycles, and market conditions.

2. Multiphase Developments. The decision-making body shall approve a Zoning Vested Right for a multiphase development for a period of seven years from the time a Development Plan/Subdivision Plan approval is granted for the initial phase of the multiphase development. For purposes of this subsection, "multiphase development" means a development containing 100 acres or more that (i) is submitted for Development Plan approval for construction to occur in more than one phase and (ii) is subject to a Development Plan/Subdivision Plan with committed elements, including a requirement to offer land for public use as a condition of its Development Plan/Subdivision Plan approval.
3. This vesting is not automatically extended beyond by any amendments or modifications to a site-specific development plan unless expressly provided by the decision-making body at the time the amendment or modification is approved.

D. **Termination.** The Administrator shall terminate an approved Zoning Vested Right pursuant to the following situations.

1. Expiration. The Zoning Vested Right shall automatically terminate after the vesting period expires with respect to buildings and uses where no valid building permit applications have been filed within the original time period.
2. The Administrator may terminate any Zoning Vested Right in the following situations pursuant to a Type 7 Review and involving a public hearing and associated notice requirements:
    a. Where the affected landowner files written consent to terminate the vested right;
    b. Where a natural or other hazard on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site-specific development plan;
    c. Where the Town the affected landowner for all costs, expenses, and other losses incurred by said owner including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consulting fees incurred after approval by the local government, together with interest as is provided in NCGS 160D-106. Compensation shall not include any diminution in the value of the property that is caused by such action;
    d. Where it is determined that the landowner or representative intentionally supplied inaccurate information or made material misrepresentations at the time of the vested right approval; or
    e. Where State or Federal law or regulation would otherwise prohibit the development actions outlined in the vested rights.

11.18 ADMINISTRATOR'S INTERPRETATION

A. **Purpose and Intent.** The provisions of this section are intended to create a process for applicants to request a formal interpretation of any provision listed in this UDO as it relates to development, the review process(es), and/or allowable land use activity. This may include inquiries relating to UDO requirements, Comprehensive Plan policies, and zoning map (district boundaries). An Administrator's Interpretation is intended for cases and situations where the standards and requirements are unclear, ambiguous, and/or are in conflict with other provisions. It is also intended for those cases that require a thorough UDO review and involve multiple Chapters/Sections to reach a decision on the applicable process, allowances, limitations, and/or requirements.

B. **Review and Application Procedures.**

1. Review. Administrator's Interpretation requests shall be issued by the Administrator as part of a Type 1 Review pursuant to Table 11.4.-A: Review Matrix in this Chapter.


HOLLY SPRINGS
North Carolina

12 NONCOMPLIANCE & ENFORCEMENT

12.1 NOTICE OF NONCOMPLIANCE

12.1.1 AUTHORITY

The Administrator is hereby designated to enforce the terms and provisions of this UDO in accordance with North Carolina General Statutes.

12.1.2 ALLEGED NONCOMPLIANCE

Whenever the Administratorreceives a complaint or has reason to suspect alleged noncompliance of the terms and provisions of this UDO are occurring, the Administrator shall investigate the complaint or suspicion and shall take whatever action is warranted in accordance with the provisions of this chapter.

12.1.3 RESPONSIBILITY FOR NONCOMPLIANCE

The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent or other person who participates in, assists, directs, creates, or maintains any situation that is not compliant of the terms and provisions of this UDO, may be held responsible for the noncompliance, suffer the penalties, and be subject to the remedies herein provided.

12.1.4 INSPECTION OF PROPERTY - RIGHT OF ENTRY

The Administrator may enter upon any building, structure or land or part thereof at any reasonable time for the purpose of inspecting all buildings, structures or lands located within the corporate limits of the Town and its Extraterritorial Jurisdiction for the purpose of carrying out their duties in the enforcement of this UDO. Prior to entering upon any premises, the Administrator shall furnish sufficient identification and information to enable the owner, tenant or occupant to determine the purpose of the inspection and that the person conducting the inspection is an authorized representative of the Town.

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In the event that entry is denied by the owner, tenant or occupant of a premises, the Administrator may make application to any court of competent jurisdiction for the issuance of a search warrant. Such application shall identify the premises upon which entry is sought and the purpose for which entry is desired. The application shall state the facts giving rise to the belief that a condition which is not in compliance with this UDO exists on the premises, or that such noncompliance in fact exists and must be abated, and that the condition or noncompliance is not a lawful nonconforming use to the best of the affiant's belief. Any warrant issued pursuant to such application shall order such owner, tenant or occupant to permit entry to the Administrator for the purposes stated therein.

12.2 PENALTIES FOR NONCOMPLIANCE & ENFORCEMENT MECHANISMS

12.2.1 STOP WORK ORDER

A. The Administrator is empowered to issue a Stop-Work Order requiring the suspension of land improvement of any kind when any of the following circumstances exist:

1. A site improvement is occurring without a UDO permit or any other permit required by this UDO having first been obtained; or,
2. A site improvement is not in compliance with:
    a. the terms, conditions or provisions of this UDO;
    b. the terms and conditions of a UDO permit;
    c. the terms and conditions of any other permit required as a pre-requisite to the issuance of a UDO permit;
    d. the terms, provisions, conditions or commitments of a variance or special exception use;
    e. the terms of commitments made or conditions imposed in connection with the approval of a development plan; or,
    f. other approval grant authorized by this UDO.

B. The Stop-Work Order shall be posted on the property in a conspicuous place, or personally delivered to the owner, tenant or occupant, or person in charge and state the conditions under which construction or other activity may be resumed. The Administrator shall meet with the recipient of a Stop-Work Order upon request to explain the conditions under which construction or other activity may be resumed.

C. In addition to any other remedies available pursuant to any other applicable law and this UDO, the Town Council may institute a lawsuit in a court of competent jurisdiction to enforce the provisions of a Stop Work Order, including but not limited to injunctive relief.

12.2.2 REMEDIES OR PENALTIES FOR NONCOMPLIANCE

Any person who is not in compliance with this UDO as defined in Section 12.3 below, may be issued a citation by the Administrator.

Subject to the provisions of Section 12.2.2.A., and Section 12.2.2.B., upon expiration of the applicable notice period each day a notice of noncompliance remains uncorrected is a distinct and separate notice of noncompliance subject to an additional citation and fine in the amount prescribed in this UDO.

A. **Procedures.**

1. Prior to issuance of a citation for alleged noncompliance of Sections 12.3.1 (B), (G), (H), (I), (K), or (L), the Administrator shall issue a Notice of Noncompliance to a person who allows creates or allows a noncompliance to continue on real estate in which the person has a possessory interest. The notice shall state the nature of the alleged noncompliance, list any applicable section of this UDO, and give general instruction to the alleged violator on how to comply with this UDO or any other applicable town code. The Notice of Noncompliance may be served by: personal service; certified mail, return receipt requested; registered mail; or, by posting such notice in a conspicuous place on the property where the noncompliance occurs, and shall serve as notice that a znoncompliance has been committed.
2. The Administrator may issue a citation and fine in an amount prescribed in part B below immediately for alleged offense of Section 12.3.1 (A), (C),(D),(E), or (F) or within 14 days of a Notice of Noncompliance if the noncompliance remains uncorrected during the notice period. The citation may, in the discretion of the Administrator, indicate that each day of an uncorrected noncompliance is a separate offense, subject to a distinct fine for each day without further notice, commencing on the date of the issuance of the citation. The Administrator shall use their discretion with respect issuing citations or allowing additional time for compliance in a manner that fairly and equitably effectuates the purpose of this UDO.
3. A person who is served with a citation or a Notice of Noncompliance shall have 14 days from service of the notice to take one of the following actions:
    a. File a petition for zoning map change, variance, Special Use Permit or development plan approval to correct the noncompliance. The person must indicate the intent to file such a petition on the served notice or citation and return a copy to the Town Council or the Administrator. While the petition is pending, the issuance of additional notices or citations and additional monetary fines as prescribed in Section 12.2.2.B., shall be stayed. A person who files the petition within said time period shall pursue the petition in an expeditious and diligent manner. If the petition is denied, withdrawn or dismissed and the noncompliance continues, then the imposition of the applicable fine shall be reinstated and collected by the Town pursuant to applicable law.
    b. Appeal the decision of the Administrator as to the existence of a noncompliance pursuant to the procedures for Administrative Appeals as set forth in Chapter 11 of this UDO.
    c. Request in writing for an extension of the notice period prior to expiration of the notice period. Extension may be granted at the discretion of the Administrator.
    d. File a civil action to enjoin the enforcement of the noncompliance and applicable fine.

4. The Administrator may enforce the terms and conditions of this UDO, including, but not limited to: enforcement of a Stop-Work Order as provided in Section 12.2.1; assessment and collection of fines as provided in 12.2.2.B.; or, the pursuit of injunctive and other legal or equitable relief and remedies available under North Carolina General Statutes.
5. The service of a Notice of Noncompliance and the provision of time to correct the noncompliance is not required before issuing a citation for noncompliance or enforcement of a Stop-Work Order pursuant to Section 12.2.1. A Stop-Work Order is a separate and distinct offense from the underlying offense giving rise to the Stop-Work Order, each of which may carry its own penalty.

B. **Fines.**

Monetary fines for noncompliance shall be assessed as follows:

1. The monetary fine for the first citation for a noncompliance shall be $50.00 each day, with every day constituting a separate and distinct offense.
2. All fines prescribed by this Section for noncompliance shall be paid to the Town, who shall provide a receipt stating the amount and purpose for which the fine has been paid, a duplicate of which shall be made a part of the records of the Town. All fines thus received shall be deposited with the General Fund of the Town.
3. Noncompliance in a Planned Unit Development (PUD District). In the event of a citation for noncompliance in a Planned Unit Development district, fines shall be assessed based upon the use authorized for the property on which the noncompliance has occurred. Any property approved for residential uses only shall be assessed as if the property was located in a Residential Use District. Any property approved for non-residential use shall be assessed as if the property was located in a Commercial & Mixed-Use or Employment / Campus Use district.

C. **Additional Remedies.**

1. Seeking a penalty as authorized in this Section does not preclude the designated enforcement entity from seeking alternative and additional relief from the Court in the same action, or from seeking injunctive relief or any other remedy in a separate action for the enforcement of this UDO available under applicable North Carolina General Statutes.
2. In the event that noncompliance of this UDO is determined to exist by a court of competent jurisdiction, the Owner shall be liable to the Town for the Town's reasonable attorney fees in accordance with North Carolina General Statutes.

D. **Class 3 Misdemeanor.**

If a person who is served with a notice of noncompliance or receives a citation fails to either correct the noncompliance or take such actions to come into compliance as set forth in 12.2.2.A.3., then that person may be charged with the commission of a Class 3 misdemeanor punishable by the fines set forth in Section 12.2.2.B., or by imprisonment not to exceed 30 days.

12.3 SPECIFIC TYPES OF NONCOMPLIANCE

12.3.1 NONCOMPLIANCE

Each of the following shall constitute noncompliance which may be enforced by the designated enforcement entity in accordance with the provisions set forth in Section 12.2.2 above:

A. The location, erection, or maintenance of any sign not specifically permitted by this UDO;

B. The failure to obtain an UDO permit when one is required by the terms and provisions of this UDO;

C. The outdoor storage of junk, trash or debris in any district the provisions of which do not specifically permit such a use;

D. The storage of inoperable motor vehicles or motor vehicle parts in any district the provisions of which do not specifically permit such a use;

E. The parking or storage, in any district the provisions of which do not specifically permit such a use, of any:

1. motor vehicle used or designed for use in pulling, towing, hauling, transporting; or,
2. motor vehicle or separate trailer as a temporary or permanent base, platform or support for equipment, machinery, materials or other goods (including but not limited to stake body trucks, dump trucks, trucks or tractors having dual real wheels or more than two axles, semi-trailer tractors, semi-trailers and trailers having dual real wheels or more than one axle or having an overall length of more than 12 feet).

   This provision does not apply to motor vehicles which do not exceed three-quarter ton load classification in size and which are the primary source of transportation for an individual whose primary place of residence is the particular dwelling at which the commercial motor vehicle is parked on a regular basis;

F. The outdoor storage or display of merchandise or goods in any district the provisions of which do not specifically permit such a use or noncompliance of the district development standards regulating such a use;

G. The conduct of any activity in a Residential Use District that is not specifically enumerated as a permitted primary or accessory use in that district, and which activity has not been legally established by a currently valid variance, Special Use Permit, or other approval grant;

H. Failure to comply with district development standards, including but not limited to landscaping, paving of parking areas, minimum vehicle parking requirements, trash dumpster enclosure, fencing, landscaping or buffering requirements;

I. The failure to comply with:

1. the terms, provisions, conditions or commitments of a variance grant or Special Use Permit;
2. the terms of commitments made in connection with a zoning map change or the approval of a development plan;
3. the terms, provisions or conditions of any other permit required as a pre-requisite to the issuance of a UDO permit; or,
4. other approval grant authorized by this UDO;

J. The noncompliance of a Stop-Work Order issued pursuant to this Chapter; and,

K. Failure to comply with any other provisions of this UDO.

L. More than 3 distinct notices of noncompliance for the same or similar offense under this UDO within an 18 month period.

12.3.2 NONCOMPLIANCE IN RESIDENTIAL USE DISTRICTS.

A. The conduct of any activity in a Residential Use District that is not specifically enumerated as a permitted primary use or accessory use in that district, and which activity has not been legally established by a currently valid variance, Special Use Permit or other approval grant.

B. Failure to comply with district development standards, including but not limited to landscaping, paving of parking areas, minimum vehicle parking requirements, trash dumpster enclosure, fencing or screening requirements.

C. Failure to comply with the terms, provisions or conditions of: a grant of variance or Special Use Permit; an approval of a development plan; an approval of a conditional zoning district; or, other approval grant authorized by this UDO.

D. Dismantling, repairing, restoring, or performing any work on any motor vehicle, machine, motor, or similar device in the RR, SR, NR, NCR, or MXR districts.

Notwithstanding any provision in this UDO to the contrary, no person shall dismantle, repair, restore or otherwise perform any work on any motor vehicle, machine, motor, or similar device not owned or leased by that person or a member of that person's family, on any real estate zoned to any RR, SR, NR, NCR, or MXR district. In addition, any work performed shall be:

1. incidental to a permitted use; and,
2. completely within an accessory building or garage; or,
3. completely within an area wholly enclosed from the view of surrounding lots and rights-of-way by a solid structural barrier (either a all or fence of ornamental stone, brick, wood or a combination thereof), with a maximum height above grade between 6 and 10 feet.

E. Storing, maintaining or keeping of an inoperable motor vehicle, machine, motor, or similar device in the RR, SR, NR, NCR, or MXR Districts.

Notwithstanding any provision in this UDO to the contrary, no motor vehicle, machine, motor, or similar device from which any part material to the operation of the vehicle has been removed, or which is inoperable for any reason, shall be stored, maintained or kept on any property in any RR, SR, NR, NCR, or MXR district unless such device is owned or leased by the resident of the property on which the device is stored or by a member of that person's family; and,

1. completely within an accessory building or garage; or,
2. covered by a fitted vehicle cover; or,
3. completely within an area wholly enclosed from the view of surrounding lots and rights-of-way by a solid structural barrier (either a wall or fence of ornamental stone, brick, wood or a combination thereof), with a maximum height above grade between 6 and 10 feet; or,
4. displaying a valid current license plate.

F. Parking, storing, maintaining or keeping a commercial motor vehicle or trailer in the RR, SR, NR, NCR, or MXR Districts.

Notwithstanding any provision in this UDO to the contrary, no commercial motor vehicle or commercial trailer shall be parked, stored, maintained or kept on any property in any RR, SR, NR, NCR, or MXR district unless the commercial motor vehicle or commercial trailer:

1. has a maximum load capacity of three quarters of a ton or less;
2. (this paragraph applies to commercial motor vehicles only) serves as the sole vehicular transportation of a resident of the property upon which the motor vehicle is parked, stored, maintained or kept; and,
3. is stored within an accessory building or garage which complies with all the standards and regulations of this UDO.
4. Commercial motor vehicles or commercial trailers that are in the course of making normal and reasonable service calls are exempt from this provision.

G. Parking, storing, maintaining or keeping of any recreational vehicle or recreational trailer in the RR, SR, NR, NCR, or MXR Districts.

Notwithstanding any provision in this UDO to the contrary, no recreational vehicle or recreational trailer shall be parked, stored, maintained or kept on any property in any RR, SR, NR, NCR, or MXR district unless in compliance with the following:

1. recreational vehicles or recreational trailers may be parked or stored:
    a. inside an accessory building or garage; or
    b. outside in such a manner that no part of any such recreational vehicle shall project into any side or rear setback or in the front yard of the lot other than on the hardsurfaced area of the driveway or interior access drive.
2. Not more than a total of 2 recreational vehicles / recreational trailers shall be permitted to be parked or stored in the open on the same lot at any one time.
3. Parked or stored recreational vehicles shall not be occupied or used for living, sleeping or housekeeping purposes in any RR, SR, NR, NCR, or MXR district.

12.3.3 NONCOMPLIANCE IN COMMERCIAL & MIXED-USE AND EMPLOYMENT / CAMPUS USE DISTRICTS

The following shall be deemed noncompliant with this UDO and shall be enforceable by the Town as set forth in this chapter:

A. The conduct of any activity in a Commercial & Mixed-Use District or Employment / Campus Use District that is not specifically enumerated as a permitted primary use or accessory use in that district, and which activity has not been legally established by a currently valid variance, Special Use Permit or other approval grant;

B. Failure to comply with district development standards, including but not limited to landscaping, paving of parking areas, minimum vehicle parking requirements, trash dumpster enclosure, fencing or buffering requirements; or,

C. The failure to comply with the terms, provisions or conditions of: a grant of variance or Special Use Permit; an approval of a development plan; an approval of a conditional zoning district; or, other approval grant authorized by this UDO.


HOLLY SPRINGS
North Carolina

13 DEFINITIONS

13.1 PURPOSE AND INTENT

This Chapter provides additional definitions for terms in this UDO that are technical in nature or that otherwise may not reflect a common usage of the term and that are not otherwise defined in the UDO.

13.2 RULES OF CONSTRUCTIONS

13.2.1 INTERPRETATION OF TERMS OR WORDS

The language of this UDO shall be interpreted in accordance with the following regulations:

A. The word "person" includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual.

B. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires.

C. The words "shall" and "must" are mandatory, the words "may" and "should" are permissive.

D. The words "used" or "occupied" include the words "intended", "designed", "constructed", "altered", or "arranged" to be used or occupied.

E. The word "lot" includes the words "plot", "tract", or "parcel"; and

F. Where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", or "either ... or", the conjunction shall be interpreted as follows:

1. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
2. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

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3. "Either ... or" indicates that all the connected items, conditions, provisions, or events shall apply singly but not in combination.

G. The terms "more intense" and "less intense" are terms used herein to describe relationships between zoning districts. This relationship is based upon the uses permitted within each district. A "more intense" district permits more uses or a greater density of uses than a "less intense" district. District intensity groupings progress from Residential Use Districts, to Commercial and Mixed-Use Districts, to Employment/Campus Use Districts, in the sequence listed within each group of districts from least intense to the most intense.

Any term not defined herein shall be defined by the Administrator using generally accepted engineering, planning, or other professional terminology, or common usage for non-technical terms.

13.3 DEFINITIONS

The following terms or words used in the text of this UDO shall have the following meanings unless a contrary meaning is: (i) required by the context of a particular sentence or phrase; or (ii) specifically prescribed in a particular sentence or phrase.

Access. The way in which vehicles ingress and egress a lot from a street fronting along said lot.

Access Drive. That area within the right-of-way between the pavement edge or curb and the right-of-way line to provide ingress and egress to and from a lot.

Accessory Structure, Building or Use. A subordinate structure, building or use that is customarily associated with, and is appropriately and clearly incidental and subordinate in use, size, bulk, area and height to the primary structure, building, or use, and is located on the same lot as the primary building, structure, or use.

Accessory Dwelling Unit (ADU). A second dwelling unit contained within, added onto, or contained on the same lot as an existing dwelling unit, and which is clearly subordinate to the primary dwelling unit. Includes, but is not limited to rooms for rent in the primary dwelling, dwelling unit in a guest house, carriage houses, pool houses, and units above or beside a garage.

Accessory Structure, Non-Residential. A structure which is located on the same parcel of non-residential property as the principal structure and the use of which is incidental to the use of the principal structure. For instance, pole barns, hay sheds and the like qualify as accessory structures on farms and may or may not be located on the same parcel as the farm dwelling or shop building.

Accessory Structure, Residential. A structure which is located on the same parcel of residential property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports, and storage sheds are common residential accessory structures.

Administrator. The Director of the Development Services Department.

Adult Care Home. As defined by NCGS § 131E.101.

Adult Establishment. Any business venture and/ or commercial (for profit) establishment in which a person appears in a state of sexually explicit nudity (as defined by NCGS § 14-202.10) or semi-nudity (opaque coverage of no more than genitals, pubic regions, and areolae of the female breast), or where more than 10% of any goods are sold are considered sexually-oriented, including adult bookstores, adult mini-motion picture theater, and/ or adult motion picture theater, as defined in this section, as well as any nightclub, bar, restaurant, motel, theater, car wash, massage parlors, health clubs, or bath houses where such sexual activities occur; escort agencies; sexual encounter centers and/or including any assembly of people, other than a private dwelling and for which no money or its token has been exchanged, and without regard to assembly size or location, at which video, still photography, drawings, and/ or animated and/ or live display and/or material is presented which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities (as defined by NCGS § 14-202.10) or nudity or semi-nudity, for observation by patrons therein and at which money or its token has been exchanged.

Agricultural Uses (General). The commercial production, keeping or maintenance, of plants and animals useful to humans, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including nuts; vegetables; nursery, floral and ornamental products; or lands devoted to a soil conservation or forestry management program. Uses which shall not be deemed as "agricultural uses" include: (i) zoos, (ii) kennels, and (iii) riding stables.

Agricultural Uses (Intensive). A commercial agricultural operation which raises crops on a land-intensive basis. Agricultural uses and practices include Agricultural Livestock Production; Commercial Breeding of Non-Farm Fowl and Animals; Commercial Chicken House; Confinement Feeding Yards; Dairy; Liquid Fertilizer Storage and Distribution (Commercial); Plan Nursery (Wholesale); Roadside Food Sales Stand; Sales Barn for Livestock Sale; Slaughterhouse; Yards or Hatcheries; Topsoil Removal and Storage Areas.

Airport, Public or Private. A place from which aircraft operate that usually has paved runways and maintenance facilities and often serves as a terminal. Airport-compatible land uses are defined as those uses that can coexist with a nearby airport without either constraining the safe and efficient operation of the airport or exposing people living or working nearby to unacceptable levels of noise or hazards.

Alley, Private. A private right-of-way for public use as a secondary means of public access to a lot otherwise abutting upon a public street or private street and not intended for traffic other than public services and circulation to and from said lot.

Alley, Public. Any public right-of-way which has been dedicated or deeded to and accepted by the public for public use as a secondary means of public access to a lot otherwise abutting upon a public street and not intended for traffic other than public services and circulation to and from said lot.

Amusement, Indoor. An establishment providing indoor amusement and entertainment services for a fee or admission charge, including movie theaters, live performance theaters, bowling alleys, ice skating and roller skating, pool, and billiard rooms as primary uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50% or more of the floor area is occupied by electronic games or amusement devices; three or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Adult Establishments or Electronic Gaming Operations.

Amusement, Outdoor. A development providing amusement facilities outdoors played by patrons for entertainment (e.g., amusement parks, go-cart tracks, and miniature golf courses).

Animal Boarding. A facility or service where animals are kept or maintained (day or overnight), for the care, training, exercising and/or socializing by a person other than the owner of the animals for a fee, as well as the breeding or accommodation of small domestic animals. This may include incidental grooming, dog walkers or training services. It does not include facilities whose primary source of revenue is licensed veterinarian services.

Antenna. Any structure or device designed and used to:

A. receive direct broadcast satellite service, including direct-to-home satellite services.

B. receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services.
C. receive television broadcast signals; or,
D. collect or radiate electromagnetic waves, including both directional antennas, such as panel antenna, and dish antenna, and omni-directional antennas, such as whip antennas, but no including satellite earth stations.

Antenna Array. A structure attached to a telecommunications tower that supports a telecommunications antenna.

Antenna, Dish. A dish shaped device which may be free standing or mounted on a building or structure and is designed to receive direct broadcast satellite service.

Antenna, Flagpole. A telecommunications tower designed to appear and function as a large diameter flagpole where panel antenna are integrally designed into and located inside of a telecommunications tower and are not visible from the exterior. A flagpole antenna may or may not include flying of a flag. Flagpole antenna may be ground mounted, or roof mounted.

Antenna, Non-Whip. An antenna which is not a whip antenna, such as dish antennas, panel antennas, etc.

Antenna, Panel. A flat, rectangular antenna or antenna array designed to concentrate a radio signal in a particular area. Panel antenna are also known as directional antenna or sectored antenna.

Antenna, Radio/Television. A wire or combination of wires and support structures designed for directly transmitting electric waves (broadcast radio or television) into space or receiving them therefrom.

Antenna, Roof-Mounted. The placement of an antenna or antenna array on the roof of an existing building or structure.

Antenna, Slick. Panel antennas that are mounted directly to tapering monopole telecommunications tower where the furthest point of the panel antenna is no greater than 18 inches from the exterior of the tapering monopole telecommunications tower.

Antenna, Telecommunication. An antenna used to provide a telecommunications service.

Antenna, Stealth. An antenna or antenna array placed on or in an existing or proposed building, structure, or telecommunications tower and designed or placed in a manner intended to disguise, hide, or minimize the appearance of such antenna or antenna array. A stealth antenna may or may not have a secondary function (e.g., bell tower, church steeple, spire, flagpole, clock tower, cupola, etc.). Stealth antenna may include, but are not limited to:

A. flagpole antenna.
B. lick antenna; or,
C. a surface-mount antenna with a color and appearance that is compatible with or blends with the color and materials of the surface of the building or structure to which the surface-mount antenna is attached.

Antenna, Whip: An antenna that transmits signals in 360 degrees. They are typically cylindrical in shape and are less than six inches in diameter and measure up to 18 feet in height. Also called omni-directional, pipe, or stick antennae.

Approval Authority. The Town Council, Planning Board, Board of Adjustment, Administrator, Development Review Committee, or Town Staff. The term approval authority is applicable to zoning vested rights.

Assembly (when used in reference to an industrial operation). The fitting together of previously manufactured parts or sub-assemblies that do not require additional manufacturing or machining, into a finished item or unit.

Assisted Living. A special combination of housing, supportive services, personalized assistance designed to respond to the individual needs of those in full-time residence at the facility who need help with activities of daily living. Such a facility will typically have a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, including attached and detached dwelling units, where the emphasis of the facility remains residential.

Authorized Agent. Any party duly authorized in writing by the Owner of a subject parcel to act on the Owner's behalf with respect to any development petition, including but not limited to a petition for zone map change, platting of a subdivision, development plan approval, variance or vacation of land in a plat.

Awning. A roof-like cover, often of fabric, metal, plastic, fiberglass or glass designed and intended for protection from the weather or as a decorative embellishment, and which is supported by and projects from a wall or roof of a building or structure over a window, door, sidewalk, walkway or the like.

Banner. See Sign, Banner.

Bar/Nightclub. A business used primarily for: the sale or dispensing of liquor by the drink for on-site consumption; and, where packaged liquor may be sold, or food may be available for consumption on the premises as accessory to the primary use. This definition includes bars, taverns, pubs, and nightclubs.

Basement. That portion of a building with an interior vertical height clearance of not less than 78 inches and having one-half or more of its interior vertical height clearance below grade level.

Bed and Breakfast. Residential-type lodging facilities that have up to 10 guestrooms and that serve only breakfast to registered guests. Bed and breakfast establishments may host invitation-only special events (e.g., weddings, family reunions, etc.) for their guests and associated parties.

Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines, or municipal boundary lines.

Block Face. The frontage of a block, which may contain one or more lots, along one side of a public street or private street between intersections.

Board of Adjustment. The Town of Holly Springs Board of Adjustment.

Buffer Area. An area along the edge of a lot, single use site, integrated center, business park or industrial park which abuts certain specified rights-of-way, wetlands, watersheds or other features specified in this UDO and which area is required to be set aside by a provision of this UDO as a permanent landscaped yard, open space, or greenbelt pursuant to Section 4.8 of this UDO. A buffer area may include Stormwater Control Measure (SCMs).

Buffer, Perimeter. The planted area consisting of trees and shrubs, groundcover, or turf, which borders a project area on all sides.

Buffer, Riparian Conservation. A natural or vegetated area through which storm water runoff flows in a diffuse manner so that the runoff does not become channelized, and which provides for infiltration of the runoff and filtering of pollutants.

Buildable Area. The area of a lot remaining after the minimum setback and lot area requirements of this UDO have been met and in which development may occur subject to compliance with all applicable development standards.

Building Height, Maximum. The height which a building or structure may not exceed. See also Building Height.

Building Height. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building or structure to the uppermost eave line, provided, however, appurtenances such as chimneys, spires, cupolas, steeples, parapet walls, antenna attached to a building or structure shall not be included in the calculation of building height.

Building Line. A line parallel to any front lot line, side lot line or rear lot line which passes through the nearest point of any building or structure.

Building Line, Front. A line parallel to any front lot line which passes through the nearest point of any building or structure and terminates at the point of contact with any side lot line.

Building Line, Rear. A line parallel to any rear lot line which passes through the nearest point of any building or structure and terminates at the point of contact with any side lot line.

Building Line, Side. A line parallel to any side lot line which passes through the nearest point of any building or structure and terminates at the point of contact with any front lot line or rear lot line.

Building Material. Exterior surface materials, exclusive of materials used for: windows; doors; roofing; fascia; soffit; balconies; railings; handrails; stairs; foundations; vents; and support beams or columns less than 18 inches in width.

Building Permit. A permit issued by the Town of Holly Springs in compliance with the terms and provisions of the Town Building Code.

Building, Primary. The building in which the primary permitted use of the lot is conducted.

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

Business Day. A day when the offices of the Development Services Department is open to the public for the transaction of business for the entire period of its normal operating hours.

Business Park. An integrated center zoned for and primarily used by office and service uses. See Integrated Center.

Business Services. Services provided primarily to other business operations, which may include consulting services, property and/or office equipment maintenance services, financial and/or accounting services, computer and/or information management services, advertising and/or graphic services, and similar operations. Includes Electrical/Electronic Repair; Publishing; Sign Making; Photographic Studio; Printing Service; Locksmith.

Caliper. The diameter of a tree trunk, measured in inches, at 6 inches above the ground.

Campground. A parcel of land intended for the temporary occupancy of tents, campers, and major recreational vehicles and which primary purpose is recreational, having open areas that are natural in character. This includes Lodges; Private Camps; Riding Stables or Trails.

Canopy. A roof-like cover, often of fabric, metal, plastic, fiberglass, or glass on a support, which is supported in total or in part, from the ground and providing shelter over, for example, a doorway, outside walk, interior access drive or parking area.

Canopy, Vehicular. A roofed, open, drive through structure designed to provide temporary shelter for vehicles and vehicle occupants while receiving a business service.

Caregiver. As defined by NCGS § 160D-915.

Carport. A roofed structure designed and intended to shelter the automotive vehicle of occupant or owner of the premises, with at least one side open to the weather.

Catering. An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

Cemetery. A parcel of land used for internment of the dead in the ground or in mausoleums.

Certificate of Occupancy. A certificate signed by the Chief Building Official of the Town, stating that the building or structure referred to the certificate complies with all applicable building codes.

Certificate of UDO Compliance. A certificate signed by the Administrator stating that the use and development of land, building or structure referred to the certificate complies with the provisions of this UDO, variance, special exception, or development plan approval.

Certified Arborist. A professional tree care specialist who maintains the designation of Certified Arborist as defined and governed by the International Society of Arboriculture (ISA). For the purposes of this ordinance, a certified arborist may also refer to a professional tree care specialist who maintains the designation of consulting arborist with the American Society of Consulting Arborists (ASCA).

Child Care Center. An arrangement where 3 or more children less than 13 years old, who do not reside where the care is provided, received care on a regular basis of at least once per week for more than4 hours but less than 24 hours per day from persons other than their guardians or full-time custodians, or from persons not related to them by birth, marriage or adoption. This may also include day camps or track out camps. Childcare does not include any of the programs or arrangements which are specifically listed as not included in the definition of childcare by NCGS § 110-86 (2).

Civic Building. Buildings and facilities owned and maintained by a public or semi-public agency, excluding religious institutions, which are used primarily for public gatherings for the purpose of promoting public education, knowledge, and welfare (e.g., Library; Fire Station; Governmental Offices; Police Station; Public Recreation Development; and Municipal/State Road Maintenance Facility).

Close. An open space consisting of either: (a) a common area bounded by buildings on three sides and a street right-of-way on the fourth side; or (b) a common area bounded by the center island of a long loop cul-de-sac, which provides a front space for building's interior to a block.

Co-Location. The placement of two or more antenna or antenna arrays by telecommunication service providers on a common support structure.

Commercial and Mixed-Use District. Any district which commercial or mixed-use establishments as a permitted use or special use permit.

Community Garden. Areas of land managed and maintained by a group of individuals to grow and harvest food crops and non-food ornamental crops, for personal or group use, consumption, or donation. They may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by the group.

Community Support Facility. Facilities and non-profit organizations that provide food supplies, medical care services to victims of crime and/or abuse including, but not limited to, the provision of temporary shelter, including overnight time periods, as well as facilities for individuals or families who lack a fixed, regular, and adequate nighttime residence.

Comprehensive Plan. Vision Holly Springs: Comprehensive Plan for the Town of Holly Springs including any chapters, amendments, appendices incorporated therein, or any replacement comprehensive plan subsequently recommended by the Planning Board and adopted by the Town Council pursuant to North Carolina General Statutes.

Conservation Area. Any parcel or area of undeveloped land conserved in its natural state.

Conservation Buffer Area. See Buffer Area.

Construction Drawing. A plan for one or more lots, a subdivision phase or section, or a project depicting the existing and proposed conditions with sufficient details and specifications as may be reasonably necessary to determine compliance with UDO requirements and the requirements of the Town's Engineering Design and Construction Standards.

Construction Trailer, Temporary. A mobile structure used as an office in conjunction with a construction project. The mobile structure (construction trailer) is used as a temporary office to meet short-term needs while the permanent facility/ facilities are being constructed.

Sketch Plan Review. A cursory review of a concept plan or sketch plan for a proposed subdivision, project, planned unit development or other development in which staff provides initial review comments to a prospective petitioner on the design and layout of a proposed subdivision, project, planned unit development or other development.

Contiguous Hardwood Tree Canopy. The combined area encompassing the overlapping driplines of all canopy trees as evidenced by a tree inventory.

Cutoff. A luminaire where light distribution does not exceed: (a) 2.5% above an angle of 90 degrees; and (b) 10% at an angle between 80 degrees and 90 degrees.

Cutoff, Full. A luminaire equipped with a light fixture (i.e., lamp, lens, reflective surface, etc.) that does not protrude below the bottom edge of the light fixture and is designed so that:

A. no light is emitted above an angle of 90 degrees; and
B. light distribution does not exceed 10% at an angle between 80 degrees and 90 degrees.

Cutoff, Non-. A luminaire where light distribution is unrestricted.

Cutoff, Semi-. A luminaire where light distribution does not exceed: (a) 5% above an angle of 90 degrees; and (b) 20% at an angle between 80 degrees and 90 degrees.

DBH. See Diameter at Breast Height.

Deck. A ground-supported, unenclosed, platform accessory structure, usually constructed of wood, of which any permanent horizontal area(s) of the platform is raised above grade level and is designed and intended for the recreational enjoyment of the occupant(s) and guest(s) of the primary use or structure.

Data Center. A building that houses a group of networked server computers in one physical location to centralize the storage, management, and dissemination of data and information pertaining to a particular business, taxonomy, or body of knowledge. A data center business's facility typically includes the mechanical and electrical systems, redundant or backup power supplies, redundant data communications connections, environmental controls, and fire suppression systems. A data center business's facility also includes a restricted access area employing advanced physical security measures such as video surveillance systems and card-based security or biometric security access systems.

Density, Gross. A unit of measurement which represents the number of units per acre of land on the aggregate total land to be developed, provided, however, the aggregate total land to be developed shall specifically exclude any portion of such land located in the right-of-way of a perimeter street.

Development Plan. Specific plans for residential, commercial/mixed-use or employment/campus development of property filed under the terms of this UDO. A development plan may include, but not be limited to a site plan; landscape plan; master sign plan; lighting plans; building elevations; and pedestrian and vehicular circulation plans, which are reasonably necessary to depict or describe certain information and data as required by this UDO.

Development Permit/Application. An UDO permit, Development Plan, Subdivision Plan or any other project that requires an application and permit. See the definition of project in this UDO.

Development Requirements. Permitted uses, development standards and any additional requirement specified in this UDO which must be satisfied in connection with the approval of a development plan.

Development Review Committee (DRC). A committee of technical consultants established to provide the Director with technical assistance in the review of plans for compliance the provisions of this UDO and other applicable rules and regulations of federal, state, or local agencies.

Development Standards. Area, bulk, height and other applicable regulations of a district contained in the UDO which govern the physical development of real estate.

Diameter at Breast Height ("DBH"). The diameter of a tree trunk, measured in inches, at 4 ½ feet above the ground. If a tree trunk splits into multiple trunks below 4 ½ feet, then the tree trunk shall be measured at the narrowest point beneath the split.

District. A Base District, Conditional Zoning District or Overlay District applicable to a section of the territory within the jurisdiction of this UDO.

District, Base. A section of the territory within the jurisdiction of this UDO for which uniform regulations over the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land, including, but not limited to permitted uses; height; area; size; and intensity of use of buildings, structures, land, and open spaces about buildings or structures, are established by this UDO.

District, Conditional Zoning. A section of the territory within the jurisdiction of this UDO in which the owners of all the property included in the petition for zoning map change proposed voluntary limitations regarding the use and development of such real estate.

District, Overlay. A section of the territory within the jurisdiction of this UDO in which additional requirements are imposed on certain properties within one or more underlying general use districts.

Drainage Basin. The area of land which drains to a given point on a body of water.

Drainage Pond. An artificially created body of water which is required in connection with a storm water management system.

Dripline, see Tree Dripline.

Drive In/Drive Through. Any building, structure or use wholly or partly designed or intended to offer a service or product to a patron while the patron waits in their motor vehicle, generally while the engine is running, such as drive through food service establishments, drive-up banks, car washes, and similar facilities; but not including automobile/truck service stations and parking lots.

Driveway. A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

Driveway, Interior Access. A way for vehicular egress/ingress between the minimum required setback lines of separate lots or between lots within the boundaries of an integrated center.

Driveway, Shared. A way for vehicular egress/ingress between the right-of-way of a public or private street and off-street parking areas which is shared by 2 or more separate dwelling units and has adequate depth to provide maneuverability to all garages or off-street parking areas. A shared driveway may be divided along a common lot line or may be located wholly on a single lot.

Driveway Throat. That portion of a driveway and interior access drive which shall be reserved for the unobstructed ingress and egress of vehicles, and which is kept free from any other traffic movement, including the entering or exiting movement from: individual parking spaces; individual loading spaces; other interior access drives; or interior access driveways.

Distribution and Logistics. An establishment engaged in selling or distributing merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies; or otherwise distributing merchandise via tractor trailer to customers (e.g., Auction House; Distribution Center; Mail Order Distribution; Truck Terminal; Warehouse; and Wholesale Business).

Dwelling. Any building, or portion of a building, which is designed or used primarily for residential purposes, including manufactured home, attached, detached, and apartment dwellings but not including hotels, motels, short-term rentals, boarding houses, lodging houses, bed and breakfast, and tourist home.

Dwelling, Apartment. A building or portion thereof containing 3 or more dwelling units regardless of ownership on a single lot where each unit has a separate entrance from the outside or through a common vestibule including but not limited to condominiums and apartments, excluding anything defined as attached dwelling. An Apartment Dwelling where dwelling units are available for lease or rent for less than one month shall be considered lodging.

Dwelling, Attached. A dwelling unit that is attached to another dwelling unit by a wall, floor, or ceiling that separates living spaces including Cottage Dwellings, Two-Family Dwellings, Multi-family Townhouses, Multi-Unit Houses, and similar variants.

Dwelling, Cottage. A detached single family dwelling unit, which is arranged around an area of shared common open space with other cottage dwellings.

Dwelling, Detached. A residential building containing one dwelling unit, which is physically separate from any other residential building, and does not include a manufactured home. This includes Single Family Dwellings, and Family Care Homes; the latter defined as a home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than 6 resident persons with disabilities in accordance with NCGS Section 160D-907.

Dwelling, Manufactured Home. A structure, transportable in 1 or more sections which, in the traveling mode, is e8 body feet or more in width or 40 body feet or more in length or when erected on site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained in it. The term "manufactured home" does not include a "recreational vehicle".

Dwelling, Modular Home. A dwelling unit which is fabricated in one or more modules at a location other than the home site by assembly-line type production techniques or by other construction methods unique to an off-site manufacturing process, provided that the dwelling unit must have been built in compliance with the CABO One and Two-Family Dwelling Code and the Town Code.

Dwelling, Single Family. An individual, detached building containing 1 dwelling unit, which may include an in-law suite, which is either:

A. built in compliance with the CABO One and Two-Family Dwelling Code and the Town Building Code; or,
B. a modular dwelling.

Dwelling Unit. A room or group of rooms designed and equipped exclusively for use as living quarters for only 1 family and its household employees, including provisions for sleeping, lawful cooking, and sanitary facilities. The term shall include mobile dwellings, modular dwellings and manufactured dwellings but shall not include recreational vehicles.

EIA-222. Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures".

E-commerce: "e-business," "e-tailing" and "I-commerce." Although in most cases e-commerce and e-business are synonymous, e-commerce implies that goods and services can be purchased online, whereas e-business might be used as more of an umbrella term for a total presence on the web, which would naturally include the e-commerce (shopping) component.

Electronic Gaming Operation. Any business enterprise, whether as a primary or an accessory use, where persons utilize electronic machines, including but not limited to computers and gaming terminals, to conduct games of chance, including sweepstakes, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. This does not include any lottery approved by the State of North Carolina.

Electronic Variable Message Sign (EVMS). See Sign, Electronic Variable Message.

Employment/Campus Use District. Any district in which employment or campus uses are allowed as a permitted use or special use permit.

Environmental Appeal Committee (EAC). The committee that hears appeals and variances to Chapter 8 of the Town Code of Ordinances.

Eave Line. The extension of a roof line beyond the vertical wall of a building.

Family. One or more human beings related by blood, marriage, adoption, foster care or guardianship, together with incidental domestic servants and temporary, non- compensating guests; or, not more than 4 human beings not so related, occupying a dwelling unit and living as a single housekeeping unit.

Family Care Home. As defined by NCGS § 160D-907

Family Child Care Home. As defined by NCGS § 110-86.

Farm, bona fide. As defined in NCGS 106-581.1.

Fence, Ornamental. A type of fence used to create or delineate a boundary that is primarily designed for aesthetic appeal. An ornamental fence generally features decorative elements such as rings, scrolls, finials, swoops, or arches and is usually constructed of aluminum or iron.

Floor Area. The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures.

Floor Area, Finished. That portion of floor area constructed, completed and usable for living purposes with normal living facilities which includes sleeping, dining, cooking, sanitary, or combination thereof. A floor area or portion thereof used only for storage purposes and not equipped with the facilities mentioned above shall not be considered finished floor area.

Floor Area, Gross. For dwelling units, the total area, computed on a horizontal plane inclusive of finished basements, attached garages, entrances, hallways, stairways and other enclosed areas, but exclusive of unfinished basements, cellars and attics. For commercial or industrial buildings or structures, the sum of all horizontal surface areas of all floors of a building or structure measured from the exterior faces of the exterior walls or from the center line of walls separating abutting buildings or structures.

Floor Area, Gross Main. That portion of the gross floor area located on the first floor of the structure.

Floor Area, Main. That portion of the finished floor area located on the first floor of the structure.

Food/Restaurant Uses. A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building and where food sales constitute more than 80 percent of the gross sales receipts for food and beverages.

Forestry Activity. The professional practice embracing the science, business and art of creating, conserving and managing forests and forestlands for the sustained use and enjoyment of forest resources, material or other forest products. Such activity may include the felling, loading and transporting of trees or timber products from a parcel or lot for commercial purposes.

Foundation Landscaping. Landscaping installed along or in relation to the perimeter foundation of a building or structure.

Foundation Landscaping Area. The area along or in proximity to the perimeter foundation of a building or structure which is required to be set aside for the installation of foundation landscaping.

Frontage. The line of contact of an abutting property with the street right-of-way along a front lot line which allows unobstructed, direct access to the lot.

Frontage Street or Frontage Road. See Street, Frontage.

Fueling Station. Establishment that primarily retails automotive fuels and related accessories. Fueling stations include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. Car washes and other minor automobile self-services shall be incidental to the fueling station and must meet the standards for accessory uses/structures. Convenience stores and related retail shall be considered retail uses. Car washes shall be considered Drive In/Drive Through Uses.

Game Court. In residential use districts, a type of recreation facility which consists of an unpaved or paved, accessory, surface area of ground open and essentially unobstructed to the sky, on the same lot as the primary building, designed and intended for the playing of a recognized sport as an accessory, recreational activity by the occupants and guests of the primary building, which may include fencing, screening, nets, goals, or other necessary appurtenances required for recreational use.

Garage. An accessory building to a residential use, or an enclosed area attached to or integrated into a residential building, which is primarily designed and intended to be used for the storage of the private vehicle(s) for the occupant(s) of said residence and is not a separate commercial enterprise available to the general public.

Garage, Front Loading. A garage in which the entry door for the private vehicle(s) is located in front of the established rear building line of the building; and (ii) located parallel to or within 60 degrees of being parallel to the front lot line.

Garage, Rear Loading. A garage in which the entry door for the private vehicle(s) is: (i) located behind the living area of the building and is more than 60 degrees but less than 300 degrees of being parallel to the front lot line; or (ii) located on the rear façade of the building and located parallel to or within 60 degrees of being parallel to the rear lot line.

Garage Sale. A public or private sale conducted by the owner or occupier of a premises of six or more items of personal property owned by the owner or occupier of the premises, which personal property was not acquired by the owner or occupier for the purpose of resale. See also Yard Sale.

Garage, Side Loading. A garage in which the entry door for the private vehicle(s) is: (i) located in front of the established rear building line of the building; and (ii) more than 60 degrees but less than one-hundred and 120 degrees of being parallel to the front lot line.

Glare. The harsh appearance of a direct source of light as discernible from adjacent properties and which causes annoyance, discomfort or loss of visual performance and visibility.

Golf Course. A tract of land for playing golf, improved with tees, fairways, hazards and which may include clubhouses and shelters.

Grade. The average level of the finished surface of the ground 5 feet from the building, structure or proposed building pad; provided, however, when referring to "street grade" the term "grade" shall mean the slope of a street specified in percentage (%) terms.

Grand Opening. The introduction, promotion, or announcement of a new business, store, shopping center, or office, occurring within 30 days of the issuance of the Certificate of Occupancy, and/or the announcement or introduction or promotion of an established business changing ownership.

Group Home. A facility that does not otherwise qualify as a Family Care Home whose primary purpose is to provide services for the care, treatment, habilitation, or rehabilitation of individuals experiencing homelessness, post-prison release, substance abusers, or others who are not disabled including halfway homes, homeless shelters, and drug treatment facilities.

Handicapped Person. A person with a temporary or permanent physical, emotional, or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances and orthopedic impairments but not including mentally ill persons who are dangerous to others as defined in NCGS § 122C- 3(11)b.

Hedge Plant. A woody plant of relatively low height (not exceeding 10-12 feet in height), branching from the base.

Historic Structure. Any structure that is designated a local, State, or national landmark; or, any structure that is individually listed in the National Register of Historic Places; individually identified as a contributing structure in a historic district listed in the National Register of Historic Places; certified or preliminarily determined by the Secretary of the Interior as contributing to the significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; individually listed in the State inventory of historic places; individually listed in the county inventory of historic places; or, individually listed in a local inventory of historic places in communities with historic preservation programs that have been certified by an approved State program (including certified local governments) as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Home Occupation. An occupation, profession, or trade customarily carried on by an occupant in a dwelling unit, accessory structure as a secondary use or in live-work units, which is clearly incidental to the dwelling unit for residential purposes for office uses, artisan workshops, artist studios, and similar uses and activities.

Homeowners Association. A community association, other than a condominium association, that is organized in a development in which individual owners share common interest and responsibilities for costs and upkeep of common open space or facilities.

Hospital. An institution providing physical and mental health services primarily for human in-patient medical or surgical care for the sick or injured, including related facilities such as laboratories, out-patient services, training facilities, central service facilities, emergency services, and staff offices.

Hotel. A facility offering transient lodging accommodations to the public, and which may provide additional services such as restaurants, meeting rooms and recreation facilities. Access to all guest rooms is from an interior corridor.

Improvement. Any human-made, immovable item which becomes part of, placed upon, or is affixed to real estate.

Incidental. A minor occurrence or condition which is customarily associated with a permitted use and is likely to ensue from normal operations.

Incremental Lot. A lot of record created through the incremental plat process.

Incremental Plat. A phased method of obtaining final plat approval for a non-residential subdivision and which contains only a portion of the real estate included in the preliminary plan or master plan for the proposed non-residential subdivision.

Individual Tenant Space. A single outlot of record within a multi-tenant building in an integrated center with its own separate building entrance that may include a vehicle parking area and/or off-street loading area.

Integrated Center. An area of development (commercial, employment, campus, or any combination of commercial / mixed-use, employment/campus and residential uses) of one or more lots or out lots, comprised of:

A. 2 or more individual, non-related and separately operated uses in one building sharing common site facilities.
B. one or more buildings containing non-related and separately operated uses occupying a common site, which utilizes one or a combination of common site facilities, such as driveways, parking areas, loading areas, interior access drives, maintenance, and similar common services; or,
C. one or more buildings containing non-related and separately operated uses occupying individual sites, which are interrelated by the utilization of one or a combination of common facilities, such as driveways, internal public street or private street network developed in accordance with an approved master plan or preliminary plan of a subdivision, parking areas, loading areas, maintenance, or other services.

Intermittent Stream. See Stream, Intermittent

Infrastructure/Utilities (Major). Utility facilities that provide jurisdiction-wide or regional services. Examples include above-ground public utility distribution lines; landfills; public utility substations; waste treatment plants; and solar energy system – large installation.

Infrastructure/Utilities (Minor). Publicly or privately owned facilities or systems for the distribution of minor functions necessary for the provision of public services including elevated water storage tanks; booster stations, sanitary sewer pump stations, telephone switching facilities (over 100 square feet gross floor area), substations, or other similarly required facilities in connection with telecommunications, electric, steam, water, sewer, or other similar utilities.

Inn (Less than 20 rooms). A building or group of buildings used as a lodging establishment having 6 to 20 guest rooms providing overnight accommodations and meals to transient guests. This includes Boarding Houses.

Junk Yard. Any place at which personal property:

A. is or may be salvaged for reuse, resale, or reduction or similar disposition.
B. is owned, possessed, collected, accumulated, dismantled, or assorted (including but not limited to used or salvaged base metal or metals, their compounds, or combinations; used or salvaged rope, bags, paper, rags, glass, rubber, lumber, millwork, brick and similar property except animal matter; and, used motor vehicles, machinery or equipment which does not carry a current, valid license); or,
C. is used, owned or possessed for the purpose of wrecking or salvaging parts therefrom.

Landfill. A disposal facility for hazardous or nonhazardous solid waste. These establishments also manage recycling and resource recovery facilities that operate in conjunction with landfills.

Landscape Buffer. An area of landscaping on a lot, single use site, integrated center, business park or industrial park in which landscaping is required to be maintained at all times.

Large Vehicle and Heavy Equipment Sales and Service. The sales and service of trucks (non-passenger), boats, construction equipment, mobile homes, recreational vehicles, travel trailers or other similar heavy equipment used in recreational, commercial, industrial, or agricultural activities.

Laundry, Self-Service. Means an establishment for laundering where there is no pickup or delivery service and no steam or hand laundry of any type, and where there is no intermingling of customers' laundry.

Lawful Cooking. A room or area in which food may be prepared and cooked and which contains the following:

A. A kitchen sink in good working condition and properly connected to an approved water supply and approved sewer/septic system. The sink must provide an adequate amount of water under pressure, both unheated and heated to no more than 120 degrees Fahrenheit.
B. Cabinets, shelves, counters, or tables used for storage of food, eating, drinking or cooking equipment and utensils shall be of sound condition furnished with surfaces that are easily cleanable and that will not impart any harmful effect to food; and,
C. A stove, oven or microwave oven for cooking food and a refrigerator for safe storage of food at temperatures less than 45 degrees Fahrenheit. These appliances shall be properly installed with all necessary connections for safe, sanitary, and efficient operation and shall be maintained in good working condition.

Light Pollution / Trespass. Any artificial light which causes: a detrimental effect through uplighting on the environment, astronomical research, or enjoyment of the night sky; or undesirable glare or light trespass.

Loading Area. Any area maintained and intended for the maneuvering and temporary parking of vehicles while transferring goods or materials to and from a facility. Loading area includes the loading space and maneuvering area required to enter the loading space.

Loading, Off-Street. A loading area located completely on a lot and accessed via interior access drives, interior access driveways, access drives, or driveways in which no individual loading spaces gain direct access to a public street or private street.

Loading Space. A hard-surfaced, off-street area used for the temporary parking of a commercial vehicle while transferring goods or materials to and from a facility.

Lot. A piece, parcel, plot or tract of land designated by its owner or developer to be used, developed or built upon as a unit under single ownership or control and may consist of: (a) a single lot of record; (b) a recombination lot of record.

Lot Area. The total area of a lot bounded on all sides by any front lot line, rear lot line, and side lot line, provided, however, lot area shall not include: any area lying within the right-of- way of any public street or private street or easement for surface access into the subject lot or adjoining lots; or land reserved for drainage pond, wetland, or lands subject to periodic flooding. No part of the minimum lot area required under the applicable district, commitment, variance grant or development plan approval may be satisfied by land that is under water.

Lot Coverage. The total ground area within the lot or project covered by the primary structure plus any accessory structures (including decks, patios, above-ground pools, in-ground pools, garages, carports and storage sheds), excluding driveways, walkways, fences and walls not attached in any way to a roof.

Lot Depth. The distance from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot Line. The line of separation of a lot from any abutting street or adjoining lot.

Lot Width. The full width of a lot measured from the midpoint of the front lot line to the midpoint of the minimum front yard and minimum building setback line required by this UDO.

Lot, Corner. A lot abutting 2 or more streets at their intersections, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Double Frontage. A lot abutting 2 parallel streets or abutting 2 streets which do not intersect at the boundaries of the lot.

Lot Line, Front. The lot line separating a lot from any abutting street.

Lot, Interior. A lot which is not a corner lot or a double frontage lot.

Lot Line, Rear. A lot line which is opposite and most distant from the front lot line, or in the case of a triangularly shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line. However, in the case of a corner lot, any lot line which intersects with a front lot line shall not be considered a rear lot line.

Lot Line, Side. Any lot line not designated as a front lot line or rear lot line.

Lot of Record. A lot which is part of a final plat recorded in the Office of the Registrar of Deeds of Wake County, North Carolina, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot of Record, Recombination. A lot which is part of a recombination plat recorded in the Office of the Registrar of Deeds of Wake County, North Carolina.

Lumen. A unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity

Luminaire. A complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute light on any property, to position and protect the lamps and to connect the lamps to the power supply.

Luminous Tube Lighting. Gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

Mailbox Kiosk. A small structure, often open on one or more sides, used as a location for private boxes to receive incoming mail and a public container to deposit outgoing mail.

Maintained Foot Candles. Illuminance of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation.

Major Subdivision - Non-Residential. See Subdivision, Major - Non-Residential.

Major Subdivision - Residential. See Subdivision, Major Residential.

Manufacture. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.

Manufactured Dwelling. See Dwelling, Manufactured Home.

Manufactured Home Sales. A development used for the sale, rental, or storage of new and used manufactured homes and may include the provision of maintenance services and/or the sale of manufactured home parts and accessories as secondary to the principal use. Manufactured home parks are not included in this category.

Manufacturing, Heavy. The manufacture of products, the process of which generates fumes, gases, smokes, vapors, vibrations, noise or glare, or similar nuisance factors which have a high probability of occurring and which may cause adverse effects to the users of adjacent land (e.g., Commercial and Industrial Machinery and Equipment Repair; Heavy Equipment Sales/ Rental; Machine or Welding Shop; and Resource Extraction).

Manufacturing, Light. The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building. Outdoor storage may be allowed as an accessory use per the requirements in Chapter 3 of this UDO. This definition excludes uses that are engaged primarily in the processing, manufacturing, or storage of explosive, hazardous, or toxic materials.

Manufacturing, Neighborhood. The production and assembly of finished products or component parts, typically by hand, and including design, processing, fabrication, assembly, treatment, and packaging of finished products. Typical neighborhood manufacturing trades include but are not limited to food and bakery products; alcoholic and non-alcoholic beverages (microbreweries); printmaking; leather products; jewelry and clothing/apparel; metal work; woodwork; furniture; and glass or ceramic production. It differs from other forms of manufacturing as the scale of production is artisanal in nature and noise, odor, or detectable vibration onto any neighboring property is residential in character.

Marquee. A permanent roof-like structure constructed of rigid materials supported by and extending from the facade of a building, frequently used to display signage.

Massage. The manipulation of body muscle or tissue by rubbing, stroking, kneading, or tapping, by hand or mechanical device.

Massage Business. Means any establishment or business wherein massage is practiced, including establishments commonly known as health clubs, physical culture studios, massage studios, or massage parlors, provided, however, massage therapy practices by a professional massage therapist licensed by the State of North Carolina shall not be deemed a massage business.

Master Sign Plan. See Sign Plan, Master.

Mini-Storage. See Self-storage (Mini-) Warehouse.

Minor Residential Subdivision. See Subdivision, Minor Residential.

Mitigation. Actions taken either on-site or off-site as allowed to offset the effects of temporary or permanent loss of the buffer.

Mobile Dwelling. See Dwelling, Mobile.

Mobile Vendor. Any business, person, or entity who exhibits, displays, sells, or offers for sale a product or service from a mobile vending unit which may be parked on-street or on-site as permitted by this UDO.

Mortuary/Funeral Home/ Crematory. Establishments for preparing the dead for burial or internment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, and selling caskets and related merchandise).

Motel. A facility offering transient lodging accommodations to the public, and which may provide additional services such as restaurants, meeting rooms and recreation facilities where access to guest rooms are from the exterior.

Municipal. Town of Holly Springs.

Neighborhood Recycling Collection Point. A local center that serves as a drop-off point for recyclable materials. The temporary storage of such items would be permitted, but no processing would be allowed.

Non-Cutoff. See Cutoff, Non-.

Non-Whip Antenna. See Antenna, Non-Whip.

Nonconforming Building or Structure, Legally Established. Any continuous, lawfully established building or structure erected or constructed: (a) prior to the time of adoption, revision or amendment of this UDO but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the district; or (b) pursuant to a granted variance.

Nonconforming Use, Legally Established. Any continuous, lawful land use having commenced: (a) prior to the time of adoption, revision or amendment of this UDO but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the district; or (b) pursuant to a granted variance.

Non-Residential Incremental Subdivision. See Subdivision, Non-Residential, Incremental.

Nursing Home. A facility which provides nursing care and related medical services on a 24-hour per day basis to two or more individuals in full-time residence at the facility because of illness, disease, or physical or mental infirmity.

Off-Street. An area, typically set aside for parking or loading, which is located on private property and does not occur in the right-of-way of any public street or private street.

Office Use. Professional occupations within a building or buildings which do not generally involve the on-site sale of goods to customers.

On-Street. An area, typically set aside for parking or loading, which is located within the right- of-way of any public street or private street.

Open Space. A lot, a portion of a lot or common area set aside as a playground, plaza, close, square, park, parkway, greenbelt, buffer yard or other landscape area and maintained free from buildings or structures, except for those structures which are directly related to and essential to the use of the open space for recreational purposes, including, but not limited to greenways, swimming pools, play equipment for children, game courts and picnic tables or those structures which are directly related to Stormwater Control Measures (SCMs). In the case of individual residential lots, open space shall be an area landscaped with grass, trees, shrubbery or other suitable vegetative ground cover and maintained free from buildings or structures.

Outlot. That portion of land in a subdivision, integrated center, business park, industrial park or other planned development which does not contain the central or primary building of the development and is: (a) usually located adjacent to a street or frontage street; and (b) is intended for the development of a smaller, additional and separate building or buildings. In a subdivision, integrated center, business park or industrial park where there is no clearly identifiable central or primary building of the development, or where individual lots are developed independently of each other, each lot shall be considered an out lot.

Outdoor Display Area. That part of lot used for the display of merchandise or goods available for purchase or lease from the business located on that lot and located outside of a building or structure, including vehicles, garden supplies, gas, motor oil, food, beverages, boats, building and landscaping materials, and similar materials or items. Integral garden centers associated with a retail establishment shall not be included as part of outdoor display area.

Outdoor Light Fixtures. Any outdoor electrically powered illuminating devices, outdoor light or reflective or refractive surfaces, lamps and similar devices including all parts used to distribute the light or protect the lamp, permanently installed or portable, used for flood lighting, general illumination, or location identification.

Outdoor Storage. See Storage, Outdoor.

Outdoor Sales. Any retail sales operation conducted either partially or entirely outside, in a motorized vehicle, or temporary structure (i.e., tent, vegetable stand, etc.).

Park. An open space designed for passive or active recreational use.

Parkway. An open space entirely bounded by street or pedestrian rights-of-way within a developed area.

Parking Area. Any area other than an open exhibition or display area (not inclusive of interior access drives, driveways, interior access driveways and access drives) intended for the temporary storage of automotive vehicles including parking spaces and the area allocated to the egress/ ingress of automotive vehicles to and from the actual parking space. For residential uses, parking areas include gravel, or other non-erodible surfaces such as asphalt, concrete, or pavers on which operable motor vehicles are temporarily placed.

Parking Structure. A structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade with those levels being either open or enclosed.

Parking Lot, Public. A parking lot owned or managed by, the government of the United States, State of North Carolina, County of Wake, or the Town of Holly Springs available to the public with or without a payment of a fee.

Parking Lot. The primary use or accessory use of a lot or a portion of a lot for the parking of automotive vehicles.

Parking Space. That portion of the parking area used only for the temporary placement of an operable motor vehicle.

Parking, Vehicle. A parking area located completely on a lot and accessed via interior access drives, interior access driveways, access drives, or driveways in which no individual parking spaces gain direct access to a public street or private street.

Parking, On-Street. A parking area located partially or completely within the right-of-way of a public street or private street.

Parking of Commercial & Recreational Vehicles. Parking areas for Commercial Vehicles used for business, industrial, office or institutional purposes or having painted thereon or affixed thereto a sign identifying a business, industry office of institution or a principal product or service of such that exceed 7 feet in height or 24 feet in length for Recreational Vehicles.

Parks and Recreation Advisory Board. The Parks and Recreation Advisory Board of the Town of Holly Springs, North Carolina, as appointed by the Town Council.

Patio. A hard surfaced area accessory structure to a primary use or structure of which the horizontal area is at grade level with at least one side open to the weather and essentially unobstructed to the sky. This area is specifically designed and intended for the recreational enjoyment of the occupant(s) and guest(s) of the primary use or structure and is not designed or intended for use by automotive vehicles.

Penal or Correctional Institution. Any penitentiary, State farm, reformatory, prison, jail, house of correction, police detention area, half-way house or other institution or place for the incarceration or custody of persons under sentence for offenses awaiting trial or sentence for offenses, under arrest for an offense, a violation of probation, a violation of parole, a violation of aftercare release, or a violation of mandatory supervised release, or awaiting a bail setting hearing or preliminary hearing.

Pennant. See Sign, Pennant.

Perennial Stream. See Stream, Perennial.

Performance Bond. A legally binding agreement whereby the subdivider posts a surety in a form acceptable to the Town Council for the construction of improvements, installations and lot improvements required by this UDO, any other applicable ordinances of the Town, and any requirements, covenants or conditions which may be imposed pursuant to this UDO.

Perimeter Buffer. A unit of land, together with a specified type and amount of planting thereon, and any structures which may be required between land uses to eliminate or minimize conflicts between them.

Permanent Resident. A person who occupies a residential unit for at least 60 consecutive days with intent to establish that unit as his or her primary residence. A Permanent Resident may be an owner or a lessee.

Permitted Use. See Use, Permitted.

Person with a disability. As defined by NCGS §168A-3.

Personal Chef. See Chef, Personal.

Personal Services. Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include barber and beauty shops, fitness facilities/studio, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, nonsexual), nail salons, pet grooming (with no overnight boarding), shoe repair shops, tailors, and tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Persons With Disabilities. As defined by NCGS § 168-21.

Phased Development Plan. See Development Plan, Phased.

Planning Board. The Town of Holly Springs Planning Board established pursuant to the North Carolina law.

Plant Categories. The grouping of plants based upon the nature, size and species of the plants. .

Plat. A drawing, map, plan or other graphic representation of a subdivision of a tract of land or a replat of such a tract of land into lots of record.

Plat, Final. A drawing, map, plan or other graphic representation of a subdivision of a tract of land, or a replat of such a tract of land, into lots of record and which is submitted to the Town of Holly Springs for final approval and signature after approval of a master plan or preliminary plan and construction drawings but prior to filing with the Office of the Wake County Register of Deeds.

Plat, Incremental. See Incremental Plat.

Plat, Recombination. A drawing, map, plan or other graphic representation of the revision of a final plat of a tract of land to combine or recombine entire lots of record or portions of previously recorded lots of record.

Playground. An open space which contains an active recreational area with a variety of facilities, including equipment for younger children, game courts and fields for games.

Plaza. An open space that may be improved and landscaped, usually surrounded by streets or buildings.

Porch. A roofed accessory structure with at least one side exposed to the weather, supported from the ground, and attached to or part of a building at the area of entrance or exit to said building.

Preliminary Plan. Any drawing, map, plan or other graphic representation of a subdivision of a tract of land submitted as part of an initial request for the platting of real estate.

Project. A single use site, integrated center, detached dwelling subdivision, attached dwelling subdivision, apartment dwelling development, commercial or mixed-use development, employment/campus development or any other form of development of real estate.

Project Area. The total land area of a site, less area included in the existing right-of-way or proposed right-of-way of a perimeter street.

PUD Master Plan. A master plan filed in connection with a zoning map change requesting a planned unit development.

Quarter. Three (3) month intervals beginning with January 1.

Qualified Biologist. A qualified biologist is defined as one or more of the following: a Wildlife Society Certified Wildlife Biologist (CWB), a Professional Wetlands Scientist (PWS) certified by the Society of Wetlands Scientists, a Certified Ecologist or Certified Senior Ecologist certified by the Ecological Society of America, a biologist currently employed by the NC Wildlife Resources Commission, US Fish and Wildlife Service, NC Natural Heritage Program, US Army Corps of Engineers, or a biologist that is prequalified by the NC Department of Transportation or the NC Environmental Enhancement Program to conduct biological or ecological surveys.

Recombination Lot of Record. See Lot of Record, Recombination.

Recombination Plat. See Plat, Recombination.

Recreational Areas and Urban Open Space. The total horizontal area of those portions of a lot which are located outside of any required yard, and which are set aside and developed for the recreational use and enjoyment of all residents of a project.

Recreational Vehicle. A vehicular-type portable structure without permanent foundation that can be towed, hauled or driven and primarily designed as a temporary living accommodation for recreational, camping and travel use, including, but not limited to travel trailers, truck campers, camping trailers, self-propelled motor homes; personal watercrafts; and boats.

Recycling Container. A receptacle designed and intended for the collection of cleaned, sorted, solid household waste products, including, but not limited to glass, plastic, metal paper, personal items, clothing and electronics.

Recreation Facility, Indoor. Uses or structures for active recreation including a gymnasium, natatorium, fitness center, athletic equipment, indoor running track, climbing facility, court facility and their customary accessory uses. This definition is inclusive of both non-profit and for-profit operations but does not include facilities smaller than 2,500 square feet in total area located in community centers, neighborhood amenity buildings, or similarly scaled structures.

Recreation Facility, Outdoor. Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.

Recycling Facility. A recycling operation involving further processing (relative to a Neighborhood Recycling Collection Point) of materials to improve the efficiency of subsequent hauling. Such a facility typically features sorting, the use of a crushing apparatus, and the storage of the material until it is shipped out.

Religious Use. A land use and all buildings and structures associated therewith devoted primarily to the purpose of divine worship together with reasonably related accessory uses, which are subordinate to and commonly associated with the primary use, which may include but are not limited to educational, instructional, social, residential or childcare ministry uses.

Residential Use District. Any district which permits detached, attached, or apartment dwelling units as a permitted use or special use permit.

Resource Extraction. Extraction of minerals, including solids like coal and other ores, including but not limited to quarrying, open-pit mining, drilling, tunneling, strip mining and any other such activities as defined in NCGS 74-49(7).

Resource Recovery. The processing of solid waste into commercially valuable materials or energy.

Resource Recovery. The processing of solid waste into commercially valuable materials or energy.

Resumption. The reuse or reoccupation of a nonconforming adult establishment use, or electronic gaming operation use which has been discontinued for a period of six (6) or more consecutive months.

Right-of-Way. Specific and particularly described land, property, or interest therein devoted to and subject to the lawful use, typically as a thoroughfare for passage of pedestrians, vehicles, or utilities, as set forth in a written grant, declaration or conveyance that is recorded in the Office of the Registrar of Deeds of Wake County, North Carolina.

Right-of-Way, Private. Specific and particularly described strip of privately held land devoted to and subject to use for general transportation purposes or conveyance of utilities whether or not in actual fact improved or actually used for such purposes, as set forth in a written grant, declaration or conveyance that is recorded in the Office of the Registrar of Deeds of Wake County, North Carolina.

Right-of-Way, Proposed. The recommended right-of-way width for a street based upon that street's classification in the Comprehensive Plan or the Town of Holly Springs' Engineering Design and Construction Standards.

Right-of-Way, Public. Specific and particularly described strip of land, property, or interest therein dedicated to and accepted by the municipality, County or State to be devoted to and subject to use by the public for general transportation purposes or conveyance of utilities whether or not in actual fact improved or actually used for such purposes, as set forth in a written grant, declaration or conveyance that is recorded in the Office of the Registrar of Deeds of Wake County, North Carolina.

Riparian Conservation Buffer. See Buffer, Riparian.

Riparian Buffer Widths. See Buffer Widths, Riparian.

Recreation Facilities, Outdoor. Parks and other open space used for active or passive recreation such as ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, campgrounds, and golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), pools, restrooms, and picnic shelters. This definition is inclusive of both non-profit and public operations.

Religious/Assembly Use. Any facility such as a church, temple, monastery, synagogues, or mosque used for worship by a non-profit organization and their customary related uses for education (pre-schools, religious education, etc.), Recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly, or disabled housing, etc.) and accessory uses such as but not limited to cemeteries, mausoleums, offices, soup kitchens, and bookstores.

Research and Development Facilities. Structures and uses associated with research and development, public and private educational partnerships, and accessory structures or uses. This includes Engineering and Research Laboratories.

Resource Extraction. The use of lands for the drilling, production from the ground, and storage of natural gas, brine, or salt but excluding the refining of said products.

Restaurant Use. Use intended for or related to restaurants, cafes, bakeries, and similar types of land uses that prepare and serve edible goods for consumption by the customer and whose gross receipts from food and nonalcoholic beverages shall be not less than thirty percent (30%) of the total gross receipts from food, nonalcoholic beverages, and alcoholic beverages (e.g., Restaurant - Fast Food; Restaurant - Sit down; Roadside Food Sales; Retail Dairy Bar, Yogurt, and Ice Cream Stores;).

Retail Uses. Establishments engaged in selling goods or merchandise to the public for personal or household consumption, rendering services incidental to the sale of such goods, and the accessory production of such goods on premises (e.g., Agricultural Seed Sales; Automotive Parts Sales (new), Costume Rental, Millinery (Fabric) Shop; Tuxedo Rental; Convenience Store; Retail Bakery; Farmer's Market; Grocery; Meat Market; Post Office; Tool and Equipment Rental; Bank/Savings & Loan/Credit Union; Consultant; Contractors (Office only); Pharmacist; Bait Sales; Antique Shop; Apparel Shop; Appliance Store; Art Gallery; Arts and Craft Store; Automobile Parts Sales (new); Bicycle Sales and Service; Camera Store; Card Shop; Clock Shop; Coin and Stamp Shop; Computer Store; Convenience Store; Department Store; Drug Store; Fabric Store; Floor Coverings; Flower Shop; Frame Shop; Furniture Store; Garden Supply; Gift Shop; Hardware Store; Hobby, Toy or Game Shop; Home Improvement Store; Jewelry Store; Music Store; Newsdealer; Paint Store; Pet Store; Radio, TV, Music Sales and Service; Retail Showroom; Satellite Dish Sales and Service - indoor display; Shoe Store; Sporting Goods; Stationery and Book Store; Variety Store; Video Store; Wall Coverings; Liquor Store; and Bank Machine (ATM)).

School (Commercial, Trade or Business). A public or private school offering instruction in the technical, commercial, and/or trade skills such as real estate, business and secretarial, electronics, automotive and aircraft, medical and dental, and similar commercial establishments as well as pre-school or after-school activities.

School (K-12). Any public or private institution that provides full-day instruction for school-aged children from kindergarten to grade twelve.

Semi-Cutoff. See Cutoff, Semi-.

Setback. That distance measured perpendicularly from the lot line to the closest point of the building, structure, sign structure, parking area or any other permanent improvement.

Setback Line. A line that establishes the minimum distance that a building, structure, or portion thereof, can be located from a lot line or right-of-way line.

Setback, Maximum. The largest distance allowed by this UDO from a front lot line for the location of a building, structure or any other permanent improvement (excluding parking areas).

Setback, Minimum. The smallest distance required by this UDO from a lot line to the closest point of a building, structure, sign structure, parking area, loading area, storage area, or any other permanent improvement. A minimum setback may be a minimum front setback, minimum side setback or minimum rear setback. Said distance shall be measured perpendicularly from the lot line.

Setback, Minimum Front. The minimum distance required by this UDO from a front lot line to the closest point of the building, structure, sign structure, parking area, loading area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the front lot line.

Setback, Minimum Rear. The minimum distance required by this UDO from a rear lot line to the closest point of the building, structure, sign structure, parking area, loading area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the rear lot line.

Setback, Minimum Side. The minimum distance required by this UDO from a side lot line to the closest point of the building, structure, sign structure, parking area, loading area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the side lot line.

Setback, Side Corner. The side setback applied to that side of a lot that has a side yard facing a private or public street or access corridor that serves more than one lot. Front door or address shall not be located on the corner side facing street.

Setback, Side Interior. A side setback on that portion of a lot that is not adjacent to a private or public street. It extends from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the width of which is the horizontal distance between the side property line and a line parallel thereto on the site, except that the corner side yard shall extend to the rear lot line.

Sexually Oriented Devices. Means without limitation any artificial or simulated specified anatomical area or other device or paraphernalia that is designed principally for specified sexual activities but shall not mean any contraceptive device.

Shoebox. A style of light fixture in which the lighting element is completely enclosed on all four sides and on the top.

Shooting Range (Outdoor). A permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting in an outdoor environment. May include areas for archery. Outdoor shooting range does not include a totally enclosed facility that is designed to offer a totally controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use; or any area that is used for shooting on a private lot or parcel of land that is not open to the public on a commercial or membership basis.

Short-Term Rental. The leasing or rental of an entire or extra dwelling unit by a permanent resident in increments of less than one month.

Sidewalk. A defined pedestrian way which is typically constructed of concrete, separated from and located parallel to the improved surface of a public street or private street, and located within a right-of-way of said street.

Sign Cabinet. The frame of an internally illuminated sign which contains and supports the sign face. Sign cabinet does not apply to painted signs or one-piece, non-illuminated, individual letter signs.

Sign Face. See Sign Surface.

Sign Plan, Master. A concept plan that provides guidelines for the overall design of consistent and compatible signs within a project, single use site, integrated center, business park, industrial park, subdivision, multifamily development, or any other form of development and which enhance the appearance of a development.

Sign Structure. Any structure including any pole, base, foundation, support, tie rods, upright, bracing or framework which supports or is capable of supporting any sign.

Sign Surface Area. The area of a sign surface (which is also the sign surface area of a wall sign or other sign with only one sign face). Sign surface area shall be computed by using the smallest square, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which the sign is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets the applicable regulations of this UDO and is clearly incidental to the display itself.

Sign Surface. The surface of the sign upon, against, or through which the message of the sign is exhibited.

Sign Zone, Drive Through. That portion of a single use site, integrated center, business park or industrial park (or out lot or lot in an integrated center, business park or industrial park) located adjacent to the final approach of an interior access drive to a drive through facility in which a freestanding incidental sign may be erected.

Sign Zone, Front. That portion of a single use site, integrated center, business park or industrial park which corresponds to the minimum front yard or minimum front buffer yard in which freestanding signs may be erected.

Sign Zone, Incidental. That portion of an out lot or lot in an integrated center, business park or industrial park located at a critical turning point along in interior access drive or private street internal to the integrated center, business park or industrial park in which freestanding incidental signs may be erected.

Sign, A-Frame. A portable sign containing 2 sign faces and whose framing is hinged at the apex at an angle less than 45 degrees.

Sign, Animated. Any sign, or any portion thereof, which moves, assumes any motion, uses a change in lighting to depict motion or create a special effect or scene, or gives the illusion of moving.

Sign, Awning. Any sign or graphic printed on or in some fashion attached directly to the material of an awning.

Sign, Balloon. A temporary sign consisting of a bag made of light weight material which is either: (a) filled with a gas lighter than air; or (b) continuously filled with blown air and designed to rise or float in the atmosphere or is attached to the ground or a building.

Sign, Banner. A sign of lightweight fabric or similar material mounted to a pole or building at 2 opposite edges or 4 corners.

Sign, Building. Any sign placed upon or supported by a building, including, by way of example but are not limited to wall signs, projecting signs, awning signs, canopy signs, marquee signs, suspended signs and roof signs.

Sign, Canopy. Any sign or graphic printed on or in some fashion attached directly to a canopy.

Sign, Changeable Copy. A sign, or portion thereof, where the message copy includes characters, letters or illustrations that can be physically altered without altering the primary surface of the sign. The message copy of a changeable copy sign may be changed manually in the field or through remote electronic or electric techniques. Methods of changing the message copy include the use of: (a) changeable letters, numbers, symbols and similar characters; (b) changeable pictorial panels; or (c) rotating panels or other similar devices. See also Sign, Electronic Variable Message.

Sign, Electronic Variable Message (EVMS). A sign, or portion thereof, where the message copy includes characters, letters or illustrations that can be changed or rearranged electronically without touching or physically altering the primary surface of the sign. Message copy may be changed in the field or from a remote location.

Sign, Flag. A sign of lightweight fabric or similar material mounted to a pole or building at one edge or 2 corners.

Sign, Freestanding. A sign that is attached to, erected on or supported by some structure (such as a pole, mast or frame) that is not itself an integral part of or attached to a building or structure where the principal function of such building or structure is something other than the support of a sign.

Sign, Ground. Any freestanding sign constructed in or on the ground surface with its sign display surface extending upward from the ground surface.

Sign, Incidental. A sign located in an incidental sign zone.

Sign, Marquee. Any sign or graphic printed on or attached directly to a marquee.

Sign, Nonconforming. A sign which qualifies as a legally established nonconforming structure.

Sign, Pennant. A sign of lightweight plastic, fabric, or other similar material which is suspended from a rope, wire or string, usually in a series, and which is designed to move in the wind.

Sign, Pole. Any freestanding sign which has its supportive structure(s) anchored in the ground and which has the lowest portion of its sign display surface elevated by more than 5 foot above the grade.

Sign, Portable. Any sign or sign structure not securely attached to the ground or other permanent structure, or a sign designed to be transported from place to place by a person, including but not limited to: signs transported by means of wheels; a sign attached to a- or t-frames; a menu and sandwich board sign; a balloon used as a sign; table or patio umbrellas which include a sign; and, a sign attached to or painted on a vehicle parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operation of the business.

Sign, Projecting. Any sign which is affixed to a building or wall in such a manner that the leading edge extends more than18 inches beyond the surface of such building or wall face.

Sign, Roof. Any sign erected on or wholly constructed upon a roof of any building and supported solely on the roof structure.

Sign, Spandrel. Any sign that is a part of or attached to the spandrel.

Sign, Suspended. Any sign that is suspended from the underside of a horizontal plane surface and is connected to the horizontal plane surface.

Sign, T-Frame. A portable sign utilizing an inverted "T" style of framing to support the sign.

Sign, Temporary. Any sign or sign structure which is not permanently affixed or installed and is intended to be displayed for limited periods only. Examples of temporary signs include but are not limited to signs erected or placed in connection with the following activities or occurrences: sale or lease of real estate; announcement of pending construction; special event; political campaign; garage sale; home improvement/ remodeling; model home; and seasonal/holiday signs.

Sign, Wall. Any sign attached to or erected on a wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall, within 18 inches of said wall, and containing only one sign surface.

Sign, Weekend Directional. A sign relating to real estate open houses; residential developments under construction; or, real or personal property auctions, which located in a right-of-way and are regulated by general ordinance of the Town.

Sign, Wind. A sign of lightweight fabric or similar material attached at one end to a pole or similar apparatus so as to swing freely, inflate and flutter by movement of the wind.

Sign, Window. Any sign placed: (a) inside of and within 2 feet of a window; or (b) upon a window and is intended to be seen from the exterior of the window.

Sign. Any structure, fixture, placard, announcement, declaration, device, demonstration or insignia used to: draw attention; provide direction, information, identification; or advertise or promote any business, product, goods, activity, services or interests.

Single Use Site. An area of development (commercial/mixed-use or employment/campus on one lot occupied by one business. Any commercial/mixed-use or employment/campus development which does not qualify as an integrated center.

Site Specific Development Plan. See Development Plan, Site Specific.

Sketch Plan. A graphic representation of a project or subdivision, drawn to an appropriate scale by hand or other drawing method, and capable of depicting the general pattern proposed for the development of a project or subdivision.

Small Wireless Telecommunications Facility. See Wireless Telecommunications Facility, Small.

Solar access. The access of a solar energy system to direct sunlight.

Solar energy system. Any device or structural design feature whose primary purpose is to provide daylight for interior lighting or provide for the collection, storage, or distribution of solar energy for space heating, space cooling, electricity generation, or water heating.

A. Roof-mounted solar energy system. A solar energy system that is structurally mounted to the roof of a building or structure.
B. Ground-mounted solar energy system. A solar energy system that is structurally mounted to the ground and is not roof-mounted.

C. Large-scale solar energy system. A Solar Energy System that occupies more than 40,000 square feet of surface area.
D. Small-Scale solar energy system. A Solar Energy System that occupies 21,780 square feet of surface area or less.

Spandrel. A roof-like structure that covers the gasoline pump dispenser, serves as a second-tier canopy, may be a lighting source for the dispensing area, may identify the gasoline pumps by numerical or other designation, and may display signs.

Special Event. Any commercial outdoor gathering, whether on public or private property, assembled with a common purpose for a period of one hour or longer. Special Events include, but are not limited to concerts, fairs, carnivals, circuparades, farmers markets, flea markets, fundraisers, marathons, walkathons, festivals, races, bicycle event, etc.

Special Use Permit. The use of land or the use of a building or structure on land which is allowed in the district applicable to the land only through the grant of a Special Use Permit.

Specified Anatomical Areas. Any of the following:

A. Less than completely and opaquely covered: (i) human genitals, pubic region; (ii) buttocks or (iii) female breasts below a point immediately above the top of the areolae; or,
    1. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
    2. Specified Sexual Activities: any of the following:
        a. Human genitals in a state of sexual stimulation or arousal.
        b. Acts of human masturbation, sexual intercourse or sodomy; or,
        c. Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

Specimen Tree. A tree which has been determined by the Town to be of notable interest or significant value because of its age, size, species, condition, rarity or special historical or ecological significance, or uniqueness and is thus designated as an important community asset.

Square. An open space for passive recreational use, usually bounded on all sides by streets.

Staff. Any employee of the Town related to the administration, review, recommendation or approval process for development.

Storage, Outdoor. The storage of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw, semi-finished and finished materials for a period of time, the storage of which is not accessory to a residential use, provided, however, that vehicular parking and the display of automobiles, boats, trucks or farm equipment associated with a legally established dealership shall not be deemed outdoor storage.

Storage, Outdoor (non-residential). An outdoor storage which is located on the same parcel of non-residential property, intended for storage of large equipment, vehicles, and/ or other common materials used by the municipality and/or master developer for maintenance of public/ private infrastructure; storage of scrap materials used for repair and maintenance; tow yards, and buildings or structure for uses such as repair facilities.

Storage, Self-Service. Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the public as individual storage spaces and characterized by low parking demand. Premises may include retail or wholesale sales related to storage (e.g., boxes, locks, tape, protective material, etc.) and the screened storage of vehicles and boats.

Stormwater Control Measure. A structural or nonstructural management-based practice used singularly or in combination to reduce non-point source input to receiving waters in order to achieve water quality protection goals.

Story. That part of a building, with an open height of no less than 78 inches, except a mezzanine, included between the upper surface of one floor and the lower surface of the next floor, or if there is no floor above, then the ceiling next above. A basement shall constitute a story only if it provided finished floor area.

Stream. A body of concentrated flowing water in a natural low area or natural channel on the land surface for conveying water.

Stream, Intermittent. Means a well-defined channel that contains water for only part of the year typically during winter and spring when the aquatic bed is below the water table. The flow may be heavily supplemented by stormwater runoff. An Intermittent stream often lacks the biological and hydrological characteristics associated with the conveyance of water.

Stream, Perennial. Means a well-defined channel that contains water year-round during a year of normal rainfall with the aquatic bed located below the water table for the most part of the year. Groundwater is the primary source of water for a perennial stream, but it also carries stormwater runoff. A perennial stream exhibits the continuous conveyance of water.

Street. Any public or private right-of-way, with the exception of alleys, essentially open to the sky and open and dedicated to the general public for the purposes of vehicular and pedestrian travel affording access to abutting property, whether referred to as a street, lane, road, drive, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a right-of-way for said purposes. A street may be comprised of pavement, shoulders, gutters, curbs, sidewalks, parking spaces, and similar features.

Street, Collector. A street that collects traffic from local streets and connects with a thoroughfare. Certain collector streets may be designated on the Comprehensive Plan as a collector.

Street, Cul-de-Sac. A local street having one open end and being permanently terminated at the other by a vehicular turnaround.

Street, Freeway. A street designated on the Comprehensive Plan as a freeway.

Street, Frontage. A street located along side and generally parallel with a more heavily traveled street and which provides access to abutting property(ies).

Street, Limited Access. A street along which access is restricted due to the acquisition of access rights from adjoining properties by the appropriate governmental agency having jurisdiction over such street.

Street, Local. A street primarily designed and intended to carry low volumes of vehicular traffic movement at low speeds within the immediate geographic area with direct access to abutting properties.

Street, Thoroughfare. A street designated on the Comprehensive Plan as a thoroughfare.

Structural Alteration of an Adult Establishment. Any change which would prolong the life of the supporting members of a building or structure such as bearing walls, columns, beams, or girders, except such changes as are ordered made pursuant to the provisions of G.S. 160A-425 or G.S. 160A 426, and any amendments thereto.

Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, fences, stairs, walls, parking areas, loading areas, towers, antenna, and signs.

A. Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Structure-Mount. The placement of an antenna or antenna array on an existing structure such as a water tower, athletic field light standards, or electric-line transmission towers.

Subdivider. The owner, developer, or authorized agent of the owner or developer of real estate, who is responsible for all designs, reservations and improvements related to the petition for master plan, preliminary plan or final plat approval or the development of a subdivision.

Subdivision. All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this UDO:

1. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the local government as shown in its subdivision regulations.
2. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
4. The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the local government, as shown in its subdivision regulations.
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes. [Reference. NCGS §160D-802]

Subdivision, Major Residential.

A. A subdivision of a tract of land into 5 or more parcels or lots, including any remainder of the original tract, for detached dwelling or attached dwelling purposes.
B. Any detached dwelling or attached dwelling subdivision which involves the creation of new streets, extension of water lines or sewer lines, or the creation of public improvements; or
C. A subdivision for an apartment dwelling development.

Subdivision, Minor Residential. A subdivision of a tract of land into 4 or less parcels or lots, including any remainder of the original tract, for detached dwelling or attached dwelling purposes, which does not involve the creation of new streets, extension of water lines or sewer lines, or the creation of public improvements.

Subdivision, Major - Non-Residential. A subdivision of a tract of land, including any remainder of the original tract, for any non-residential, commercial, mixed use, or employment/campus development or Special Use Permit.

Subdivision, Non-Residential Incremental. A type of Major Subdivision, Non-Residential; A subdivision of a tract of land, including any remainder of the original tract, for any non-residential, commercial, mixed use, or employment/campus development or Special Use Permit approval through the incremental plat approval process.

Sub-Lots. Portions of a lot of record created in connection with the transfer of ownership of individual dwelling units in a attached dwelling building or apartment dwelling building.

Surface-Mount. The placement of an antenna or antenna array on the existing or proposed surface of a building or structure.

Swimming Pool. Any outdoor structure intended or used for the containment of water above or below ground level.

Tattoo Parlors. A business or premise where the skin of an individual is marked by puncturing it and inserting a pigment or pigments to make permanent marks or designs.

Tasting Room. A use associated with a brewery, microbrewery, winery, or distillery as part of their operations and limited to 25% of the gross floor area of the operation.

Tavern. See Bar.

Telecommunications. The transmission between or among points specified by the user of information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications Antenna. See Antenna, Telecommunications.

Telecommunications Service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Telecommunications Tower. A structure more than 10 feet tall, built or used to support one or more telecommunications antennas.

Temporary Construction Trailer. A mobile structure used as an office in conjunction with a construction project. The mobile structure (construction trailer) is used as a temporary office to meet a short-term need while the permanent facility/ facilities are being constructed.

Temporary Family Health Care Structure. As defined by NCGS §160D-915.

Temporary Real Estate Office. The temporary use of a dwelling unit or trailer within a residential development project as a sales or rental office for the units on the same site.

Temporary Use. Unless otherwise specified by this ordinance, something intended to, or that does, exist for fewer than 90 days.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

Top of Bank. The landward edge of the stream channel during high water or bank full conditions at the point where the water begins to overflow onto the floodplain.

Town Council. The Town Council as defined by the Charter as amended.

Town Project. A project to be constructed by the Town or for the Town under contract with the Town Council.

Transfer Station. A facility where solid waste is transferred from a vehicle or container to another vehicle or container for transportation. The term does not include the following:

A. A facility where the solid waste that is transferred has been generated by the facility; or,
B. A facility where the solid waste that is transferred has been generated by the facility; or,

Transit Station. A building or place used as a terminus for the assembly and dispersal of passengers traveling by some type of transit service. May be enclosed or outdoor.

Tree Dripline. A vertical line running directly underneath the tips of a tree's outermost branches.

Tree Preservation Area. An area shown on a development plan, master plan, and/or preliminary plan and recorded on the final plat for the preservation of existing native vegetation within which disturbance or planting of non-native vegetation is prohibited.

Tobacco Store. A retail use where the sale of tobacco products, tobacco-derived products, or vapor products exceeds 30% of the total gross sales for the business (including in-store and online sales).

UDO Permit. A permit stating that the proposed erection, construction, enlargement or moving of a building or structure, and uses thereof, complies with the provisions of this UDO.

Underground Facilities. An accessory structure which is at least 75% subterranean, utilized for storage of personal property or as a temporary shelter for people, such as a storm cellar or fallout shelter.

Use. The purpose or activity for which land, buildings or structures are designed, arranged, or intended or which land, buildings or structures are occupied or maintained.

Use, Permitted. The use of land or the use of a building or structure on land which is allowed, either as a matter of right or under limited conditions (i.e., as a Special Use Permit, an accessory use, a home occupation, or a temporary use) in the district applicable to the land.

Use, Prohibited. A use not permitted in a zone district.

Variance. Permission granted by the Board of Adjustment to depart from the literal requirements of this UDO.

Vehicle, Business Non-Passenger. A vehicle of any Gross Vehicle Weight that is used in a business and not primarily designed for the transport of passengers. Examples include but are not limited to delivery trucks, vehicles used in construction activities, street sweepers, mail trucks, etc.

Vehicle, Business Passenger. A vehicle with a Gross Vehicle Weight of less than 8,500 lbs. which is used in a business, other than a customer's or employee's personal vehicle, that is used for business purposes designed primarily for the transport of passengers. An employee's personal vehicle which is used for business purposes and utilizes exterior signage or markings is considered a Business Passenger Vehicle when the exterior signage or markings are visible.

Vehicle, Passenger. A vehicle that is designed primarily for the transport of passengers.

Vehicular Canopy. See Canopy, Vehicular.

Vehicle Leasing and Rental. A specific type of vehicle and equipment use, or an establishment arranged, designed, or used for the display, leasing, or rental of any new or used motor vehicle in operable condition.

Vehicle Sales. The use of any building or land for the display and sale or long- term lease of new or used automobiles, panel trucks or vans, boats, or motorcycles and including any warranty repair work and other repair service conducted as an accessory use.

Vehicle Service, Major. An establishment primarily engaged in the repair or maintenance of commercial and heavy truck motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender and major engine and engine part overhaul, provided it is conducted within a completely enclosed building. Such use shall not include the sale of fuel, gasoline, or petroleum products. Also an establishment primarily engaged in major repairs to passenger cars including rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.

Vehicle Service, Minor. An establishment primarily engaged in the incidental minor repairs to include replacement of parts and service to passenger cars (e.g., tire repair/replacement, oil changes) or general repair.

Vending Machine. Any automated machine that is placed outside of a building or structure that is designed to allow consumers to insert monies or other objects in exchange for goods.

Vendors, Charitable/Fundraising. A Non-profit organization that is supported primarily by charity or that has a 501c3 classification by the internal revenue service and civic organizations/clubs that are operated by a corporation, association, person or persons for a social, educational or recreational purpose; selling a product within a temporary time frame to gain a donation or fund to help support a specific cause.

Veterinary Clinic/Hospital. A building or place used for diagnosing or surgically or medically treating animals, by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; including indoor boarding services for pets; and grooming as an accessory use.

Vista Termination. An end point of a unique view along a street. The end point may be provided by a significant natural feature, building, playground, plaza, square, park, parkway or greenbelt.

Waiver / Waived. Permission granted in connection with: (a) the approval of a development plan; (b) the approval of a Subdivision Plan; or (c) a Special Use Permit, to allow a deviation from the development standards or development requirements of this UDO.

Walkway. A defined pedestrian way, which may include stairs, typically improved with concrete or asphalt, which provides for pedestrian movement on private property. A walkway may or may not be in a pedestrian easement.

Warehouse. An establishment engaged in the storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers, as well as activities involving significant movement and storage of products or equipment. This definition excludes uses that are engaged primarily in the storage of explosive, hazardous, or toxic materials.

Warehouse and Distribution Center. A building or structure for the storage of goods, materials or products awaiting shipment to another location for wholesale or retail trade. At least 50% of the gross floor area of the uses shall be uses for storage and distribution purposes.

Water body, Perennial. Means a natural or man-made basin that stores surface water permanently at depths sufficient to preclude growth of rooted plants, including lakes, ponds, sounds, non-stream estuaries and ocean. For the purpose of the riparian buffer protection program the water body must be part of a natural drainage way (i.e., connected by surface flow to a stream).

Weekend Directional Sign. See, Sign, Weekend Directional.

Whip Antenna. See Antenna, Whip.

Windblown Device. Any banner, pennant, spinner, streamer, propeller, disc, moored blimp, gas balloon or flag that is designed to inform or attract attention, whether or not such device carries a message, all or part of which is set in motion by or remains inflated by wind, mechanical, electrical or any other means.

Wireless Telecommunication Equipment. A wireless telecommunication facility not located on a tower operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services. This also includes a small wireless telecommunications Facility that meets both of the following qualifications: (1) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (2) all other wireless equipment associated with the facility is cumulatively no more than28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

Wireless Telecommunication Facility. Any facility operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.

Wireless Telecommunications Facility, Small. A wireless telecommunications facility that meets both of the following qualifications:

A. each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and
B. all other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services. (Reference. NCGS §160D-931)

Wireless Telecommunications Tower. A pole or other similar structures used to support one or more telecommunications antennas that exceeds the maximum building height in a specific district by more than10 feet.

Yard. An open space, unobstructed to the sky, extending fully across the lot while situated between the front lot line, side lot line or rear lot line and the established front building line, side building line or rear building line.

Yard, Aggregate Side. The total combined distance of both side yards on an individual interior lot or double frontage lot.

Yard, Corner Side. An open space between the closest point of the principal building and the side lot line which abuts a street and extending from the front building line to the rear building line.

Yard, Front. An open space, unobstructed to the sky, extending fully across the lot while situated between the front lot line and the established front building line.

Yard, Interior. An open space, unobstructed to the sky, extending out from the wall of a attached multifamily dwelling.

Yard, Minimum. An open space unobstructed to the sky, extended fully across the lot situated between a lot line and a setback line. Minimum yards may be a front yard, a side yard or a rear yard depending on which lot line the minimum yard abuts and is measured from.

Yard, Perimeter. An open space, unobstructed to the sky, extending fully across the lot while situated between any front lot line, side lot line and rear lot line and the minimum front setback, minimum side setback and minimum rear setback.

Yard, Rear. An open space, unobstructed to the sky, extending fully across the lot while situated between the rear lot line and the established rear building line.

Yard, Side. An open space, unobstructed to the sky, extending fully across the lot while situated between a side lot line and the established side building line.

Zoning Vested Right. A right pursuant to NCGS § 160D-108 to undertake and complete the development and use of property under the terms and conditions of an approved site-specific development plan.

Zoning Vested Rights Certificate. A certificate issued by the Director after a determination by the approval authority at a public hearing, for which notice was provided, and which specifies the site-specific development plan or phased development plan which has been approved by the approval authority for the establishment of vested rights.


HOLLY SPRINGS
North Carolina
UNDER CONTRACT

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Public Hearings
Title: Voluntary Annexation A21-01, Optimist Commons - Legislative Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Bronwyn Bishop, Development Services

Action(s):
Open Public Hearing and continue to the January 18, 2022 meeting.

Explanation:

- The Town has received a petition for voluntary annexation of 13.7 +/- acres, located along Optimist Farm Road.
- The property is owned by Optimist Commons LLC.
- Annexation is being requested pursuant to plans to develop the property.
- The public hearing has been advertised, but the petitioner has requested a delay until the second meeting in January.
- Town Council is requested to open the public hearing and continue it until January 18, 2022.

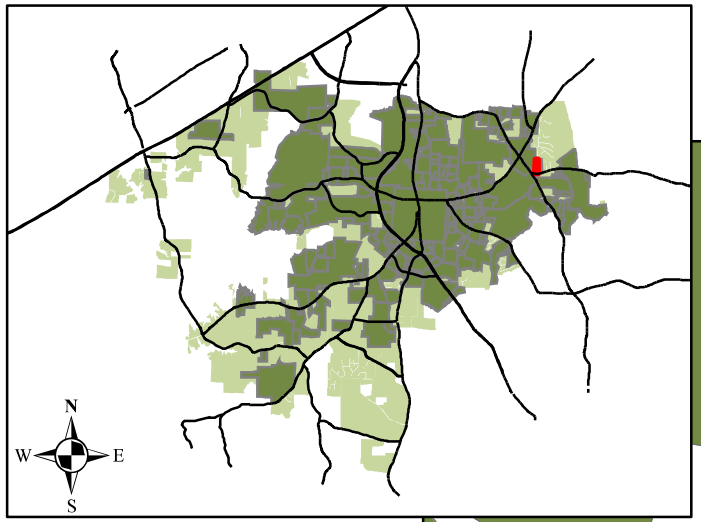
Background:

- The property is contiguous with Town Limits.
- Staff has received feedback from all departments and there are no issues with this annexation.
- The property meets all statutory requirements for annexation.

Funding Source(s):
N/A

Attachment(s):
1. A21-01 map
2. 21-17 Resolution of Sufficiency Optimist Commons
3. A21-01 Optimist Commons Ordinance-draft

A 21-1 | 4900 Optimist Farm Rd | 13.17



Site

SUNSET LAKE

OPTIMIST FARM

CASSIDY

Sunset Ridge

Legend

- Parcels
- **Annexation Property Site**
- **Subdivisions**
- **Lakes**
- Town Limits
- ETJ
- **Short Range Urban Service Area**

Document Path: Z:\GIS\Candace\2020_MAPS\2020_Annexation Location Map.mxd

THE TOWN OF
Holly Springs

Resolution No.: 21-17
Date Adopted: November 2, 2021
Annexation No.: A21-01

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

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

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

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

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

Legal Description for Voluntary Annexation

COMMENCING AT A NORTH CAROLINA CONTINUOSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983(NAD83) PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, BEING ALSO IN THE EAST LINE OF THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT AS RECORDED IN DEED BOOK 14287 PAGE 696 AND BOOK OF MAPS 2016 PAGE 340 IN SAID DEED REGISTRY, BEING ALSO THE PLACE AND POINT OF BEGINNING HAVING NAD83 COORDINATES OF NORTHING 697564.64 AND EASTING 2061490.14 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOWUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING

ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, PASSING THE CENTERLINE OF A POWER TRANSMISSION RIGHT OF WAY EASEMENT AT 446.92 FEET, ALSO PASSING THE CENTERLINE OF A SANITARY SEWER EASEMENT AT 711.80 FEET, FOR A TOTAL DISTANCE OF 1496.04 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHERN LINE OF THE OPTIMIST FARM ROAD, SR 1390, A 60 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 6166 PAGE 124 IN SAID DEED REGISTRY; THENCE ALONG THE NORTH LINE OF SAID OPTIMIST FARM ROAD THE FOLLOWING TWO COURSES, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.00 FEET, AN ARC LENGTH OF 317.12 FEET AND A CHORD OF N87°18'33"W, 316.33 feet TO AN IRON STAKE SET AT THE POINT OF TANGENCY; THENCE, N80°19'56"W, 68.41 FEET TO AN IRON STAKE SET AT A POINT OF WIDENING FROM A 60 FOOT RIGHT OF WAY TO A 100 FOOT RIGHT OF WAY OF SAID OPTIMIST FARM ROAD; THENCE, N01°25'58"E, 20.19 FEET TO A 1" IRON STAKE FOUND AT SAID 100 FOOT RIGHT OF WAY WIDTH OF SAID OPTIMIST FARM ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, PASSING THE CENTERLINE OF SAID POWER TRANSMISSION RIGHT OF WAY EASEMENT AT 619.77 FEET, ALSO PASSING THE CENTERLINE OF SAID SANITARY SEWER EASEMENT AT 934.25 FEET, FOR A TOTAL DISTANCE OF 1461.13 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 13.1997 ACRES, MORE OR LESS AS SHOWN ON A SURVEY FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED NOVEMBER 20, 2019.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, November 16, 2021.

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

Adopted this, the 2nd day of November 2021.

ATTEST:

Dick Sears, Mayor

Linda McKinney
Town Clerk

THE TOWN OF
Holly Springs

Annexation Ordinance No.: **A21-01**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 18th day of January, 2022.

Legal Description for Voluntary Annexation

Being 13.7 +/- acres located along Optimist Farm Road as shown on the map recorded in Book of Maps ___, Page ____ in the Wake County Register of Deeds office.

Adopted this, the 18th day of January, 2022.

ATTEST TO:

_____ _____

Linda C. McKinney, Town Clerk Dick Sears, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held November 16, 2021, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 18th day of January, 2022.

_____

Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Approve the minutes of the November 2, 2021 Business meeting and the November 9, 2021 Workshop Meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's Workshop meeting held October 12, 2021 and the Business meeting held October 19, 2021.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 11.2.21 minutes - draft
2. 11.9.21 workshop minutes - draft

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, November 2, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager;* John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mark Andrews, *Communications and Marketing*; Mathew Mutter, *IT;* Chris Hills, *Director, Development Services*; LeeAnn Plumer, *Director, Parks and Recreation*; Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Aaron Levitt, *Utilities & Infrastructure*; Dirk S, *Utilities & Infrastructure*; Corey Petersohn, *Administration*; Cassie Hack, *Director, Communications*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Jeremiah Caswell, of Oasis Church.

4. Agenda Adjustment: The November 2, 2021 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Villadsen
Vote: Unanimous

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

The following written comments were received: none.
The following comments were received in person: Don O'Neil, 5815 Sunset Lake Road, thanked Mayor Sears for his years of service and the Council for allowing the Town to grow to its current size. He requested that someone from staff to call him to resolve his situation with his neighbor's fence.

Consent Agenda

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

5. Minutes – Council approved the minutes of the workshop meeting held October 12, 2021, and the Business Meeting held October 19, 2021.

6. Voluntary Annexation A21-01 Optimist Commons – The Council approved Resolution 21-17, directing the Town Clerk to investigate the sufficiency of annexation petition A21-01 and set the public hearing for November 16, 2021. *A copy of the resolution is attached to these minutes.*

7. DHIC Financing Resolution for Sportsmanship Crossing, LLC - Council approved Resolution 21-24 supporting the financing by the Housing Authority of Wake County. *A copy of the resolution is attached to these minutes.*

8. Municipal Concurrence for Setting the Speed Limit on Woods Creek Road – Council adopted Ordinance 21-47 setting the speed limit of 35 mph on a section of SR 1154 (Woods Creek Rd.) from a point approximately 0.95 miles west of SR 1153 (Old Holly Springs Apex Rd.) westward to a point approximately 0.539 miles east of SR 1149 (Friendship Rd.) and a speed limit of 45 mph on SR 1154 from SR 1153 to the point approximately 0.95 miles west of SR 1153. *A copy of the Ordinance is attached to these minutes.*

NEW BUSINESS

9. Utley Creek Greenway Phase 1 Connection

Aaron Levitt, Utilities and Infrastructure, said the purpose of this item is to outline the proposed Utley Creek Greenway Connection project and ask Council to approve the project budget and award various construction, testing, and engineering contracts. He said the segment is 0.59 miles long and would connect the Morgan Park Greenway to Ballentine Street and the downtown Village District. This would connect the west side of Town to the downtown area. The greenway would be 10 feet wide and go under NC 55 through an existing pedestrian tunnel.

He said this connection was identified as part of the Comprehensive Transportation Plan (CTP) and supported by the Greenways master plan. Construction is anticipated to begin in late winter/early spring 2022, with completion anticipated in the fall of 2022. This project is partially funded by the Federal Highway Administration through the Congestion Mitigation and Air Quality Improvement Program (CMAQ) and is contingent upon final NCDOT concurrence. He outlined the public outreach efforts that have been and are being undertaken.

Mr. Levitt said that there had ben COVID and supply chain related cost increases over the estimated project budget. He said that the Town would need to carry more of the expense up front, but would then request additional funds from CMAQ at the end of the project. It is expected that the Town's ultimate contribution would be $959,132.

Council member McGrath asked if staff expected other greenway projects to have escalated costs. Mr. Levitt said yes.

Action: Motion to approve the project budget and authorize the Town Manager to sign and execute the following contracts, all contingent upon NCDOT concurrence:

1. Construction Engineering and Inspections Contract to SEPI, Inc. in the amount of $176,030.28;
2. NCDOT Oversight Fee in the amount of $185,232, 10% of the sum of the construction cost and CEI costs;
3. Construction Contract to Narron Contracting Inc. in the amount of $1,457,645.96 (plus $218,647 in contingency.)

Motion by: Villadsen
Second by: Berry
Vote: unanimous

OTHER BUSINESS

Mayor Sears said that COVID 19 numbers are getting better and he thinks Holly Springs did pretty well. He said he and the manager were looking at no longer requiring masks at some time in the future. He spoke about the UNC Rex Holly Springs Hospital grand opening and how impressive it was. It took 20 long years of work from the Town to get a hospital. He held up Tom Williams from Rex who went through a lot of the process; Carl Dean, former town manager who worked hard for this; Tim Sack, former Council member; Hank Dickson, Jimmy Cobb, Cheri Lee, and everyone who worked so hard to bring the hospital here.

Mayor Pro Tem Berry said there were 14 minutes to go until the polls closed and if you are in line you will be allowed to vote.

Council member McGrath reminded everyone of Veteran's Day and asked people to take time to thank a veteran.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had one quick item. Over the last several months there has been great engagement over Cass Holt Park. This weekend 10 am to 1 pm, there will be onsite walking tours, wagon tours, and opportunities to provide feedback on the future of the park. And the Police Department v. Fire Department chili cookoff will be there.

CLOSED SESSION: none.

Adjournment: Berry made a motion to adjourn at 7:19 pm. It was seconded by Council member Wolff and passed with a unanimous vote.

Respectfully Submitted on Tuesday, November 16, 2021.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

Mayor and Council Workshop
6 p.m. November 9, 2021
Holly Springs Law Enforcement Center and Zoom

MINUTES

The Holly Springs Town Council held a workshop meeting on Tuesday, November 9, 2021 at the Law Enforcement Center and via video conferencing. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and four Council members were present as the meeting opened, and one Council member was present via Zoom.

Council Members Present in the room: Mayor Sears, and Councilman Aaron Wolff, Peter Villadsen, and Shaun McGrath and Councilwoman Christine Kelly

Council Members Absent: MPT Dan Berry.

Staff Members Present: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Cassie Hack, Director Communications and Marketing; Jeff Wilson, IT Director; John Schifano, Town Attorney; LeeAnn Plumer, Director Parks and Recreation; Adam Huffman, Parks & Recreation; Kimberly Keyes, Utilities & Infrastructure; LeRoy Smith, Fire Chief; Irena Krstanovic, Director of Economic Development.

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

2. Economic Development Incentives Policy

Irena Krstanovic, Director of Economic Development, said the purpose of this item was to discuss a proposed Economic Development Investment Policy, including a range of tools to assist in the Town's recruitment, retention, and expansion efforts. She outlined the Strategic Plan goals and initiatives supported by this policy, and reminded Council that they had discussed this in 2020, but had put it on hold due to two large economic development projects that were in the works. Key updates are additional investment tolls and aligning the town's policy with Wake County's target industries. Since Council last saw this policy, in November of 2020, the minimum requirements for investment and jobs have been restructured to recruit and retain smaller local businesses.

Ms. Krstanovic described the six specific tools, and ranked them by level of risk. She then discussed the seventh "tool" which is a provision to allow Council flexibility to deal with unique situations. She said that next steps would be to incorporate Council's feedback into a new Economic Development Investment Policy, which would come before Council for a vote at their next meeting.

There was discussion about the meaning of "local area median income" and whether that referred to Holly Springs, Wake County or the broader Triangle area. Town Attorney, John Schifano, said that the state statute makes clear that it refers to the county. Randy Harrington, Town Manager said that using the word "competitive" was intentional, because it gives the town more flexibility.

3. <u>Non-Discrimination Ordinance</u>

John Schifano, Town Attorney, said that Council had asked staff to investigate the ramifications of adopting Wake County's non-discrimination ordinance. He outlined the background of the General Assembly's action in reaction to the Charlotte non-discrimination bill. This Statute had an expiration date of December 2020. There is an open question in the law as to whether municipalities are authorized to pass anti-discrimination ordinances. He outlined provisions of the Wake County ordinance, including the broad definition of Protected Class which includes race, natural hair or hairstyles, ethnicity, creed, color, sex, pregnancy, marital or familial status, sexual orientation, gender identify or expression, national origin or ancestry, National Guard or veteran status, religious belief or non-belief, age, or disability. He said it is a very broad protected class. It however does exclude religious organizations, fraternal organizations, member-only organizations. Mr. Schifano discussed the challenges involved in signing on to the County's ordinance, including enforcement, which requires an injunction in the event conciliation fails, and requires an agreement to enforcement procedures through an interlocal agreement in order to opt-in. The County's requirement for an interlocal agreement may not be enforceable if municipalities opt in. He discussed staffing needed for enforcement, and case law that might cause an issue with opting in. He said that he thinks this will be litigated at some point. And he said one option would be to narrow the scope of which situations would be covered. He said that Raleigh had passed a Resolution opting in, and that Apex had drafted their own separate ordinance. He said one option would be to beef up our internal procedures and contract management.

Randy Harrington, Town Manager, said he spoke to both the County manager and the Raleigh city manager. They are working on how the enforcement would work. One avenue might be to hire a third party to manage the investigations. Raleigh City Council had some discussion about excluding the employment aspect of the ordinance, but in the end they chose to do both. But Holly Springs might be able to sign on to one part but not the other. He said the County ordinance goes into effect February 2022.

Council discussed the enforcement mechanism for the County's ordinance, and what the Town Attorney anticipated the work load for staff would be. They discussed what gaps in the EEOC and other federal provisions this would cover, and that companies coming to the area want to know what municipalities are doing to make them welcoming places for all of their employees. They discussed what the Council could do to send the message to the community that this was important to the Town. They discussed the risks involved in such an ordinance given the lack of explicit authority from the General Assembly. They discussed how to make a real difference, without increasing risks.

Consensus was Council was not comfortable signing on to the County ordinance without knowing how enforcement would work, but they wanted to investigate further. They requested that staff bring back a draft ordinance that covers the same classes, but without the injunction language, and continue to monitor and engage with Wake County and Raleigh to see how the process worked.

The Town Manager was asked if there was enough time to bring something back to the November 16th meeting, at which point he informed Council that there were not enough of them able to attend to have a quorum, so that meeting needed to be rescheduled. Council discussed possible meeting dates and decided on November 30th.

Action: Motion to amend Town Council 2021 Calendar of meetings to cancel the November 16th meeting for lack of a quorum, and add a meeting on November 30th.

Motion by: Villadsen
Second by: Wolff
Vote: Unanimous

4. Sugg Farm House

LeeAnn Plummer, Director of Parks and Recreation, said that Council had asked staff to bring them estimates on the probable costs of bringing the Sugg Farm Park house up to current building code standards. She said that the land was purchased in 2012 under Triangle Land Conservancy with a conservation easement that limits the places where there can be buildings. The house was built in the 1980s and Capital Area Preservation reports that it has no historic significance. The Sugg Farm Master Plan drafted in 2013 recognized that there was office and storage potential, but it needed major renovations.

She reminded Council of the condition of the building, that it had been unoccupied for the last nine years and was now the focus of safety and vandalism concerns. She said deciding what to do with this structure is the next step in fulfilling the Sugg Farm Master Plan.

She gave broad based cost estimates for architectural and design fees, structural improvements, HVAC, Pluming and Electrical and necessary exterior and site work. For just the first floor, providing office and storage space, would be between $175,000 and $275,000. To include the second floor and assembly space would add an additional $100,000. Removing the building would cost approximately $15,000.

Ms. Plummer outlined the possible options: to renovate the building, remove the structure, possibly harvesting some architectural details; attempt to sell with relocation, or to use for a training burn for the Holly Springs Fire Department. Staff recommends removing the structure. There is no clearly defined use for the building, and there are uses for those funds that are a higher priority.

There was discussion about the cost difference between renovating and removing the structure, and consensus was to remove it and try to salvage any architectural details worth saving. Council discussed moving forward with the Sugg Farm Park Master Plan, and implementing a quiet use, like the community gardens proposed in the Master Plan.

Council asked for messaging from staff to educate the public early on.

5. Fire Station 3

Daniel Weeks, Assistant Town Manager, said the purpose of this item was to review the comparison of the three potential sites for Fire Station 3. He showed where the three sites were and discussed the advantages and disadvantages of each site feature. The Duke site is the only one that gives the Town control of the schedule. The Carolina Springs Town Center and Duke sites only require normal grading. Transportation and traffic issues make the Carolina Springs triangular site problematic, because NCDOT will not approve a driveway connection from that site due to sight lines. Potential shared Storm Water Mitigation efforts are not sharable in the Carolina Springs Triangular site. There are site visibility issues at the Carolina Town Center site, because the station would be located behind a large retail building. Response times are worst at the triangular site, because NCDOT will not approve a driveway connection, next best at the Town Center site where they could be impacted by retail development. But the Duke Energy site is an excellent location considering the current and future needs in surrounding area. This makes the Duke Energy site staff's recommendation.

Mr. Weeks said that next steps include identifying appropriate acreage needed and working with Duke Energy on the appraisal and land purchase process and moving forward with full site and facility design.

Council discussed the cost differences between the three options. They discussed how the cost of road improvements would be dependent upon how close to the corner the site is located. Fire Chief LeRoy Smith said that when the process started the first originally proposed sites made more sense. But with Amgen coming in and the new elementary school, this site would be better in terms of serving the community and maintaining our ISO rating.

Council discussed the agreement with Carolina Springs, and John Schifano, Town Attorney told them the agreement was they would give the town 3-5 acres for a fire station and fees would be refunded in exchange. If we do not accept land from them, they keep their land and pay the full fees.

Consensus of Council was to proceed with the Duke Energy site for Fire Station 3.

OPEN DISCUSSION

Mayor Sears asked if there was any open discussion.

Randy Harrington asked Council whether they wanted to choose members of the Housing Affordability Advisory Committee at their November 30th meeting and consensus was yes.

Linda McKinney, Town Clerk, asked Council to think about how they were going to decorate their tree at the Ting Park Tree Trail.

Council member Kelly asked if landfill metrics could be brought back to a future meeting.

Council member McGrath reminded people that Thursday is Veterans Day. He also said a new opportunity with his job will prevent his being present on November 30th.
Council member Wolff said that the Woods Creek Elementary ground breaking was today. It was a great event and the school is planned to take a lot of the Carolina Springs families.

Closed Session: none.

5. Adjournment: There being no further business, Motion to adjourn was made by Council member Villadsen seconded by Council member Kelly and passed with a unanimous vote. The November 9, 2021 workshop meeting of the Holly Springs Town Council was adjourned at 7:33 pm.

Respectfully Submitted on Tuesday, November 30, 2021.

Linda C. McKinney

Linda McKinney
Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Legal Settlement Budget Amendment
Strategic Priority Area: Organizational Excellence
Staff Resource: John Schifano, Town Attorney

Action(s):
Approve budget amendment appropriating $85,000 from general fund available fund balance for settlement agreement.

Explanation:

- This budget amendment appropriates $85,000 from General Fund available fund balance for a settlement agreement authorized by Town Council in the matter of Colony Insurance Company and Jaidip vs Comtran & Holly Springs (15-CVS-10240, Wake County).

Background:

- The Town Council authorized a settlement for a lawsuit involving alleged damage to an underground storage tank at the intersection of Holly Springs Road and Main Street in March 2014 during the installation of the town's fiber optic network.
- There is no admission of any wrongdoing on behalf of the Town.

Funding Source(s):
General Fund fund balance

Attachment(s):
1. FY22 Budget Amendment Form - Settlement BA

Town of Holly Springs
Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Department: Administration **Date:** 11/2/2021

Reason for Budget Amendment:

Utilize $85,000 in general fund avaliable fund balance for settlement agreement authorized by Town Council.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-412-13-82.15	Town Attorney - Misc Claims and Judgements	$ 85,000	
	Total Expense:	**$ 85,000**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-360.08	General Fund Approp from Fund Balance	$ 85,000	
	Total Revenue:	**$ 85,000**	**$ -**

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Avent Ferry Road/Holly Meadow Drive (Holly Glen) Signal Design Contract

Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Engaged, Healthy, & Active Community

Staff Resource: Tim Athy, Utilities and Infrastructure

Action(s):

Award and authorize the Town Manager to sign and execute the signal design contract for Exult Engineering for a flat fee of $82,900 for the Avent Ferry Road and Holly Meadow Drive intersection.

Explanation:

- The Avent Ferry Road/Holly Meadow Drive Signal Project consists of converting the existing single stop controlled intersection located at the Holly Glen neighborhood entrance at Avent Ferry Road and Holly Meadow Drive to a signal controlled intersection.
- The project will include galvanized metal signal poles & mast arms, pedestrian crosswalks with crossing signals, and town fiber connectivity.
- Exult Engineering was selected by Town staff to perform the engineering design responsibilities through the Qualifications Based Selection (QBS) process.
    - Six (6) consulting firms submitted Letters of Interest (LOI).
    - Town staff reviewed the consultant LOI's and ranked each firm based on project qualifications.
- The town staff recommends awarding the contract to Exult Engineering for a flat fee of $82,900.
- The design engineering contract includes signal warrant analysis, traffic & pedestrian signal design, town fiber connection design, right-of-way acquisition, public outreach and bid plan documents.

Background:

- In response to resident and Town Council concerns over traffic and pedestrian safety at this intersection, Town Council at the October 15, 2021 Town Council meeting appropriated $150,000 from Pay-As-You-Go funds to advance the project design phase for a traffic light at Holly Meadow Drive and Avent Ferry Road.
- To date, the town has collected $110,000 in development Fees in Lieu towards signal installation. However, the intersection has not met the NCDOT's condition that justifies a signal installation.
- A signal warrant will have to be submitted to the North Carolina Department of Transportation (NCDOT) for approval of the signal.

    - Through the signal warrant submittal, NCDOT will determine if current traffic volumes at the intersection meet their criteria for signal construction.
    - The NCDOT may determine a signal is not currently warranted for the intersection.
- The complete design process is expected to last through 2022.
- Construction timing will depend on NCDOT approval and development partners.

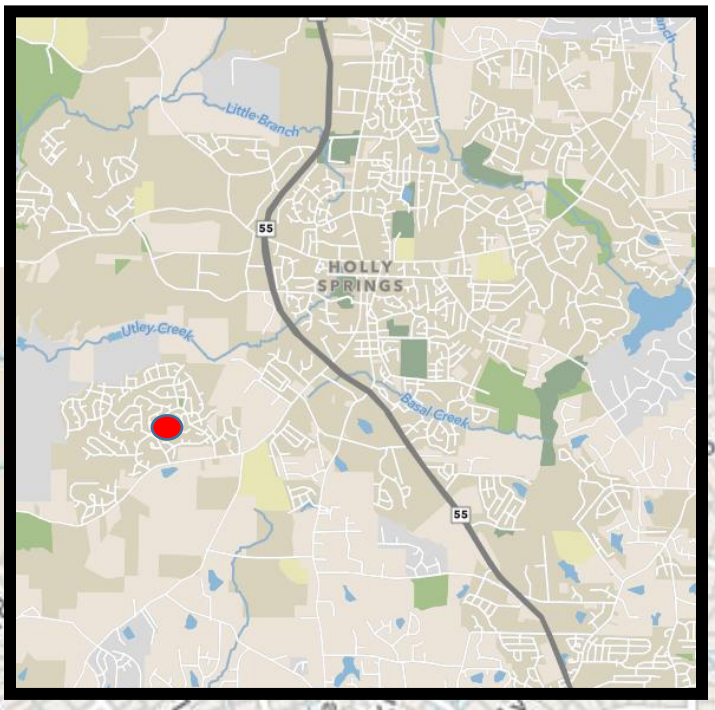
Funding Source(s):

Streets Project Fund ($150,000).

Attachment(s):

1. Project_Area_Map
2. 2021-11-11 Contract_Scope

Project Location Map



Project Location Map



Avent Ferry Road / Holly Meadow Drive Signal
(TOHS 21-027)

EXULT ENGINEERING

304-F West Millbrook Road, Raleigh, NC 27609 | 984-500-5426 | cole@exultengineering.com

Scope of Work

Exult Engineering, PC is pleased to submit this scope, schedule, and fee for signal design services at the Avent Ferry Road/Holly Meadow Drive Project.

Project Location: This scope of services is being provided for the proposed work at the intersection of Avent Ferry Road at Holly Meadow Drive [east]. The project location includes this existing intersection as well as work along Avent Ferry Road from the Holly Meadow Drive intersection to the intersection of Avent Ferry Road at Cass Holt Road.

Primary Contact Person/Project Manager: Kelly Nicholas PE, 304-F W Millbrook Rd, Raleigh, NC 27609, (984) 500-5435

Primary Responsible Person/Principal: Cole Dagerhardt, 304-F W Millbrook Rd, Raleigh, NC 27609, (828) 228-9006

The Town of Holly Springs will have opportunity to review and/or inspect all deliverables prior to the final signing/sealing of them.

Exult will perform the work specifically set forth below.

Task 1: Project Management

The Exult Team will provide project management throughout the contract for all aspects of the Avent Ferry Road at Holly Meadow Drive project as described in this scope. This task will consist of:

- Regular coordination with the TOHS and NCDOT throughout the contract.
- Preparation and submittal of monthly progress reports and invoices.
- Regular sub-consultant coordination for Tasks 2 – 7.

Task 2: Signal Warrant Analysis

Existing Traffic Volumes

Exult will collect a 13-hour turning movement traffic count for the signal warrant analysis at the study intersection between the hours of 6:00 AM and 7:00 PM during a typical weekday and during normal traffic conditions. We do not anticipate the need to develop a COVID-factor for the collected traffic count data as traffic conditions are approaching pre-pandemic levels across the state.

Future Traffic Volumes

If existing traffic volumes do not satisfy warrants, the Exult Team will estimate future traffic volumes by applying an annual growth factor to the existing traffic volumes. The estimated growth rate will be based on historic growth data in the area. The Exult Team will coordinate with NCDOT to get an approved growth rate for application in this analysis. Existing traffic volumes will be grown to the anticipated signal build-out year. At the time of this project scope, the anticipated build-out year for the signal is 2023. Exult can also include approved development counts in the traffic signal warrant analysis and assumes the exact counts for this intersection will be provided by TOHS.

Warrant Analysis

The Exult Team will use the existing and, if necessary, future traffic volumes to perform a warrant analysis according to the methodology published in the Manual on Uniform Traffic Control Devices (MUTCD) for the following warrant requirements:

- Warrant 1, Eight-Hour Vehicle Volume
- Warrant 2, Four-Hour Vehicular Volume
- Warrant 3, Peak-Hour

The Exult Team will summarize the results of the signal warrant analysis in the form of technical memo for submittal to the Town and NCDOT.

Task 3: Survey

Survey will be collected for the intersection of Avent Ferry Road at Holly Meadow Drive. The proposed survey will be provided by WithersRavenel. See Attachment A for a full survey scope and cost breakdown.

It is anticipated that survey will not be needed for the design of the fiber along Avent Ferry Road from Holly Meadow Drive to the existing intersection at Cass Holt Road.

Task 4: Traffic Signal and Fiber Design

NCDOT Traffic Signal Agreement

We understand that a Traffic Signal Agreement (TSA) between the TOHS and NCDOT will be required for the review and approval of the traffic signal design plans. The Exult Team will coordinate with TOHS and NCDOT to have the TSA prepared and fully executed.

Site Meeting

The Exult Team will facilitate one on-site meeting with TOHS staff to discuss preliminary design elements. The Exult Team will also field verify data collected from the survey and asses the existing conditions for consideration of the design plans.

Traffic Signal Design Plans

The Exult Team will design a fully-actuated NCDOT-standard mast arm traffic signal at the intersection of Avent Ferry Road at Holly Meadow Drive in conformance to the latest NCDOT standards published in the *ITS and Signals Unit Design Manual*. It is assumed at the traffic signal controller firmware type will be in OASIS. This task will consist of preparation of the following plans:

- Geometric Layout Plans – Geometric Plans for the new traffic signal will show the overall layout of the intersection and all proposed signal equipment for the construction of the traffic signal. These plans will be designed to NCDOT standards. The geometric plans will also incorporate pedestrian ramp, signing, and other roadway design improvements shown on the roadway and pavement marking/signing plans developed by the Exult Team.
- Electrical Detail Plans – Electrical Plans will be prepared to show the necessary programming and electrical detail notes required for proper installation of the new traffic signal in conformance with NCDOT standards.
- Metal Mastarm Plans – Metal Mastarm Plans will be designed in conformance with NCDOT standards. The plans will show structural loading plans for each metal pole and mastarm required to accommodate the traffic signal and will accommodate potential future loading.

- Project Special Provisions – Project Special Provisions will be prepared and based on the latest version of the electronic file available on the NCDOT Connect website. The Exult Team will work with the TOHS to include any revised or TOHS-specific project special provisions as well. Specifically, The Exult Team will work with the TOHS on creation of a traffic camera specification.

Based on the scoping meeting with the TOHS, it is understood that the following special features will be incorporated into the signal design:

- Surveillance camera and camera pole design
- Leading pedestrian intervals
- Flashing yellow arrow heads with time-of-day programming (if applicable)
- Accessible pedestrian heads signals and buttons

The Exult Team will submit preliminary 70% layout designs for the geometric layout to TOHS for initial review and design coordination. Once the design has been refined, The Exult Team will prepare a 90% design package to include the geometric layout plans, electrical detail plans, metal mastarm plans, and project special provisions for submittal to TOHS and NCDOT. Upon receipt of 90% review comments, we will revise our plans, if necessary. Once necessary revisions are completed, we will submit a final package for review. These final plans will be signed and sealed. The Exult Team will copy TOHS on all plan submittals.

ITS Cable Routing Plans

Communication plans will be developed in accordance with NCDOT standards. The cable routing plans will be prepared from aerial basemapping. The fiber optic cable will be installed underground to interconnect the proposed traffic signal of Avent Ferry Road at Holly Meadow Drive to the existing traffic signal of Avent Ferry Road at Cass Holt Road.

Exult will prepare necessary splicing plans. For each location where a splice is required, Exult will prepare a splicing sheet to present a diagram depicting the cable, buffer tube, the fiber to be spliced, and the origin and destination of the cable. Splice diagrams will be prepared per standard NCDOT format.

The Exult Team will include ITS cable routing and splicing plans and all applicable project special provisions in a 90% design package to the TOHS and NCDOT. Upon receipt of 90% review comments, we will revise our plans, if necessary. Once necessary revisions are completed, we will submit final roadway and pavement marking/signing plans for review. These final plans will be signed and sealed. The Exult Team will copy you on all plan submittals.

Roadway and Pavement Marking/Signing Plans

Based on coordination with the TOHS at the scoping meeting, The Exult Team will prepare roadway construction and striping plans for the following improvements in conjunction with the signal design:

- Adding/improving pedestrian ramps to be NCDOT-standard ADA complaint rams for all corners of the intersection
- Adding hi-visibility crosswalks on all approaches
- Re-striping the southbound approach of Holly Meadow Drive to be a right and shared left/thru lane
- Stop bars on all approaches

The design and plans will be based upon the design criteria developed and approved during the initial phase of the design and will adhere to the applicable American Association of State and Highway Transportation Officials (AASHTO) guidelines, Manual on Uniform Traffic Control Devices (MUTCD) Guidelines and the standard practices of the NCDOT and TOHS of Holly Springs.

It is assumed that hydraulic design for roadside ditches, storm drainage systems and/or cross pipes will not be required based on the improvements requested. It is also assumed the disturbed area will be less than 12,000 SF and a grading permit will not be required.

The Exult Team will submit preliminary 70% layout designs to the TOHS for review and design coordination discussion purposes. Once the design has been refined, 90% roadway and pavement marking/signing plans will be prepared and submitted to the TOHS of Holly Springs and NCDOT to seek a Two-party Encroachment Agreement. Upon receipt of 90% review comments, we will revise our plans, if necessary. Once necessary revisions are completed, we will submit final roadway and pavement marking/signing plans for review. These final plans will be signed and sealed. The Exult Team will copy you on all plan submittals.

Engineers Opinion of Probably Construction Cost (EOPCC)

The Exult Team will develop a detailed engineer's opinion of possible construction cost (EOPCC) for the work at the new traffic signal at Avent Ferry Road at Holly Meadow Drive including the installation of the traffic signal equipment, the fiber installation, the roadway and striping/signing work, and pedestrian ramp work shown on the design plans. This estimate will be prepared using the latest NCDOT list of construction items and will be representative of cost we have seen recently on similar projects in North Carolina. The EOPCC will be prepared and submitted with the 90% and Final submittal packages.

Task 5: Public Outreach

The Exult Team will participate in one in-person (this can be changed to virtual if necessary) meeting during the preliminary design phase of the project. The Exult Team will participate in one in-person (this can be changed to virtual if necessary) meeting during the pre-construction phase of the project. It is assumed that up to three Exult Team staff will be present at these meetings. It is assumed that these meetings will be facilitated by the TOHS and hosted on TOHS property. The Exult Team will assist in the meeting facilitation by preparing project exhibits and being present at the meeting for technical expertise and input.

Task 6: Bid Documentation

Following approval of all design plans for the project, The Exult Team will assist the TOHS in the preparation of a bid package project manual for advertisement for construction. The bid package will include items necessary for advertising the project for construction. This bid package will include, but is not limited to:

- Approved Plans
- Certified Bid Items Tabulations
- Project Manual
- Security, bonding, and insurance forms (materials provided by TOHS for incorporation into the bid package by Exult)
- Attorney certificates (materials provided by TOHS for incorporation into the bid package by Exult)
- TOHS boilerplate materials (materials provided by TOHS for incorporation into the bid package by Exult)

Exult will assist the Town by conducting a virtual pre-bid meeting. Exult will also issue up to 2 addendums including the meeting minutes.

The Exult Team will assist in contractor selection by reviewing bid package responses to ensure that they meet the requirements outlined in the project manual. Following the review, Exult will issue a contractor award recommendation letter to the Town.

Once the contractor has been selected, The Exult Team will participate in and prepare meeting minutes for a pre-construction meeting with the TOHS. The purpose of this meeting will be to present the details of the construction project to the public as previously defined under Task 4: Public Outreach.

Task 7: ROW/Appraisal Services

To accommodate new traffic signal equipment constructed outside of public right-of-way, the Exult Team will provide plat work exhibits for aid in the permanent maintenance easement acquisitions and historical record documentation. The plats will be in conformance with NCGS 47-30 and will be submitted for typical plat review according to the TOHS of Holly Springs Engineering Department practices. Plat exhibits consist of:

- Sheets will contain parcel information including owners name, address of record, PIN, and deed book reference page, as well as an easement table on the same page showing the type of easement and area of easement (to the nearest sq. ft).
- Field located property corners will be clearly shown and distinguished form any computed corners.
- Driveways and building corners will be shown.
- Varying line types will be used for different easement types (if applicable)
- Digital legal descriptions will be provided for the TOHS's use in MS word.
- Structure within 50' of any proposed easement or R/W will be field located and shown on the plats.

The Exult Team will stake necessary property corners and all proposed easements for property owner review for up to 3 parcels.

The Exult Team will also provide right-of-way/easement negotiation services for acquisition of permanent maintenance easements on up to 3 parcels.

Schedule

The Exult Team will perform the services to meet the following schedule, understanding that schedules managed by the TOHS of Holly Springs, NCDOT, or contractors are outside of the control of the Exult Team.

Task	Schedule
Task 1: Project Management	Duration of Period of Service
Task 2: Signal Warrant Analysis	December 2021
Task 3: Survey	December 2021
Task 4: Traffic Signal and Fiber Design	March 2022 (Signed, Sealed, and Approved Plans)
Task 5: Public Outreach	January 2022
Task 6: Bid Documentation	March 2022
Task 7: Right-of-Way/Appraisal Services	March 2022 – Period of Service

Fees and Expenses

The Exult Team will perform the services listed in Tasks 1 - 7 for the total flat fee as outlined below. Individual task amounts are informational only. All mileage, copying, courier delivery, meals, postage, and other miscellaneous expenditures are included in the total flat fee amount.

Task 1: Project Management	$4,000
Task 2: Signal Warrant Analysis	$2,300
Task 3: Survey	$12,200
Task 4: Traffic Signal and Fiber Design	$27,000
Task 5: Public Outreach	$4,700
Task 6: Bid Documentation	$9,700
Task 7: Right-of-Way/Appraisal Services	$23,000
Total Flat Fee:	$82,900

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. All invoices submitted will contain the TOHS's Project Number for preference. Payment will be due within 30 days of your receipt of the invoice.

EXULT ENGINEERING, PC

STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:
(a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
(b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.
(c) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.
(d) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
(e) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
(f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.
(g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.
(h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.
(i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to the Consultant in accordance with the following provisions:
(a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 30 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. Interest will be added to accounts not paid within 30 days at the maximum rate allowed by law. If the Client fails to make any payment due to the Consultant under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings, including filing liens, to secure its right to payment under this Agreement.
(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
(c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 30 days of receipt.
(d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
(e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code developed in the development of application code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without the Consultant's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, the Consultant shall have the right to immediately terminate this Agreement. In the event of any termination, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination. If the Consultant's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by the Consultant, to the total amount of services which were to have been performed.

(8) **Insurance.** The Consultant carries Workers' Compensation insurance in the amount of $1,000,000, which exceeds statutory requirement. The Consultant carries professional liability insurance in the amount of $2,000,000 each claim and $2,000,000 aggregate. The Consultant carries general liability insurance in the amount of $1,000,000. The Consultant carries automobility liability insurance in the amount of $1,000,000. The Consultant carries excess Liability Insurance in the amount of $3,000,000. The Consultant carries cyber liability insurance in the amount of $2,000,000. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's undertaking herein or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees**,** to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed the total compensation received by the Consultant under this Agreement or the limits of insurance, whichever is greater. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant actually becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**
(a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.
(b) If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
(c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of North Carolina. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Land Acquisition Agent New Position Recommendation
Strategic Priority Area: Organizational Excellence
Responsible & Balanced Growth
Staff Resource: Aaron Levitt, Utilities and Infrastructure

Action(s):
Approve new Land Acquisition Agent full-time position within Utilities and Infrastructure (Grade 79).

Explanation:

- Local government units are authorized to acquire real property for governmental purposes such as right-of-way and easements necessary for the construction of roads and greenways, economic development and town buildings and facilities.
- The town has multiple capital projects underway and planned, that necessitate the acquisition of property.
- Currently, the Town Attorney has the overall responsibility for the negotiation and acquisition of property in coordination with Utilities and Infrastructure (U/I).
- Due to the volume of present and future land and right-of-way acquisition, a land acquisition agent is recommended to help negotiate and acquire property. The position will help increase staff capacity in the areas of right-of-way and real estate appraisal and negotiation and plan review.
- This position will be managed within U/I under the Infrastructure Division and will collaborate with the Town Attorney's Office.
- The position, associated equipment and vehicle will be funded using existing lapse salary and reallocated operating funds within U/I (with next year's budget including new funds associated with the ongoing position).
- The salary range at Grade 79 is $52,846 - $83,452.

Background:

- Acquisition of real property for governmental purposes such as right-of-way and easements are necessary for the construction of roads and greenways, economic development and town buildings and facilities.
- For example, the town had to acquire over 60 individual pieces of property for Holly Springs Phase 2 (HSP2), a transportation bond project.
- Due to the volume and complexity of right-of-way acquisition for HSP2, the town contracted with a 3rd party property acquisition firm in order to meet the requirements of NCDOT for taking the project out to bid.
- Similar acquisition needs have been identified for the remainder of the transportation and recreation bond projects, as well as other planned and programmed capital projects.

- The Town Attorney will still be required to be involved with any condemnation of property.
- The Town Manager's recommendation for a new position outside of the budget recommendation process is extremely rare. Given the volume of town infrastructure projects currently underway, the Town Manager believes waiting to recommend this position in the next Fiscal Year 2022-23 budget would add project delay risk to town infrastructure projects.

Funding Source(s):

Lapse salary from current vacancies has been identified to fund the position's salary and benefits ($48,000). Existing operating funds have been reallocated to fund the position's supplies / equipment ($5,500) and vehicle ($30,000) for a total FY22 cost of $84,000.

Attachment(s):

None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Public Works Position Reclassification
Strategic Priority Area: Safe & Friendly
Staff Resource: Scott Chase, Asst. Town Manager, Paige Scott, Director, Public Works, Erika Phillips, Director, Human Resources

Action(s):

Approve reclassification of Public Works Technician (Grade 70) to Streets Manager (salary Grade 78).

Explanation:

- Position reclassification involves changing the duties, responsibilities, job title and salary grade of an existing, Council-approved position.
- Town management recommends the reclassification of one position in the Public Works Department.
    - Public Works Technician (Grade 70) from the Concrete section to Streets Manager (Grade 78).
- The Public Works Concrete section is responsible for concrete projects such as sidewalk maintenance and repair, installation and ADA compliance.
- The Public Works Street Maintenance section is tasked with maintaining streets, sidewalks, storm debris removal, snow/ice removal, as well as mowing and maintaining rights of way.
- In the concrete section there is one supervisor, one crew leader and three technicians.
- In the streets section there is one supervisor, one crew lead and ten technicians.
- Both sections collaborate on major weather events, share equipment and resources, and coordinate work.
- Both sections report separately to the Director of Public Works.
- Creating a Streets Division with one manager over both sections:
    - Establishes division accountability and will help address the resource challenges in both sections, proactively plan, organize, coordinate and direct work
    - Provides contract management oversight to reduce the backlog of work and provide overall management of the streets program
    - Oversees compliance with Powell Bill street maintenance spending, tracking and execution
    - Establishes a preventative maintenance program for the Division
- The impact to the Public Works operating budget is $7,700 for the remaining fiscal year and can be covered within the existing budget through lapse salary.

Background:

- Occasionally, existing positions require reclassification to ensure that pay and position

titles reflect the actual work performed by an employee.
- Reclassification requests are typically made through the annual budget process. However, periodic reclass considerations outside of the budget process are sometimes necessary to address strategic or particularly unique circumstances that are time sensitive.
- Although the pay and class study is currently underway, this request is being made to support and ensure delivery of services and construction of planned sidewalk projects and the Americans with Disabilities Act (ADA) rehabilitation projects.

Funding Source(s):

Public Works Operating Budget

Attachment(s):

None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Unfinished Business

Title: Green Oaks Tech Center Planned Unit Development 21-PUD-01

Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity

Staff Resource: Sean Ryan, Development Services, Rachel Jones, Development Services, John Schifano, Town Attorney

Action(s):

1. Continue Deliberation of Green Oaks Tech Center Planned Unit Development and Developer Agreement
2. Adopt Rezoning Ordinance RZ21-05 to adopt statement of compatibility and to approve the rezoning and PUD Master Plan
3. Approve a Development Agreement for Green Oaks Tech Center with Crescent Communities
4. Adopt Streets Capital Project Ordinance (21-51) and Streets Reserve Ordinance (21-52) transferring $1.7 million to the capital project.

Explanation:

- The project consists of multiple parcels totalling approximately 120 acres and is located at the southeast corner of Green Oaks Parkway and Holly Springs New Hill Road. The project is also located generally north of Thomas Mills Road.
- The applicant is requesting to rezone the property to Planned Unit Development (PUD) and has submitted an associated PUD Master Plan for approval. The PUD would allow a mix of industrial and commercial uses in various districts across the property.
- A Planned Unit Development is a type of zoning used to encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction not normally allowed with the development standards contained within the Unified Development Ordinance (UDO).

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 09/28/2021:

- Concern about the traffic that would be leading to NC 55
- Concern about congestion of the area and how it will only continue to become more congested
- Off-site road improvement required with the project
- Whether there are too many access points on Holly Springs New Hill Road and whether access to the project should only be granted from Green Oaks Parkway

- The two separate potential PUD land use plan options and at what point the applicant would commit to one of the plans.

Planning Board Recommendation:
The Planning Board recommended approval (7-1-1)

Those voting against the motion were:

- Mr. Crandall: Traffic concerns

Background:

- On October 19, 2021, the Town Council held a public hearing on the proposed Planned Unit Development and continued deliberation to November 16th since postponed to November 30 to allow the Developer Agreement to be negotiated.
- On September 21, 2021, Town Council held a Joint Public Hearing to discuss the request. Discussion included the following:
    - If the proposed PUD could be accomplished with existing zoning districts
    - If development sites would be build-to-suit or speculative build with recruitment
    - The importance of the realignment of Old Holly Springs Apex Road and New Hill Road
    - The type of retail envisioned for the project
- Parcels 0649054147, 0649151168 were zoned to BT: Business & Technology on 4/16/13.
- Portions of the project area were annexed into Town Limits on 7/11/89 and 4/16/13. The remaining area is in the Extraterritorial Jurisdiction and an annexation petition is pending Town Council determination.

A Development Agreement is planned with the Green Oaks Tech Center PUD. Below is a summary of the major components under development for the agreement:

- Design, construction and administration of the realignment of Old Holly Springs Apex Rd. and Holly Springs New Hill Rd. The project will be reimbursed, minus the proportionate share based off of traffic impact and, the anticipated schedule for construction is 2024.
    - Funding discussion:
        - A funding partnership model has been developed based on the developer's and staff's best information at this time. This action will reserve $1.7M which is the Town's anticipated cost. Some cost refinements may be necessary in the future once design work is complete.
        - There are two (2) approved development projects, planned to contribute financially an amount equivalent to the proportionate impact specific to the development.
        - It is anticipated that several other developments in the corridor that are in progress but not yet approved will also contribute a proportionate share toward this improvement.
        - The conceptual cost estimate for the full design and construction of the improvement along with a conceptual design will be included as exhibits in the agreement.
        - The timing and components related to reimbursement for this work will also be defined in the agreement.

        - Street and Sidewalk Capital Project Ordinance (21-51) authorizes a total fund appropriation of $98,530,432 which is a $1.7M increase from the previous ordinance (21-43) approved on October 19, 2021. This ordinance covers all the town's streets and sidewalk related capital projects.
- Payment of a fee-in-lieu of design and construction of a third lane along NC-55 (GB Alford Hwy), equivalent to the project's proportionate share based off of traffic impact will be contributed by the developer.
- Payment of a fee-in-lieu of design and construction of intersection improvements at Old Holly Springs Apex Rd. & Bennett Knoll Parkway, equivalent to the project's proportionate share based off of traffic impact will be contributed by the developer.

Funding Source(s):

Street Reserve Fund

Attachment(s):

1. 21PUD01_Green Oaks Tech Centr_StaffReport
2. 21PUD01_Petition_PUDPlans
3. RZ21-05 Green Oaks Tech Center PUD Ordinance
4. Crescent Holly Springs Development Agreement TOWN COUNCIL VERSION
5. 21-51 Street and Sidewalk Project Ordinance
6. 21-52 Streets Reserve Ordinance

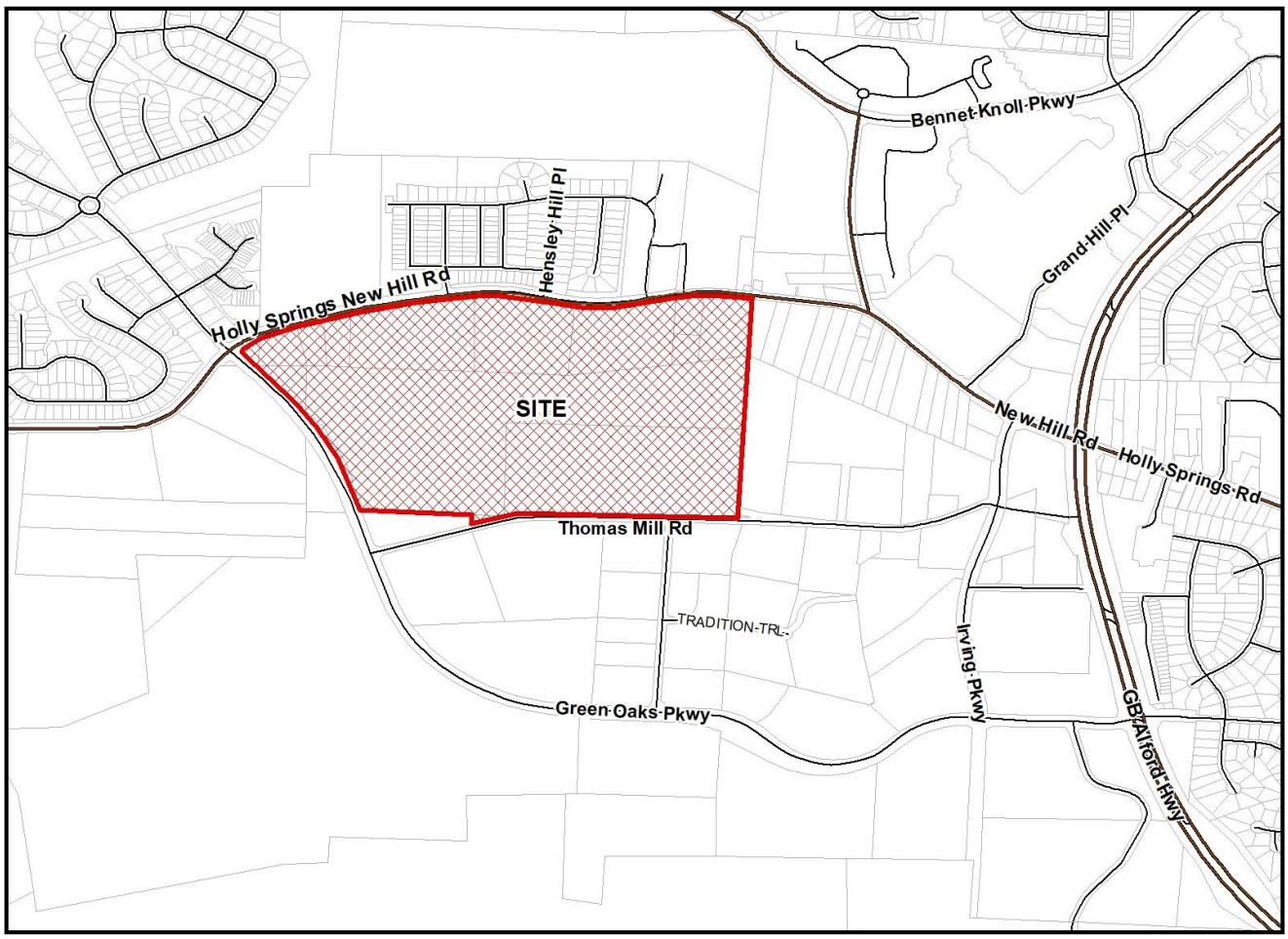
Town of Holly Springs
Staff Report to the Planning Board

REQUEST FOR PLANNED UNIT DEVELOPMENT
Green Oaks Tech Center
21-PUD-01

PETITIONER/DEVELOPER:
Crescent Communities
227 W Trade St, # 100
Charlotte, NC 28202

DESIGN PROFESSIONAL
LandDesign
223 Graham Street
Charlotte, NC 28202

OWNER(S):
See page 2



LOCATION: [X] Within Corporate Limits of Holly Springs [X] Within Holly Springs ETJ [X] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: September 28, 2021
Town Council Action: October 19, 2021

STAFF CONTACTS: Sean Ryan, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS: PUD Document; PUD Plans

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Johnson, Garland Jr.	0639955037	R-30	2.0
Johnson, Garland Jr., Gail R	0639957154	R-30	1.3
Lockhart, David, Kathleen	0639959107	R-30	1.52
Shaffer, Leonard B, Katherine W	0649054147 0649151168	BT-CU	19.96
Joyner, Brenda B, Ralph	0649158281	R-10	8.6
McNeil, James Michael	0649253306	R-10	1.38
Ray, Patty	0649252098	R-10	1.0
Womble, Parrish (Nancy)	0649255277	R-10	4.03
Jones, Doris P Heirs Jones, Terry Jackson	0649049486	R-30	52.02
Warren L. Holleman	0649240007	R-30	27.51
Town of Holly Springs	0649039606	RT	0.32
Town of Holly Springs	0639953025	RT	0.30
Town of Holly Springs	0639949124	RT	0.77
		TOTAL	**120.71± acres***

* Plus previously dedicated right-of-way to the centerline of the adjacent streets

The Town of Holly Springs excess property parcels will be included in the PUD under the district that is adjacent to each parcel in order to create seamless zoning and consistent standards for development of the street frontages.

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	R-10 Residential; R-30 Residential; BT-CU: Business & Technology Conditional Use	Vacant, undeveloped
North	R-10: Residential R-MF-15: Multi-Family Residential R-8 CU: Residential Conditional Use R-10: Residential	Holly Springs New Hill Road, then Oakview Elementary School, Hensley Subdivision, Thales Academy
South	Holly Springs Business Park PUD RT: Research & Technology	Thomas Mill Road, then Holly Springs Business Park
East	R-10: Residential R-30: Residential	Vacant, undeveloped
West	RT: Research & Technology LB: Local Business	Green Oaks Parkway, then vacant, undeveloped

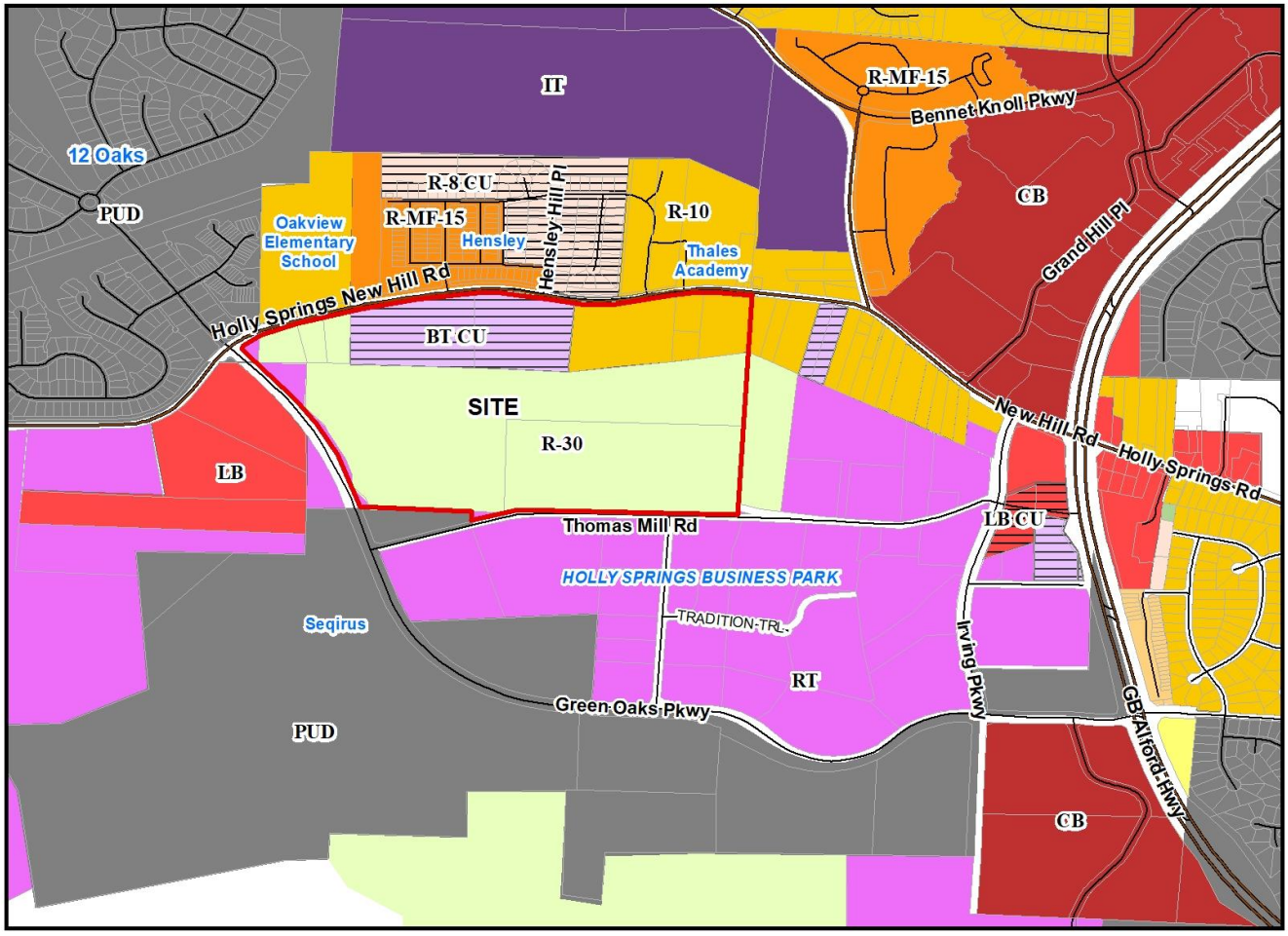


PROPERTY HISTORY

Annexation History
Project Number A89-09
Description: 204.36 acres
Approved by Town Council on 07/11/89
Project Number: A13-05
Description: Shaffer Property 10.69 acres
Approved by Town Council on 04/16/13

Rezoning History
PIN: 0649054147, 0649151168
Original Zoning: Wake County R-80
Proposed Zoning: BT CU
Approved by Town Council on: 04/16/13

ZONE MAP CHANGE REQUEST		
	CURRENT	**PROPOSED**
Zoning District	R-20 Residential; LB Local Business; R-30 Residential	PUD: 21-PUD-01 Green Oaks Tech Center
Future Land-Use Designation	Innovation Village	No Change
Overlay District	None	No Change
Conditional Use Permit Restrictions	N/A	N/A



STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Planned Unit Development (PUD) located on approximately 120 acres of land located east of Green Oaks Parkway and South of New Hill Holly Springs Road. A Planned Unit Development is a type of zoning used to encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction not normally allowed with the development standards contained within the Unified Development Ordinance (UDO).

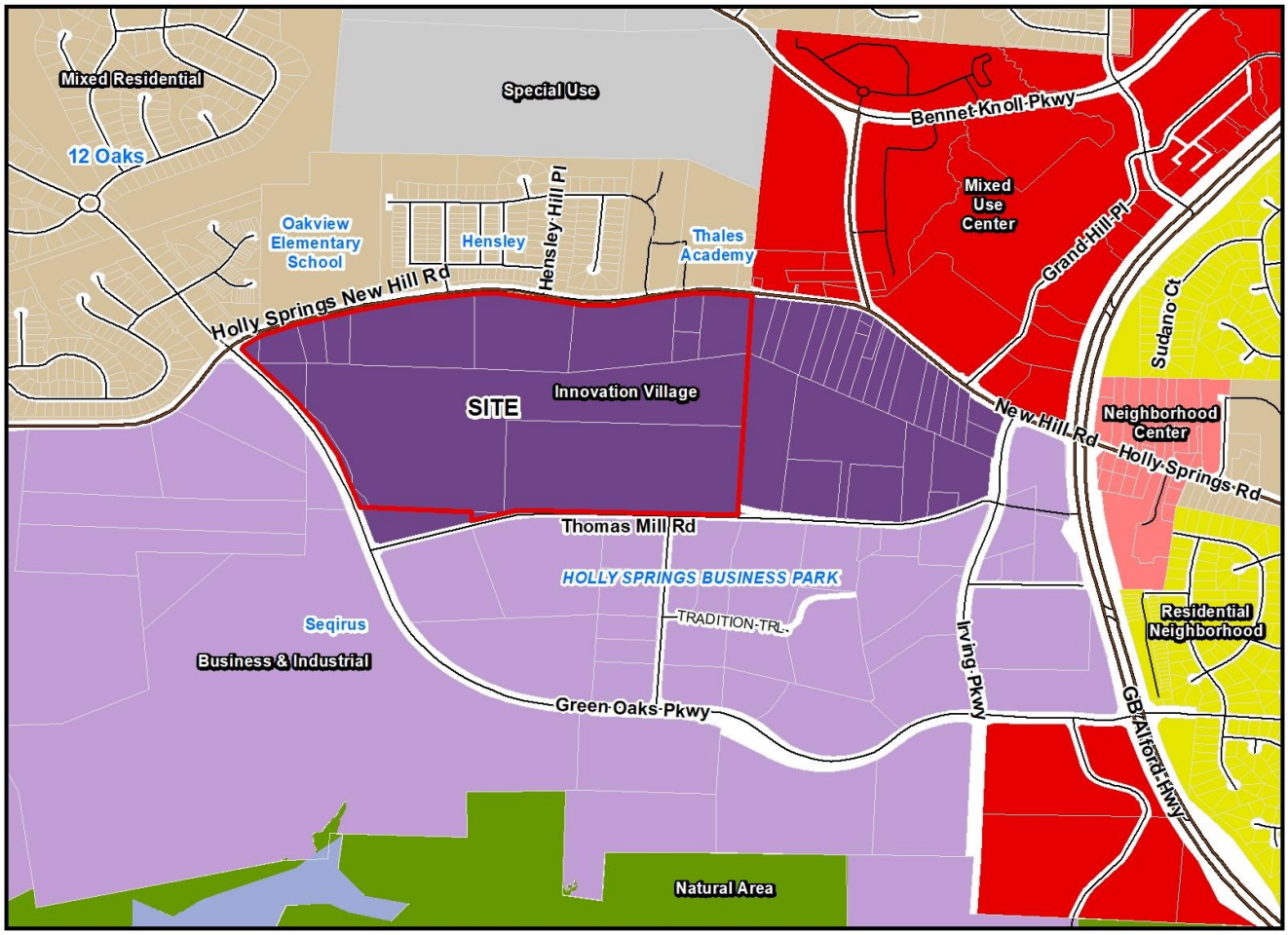
A PUD establishes the permitted uses and development standards for the property and specific development, such as subdivision plans or development plans, is reviewed for compliance with these standards, rather than the UDO, when it is proposed.

Green Oaks Tech Center is a proposed mixed use development consisting of light industrial/employment center uses as well the potential for commercial use along the Holly Springs New Hill Road frontage. An alternative approach allows the development to pivot to entirely Innovation District should a large life science user or similar facility choose to locate here. This supports economic development business attraction goals and reflects the changing market for business development in this area as FUJIFILM

Diosynth Biotechnologies has located in Oakview Innovation Park absorbing the majority of land available for business park development in the center of town.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan



Future Land Use & Character Plan Designation: Innovation Village

An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

The Innovation Village is the next generation of business park for business owners, entrepreneurs, artists and manufacturers. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation.

This area provides unique economic development opportunities for Holly Springs, and is envisioned as a progressive employment hub that may support a corporate headquarters, research and development, manufacturing and the biotech/pharmaceutical industries. While the Innovation Village is first an employment center, residential and supporting retail and service uses are integrated throughout, using traditional village design and planning principles.

Streets should be walkable and interconnected, and should include on-street parking, street trees, sidewalks and bike facilities for pedestrians and bicyclists. A network of connected open spaces can include parks and greenways, which provide places for recreation and gathering. Buildings should be located close to the street, with parking lots in the rear buildings rather than in the front.

An agrarian buffer along the adjacent arterial and collector roads could be preserved, or created, as for aesthetic purposes, but more importantly, to provide an opportunity for hyper-local food production for residents and employees of the Innovation Village.

Planning Concepts for Innovation Village

1. IV-1: Reserve key sites for future employment
   The potential for additional employment in Town is increasing with regional growth. This area opens up the possibility of effectively recruiting major employers to Holly Springs.

2. IV-2: Encourage Variety
   Here, a variety of large, medium, and small businesses can operate side by side, with some benefitting from proximity to large-scale employers, especially manufacturers, and access to US-1. Industrial uses of many types should be encouraged here, and “industrial” should be broadly defined to include maker spaces for a wide variety of artisans. Breweries and distilleries may also be accommodated in this location.

3. IV-3 Support Live-Work
   Consistent with their unconventional work style, some artists and craftspeople choose unconventional living arrangements. Live-work units in which living space sits above first-floor studios, maker spaces, and offices provides an ideal setup. Allow live-work units in appropriate locations, and address parking standards to mitigate potential issues arising from having different occupants in the “live” and “work” portions of the units.

4. IV-4: Facilitate the creation of a “village.”
   By introducing some supporting commercial uses, office buildings, and a limited amount of housing, this area can have a distinct identity as the village it is envisioned to become. The common areas — outdoor green spaces, courtyards, and co-working spaces—can foster an environment of collaboration, a key attribute in creating a breeding ground for innovation.

PUD EVALUATION CRITERIA

As specified in UDO Section 5, in its determination of the appropriateness of the proposed PUD and whether to recommend approval or disapproval of the PUD District zoning map change and PUD Master Plan, the Planning Board shall be guided by the extent to which the proposal:

A. Accomplishes the intent of the Planned Unit Development District set forth in Section 5.01
B. Provides for the protection or provision of the following site features and amenities:

1. Natural site features, including, but not limited to, slopes, streams, natural water features, wetlands and areas of special flood hazard
2. Wooded areas, individual trees of significant size, or other environmentally sensitive features;
3. common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths, walkways or bikeways
4. Efficient utilization of the land, including the reduction of land area disturbed for utility lines and motor vehicle access
5. Creation of innovative residential and business environments
6. Protection and preservation of important view corridors, and scenic vistas
7. Diversity and originality in lot layout or site design
8. Utilization of individual building designs which achieve an enhanced relationship between the development and the land
9. Relationship to surrounding properties
10. Conformance with the Comprehensive Plan
11. Extent to which the development proposed by the PUD can be developed under the general use districts of this UDO, other than the PUD District, as a matter of right

PLANNED UNIT DEVELOPMENT MASTER PLAN OVERVIEW

The purpose of a PUD master plan is to encourage the master planning of development for larger tracts of land and to coordinate such development so as to manage the impacts of the development on the provision of Town services and infrastructure; encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction, and further the purposes of the Comprehensive Plan; provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle access; permit special consideration of property with outstanding natural or topographical features such as rock outcroppings, areas of special flood hazard, slopes, major tree groupings, significant vegetation, or important view corridors and scenic vistas; facilitate use of the most appropriate construction techniques in the development of land; and, to provide for any individual land use not otherwise specified elsewhere in the UDO.

The PUD District is not intended for use with subdivisions or projects which can be developed under the General Use Districts of this UDO, other than the PUD District, as a matter of right or by requesting approval of a development plan or a special exception use. To establish a new PUD, the following minimum standards apply:

1. Open Space - each PUD shall include a minimum of ten (10) percent of the total acreage of the project as playground, plaza, close, square, park or parkway open space.
2. Landscape Buffer or Stream Buffers - no portion of a greenbelt, landscape buffer or stream buffer required as part of a PUD shall be included as part of any lot or used to comply with the open space requirements.
3. PUD Criteria - each PUD shall represent a use or development pattern which is not available under any individual district as a matter of right or by requesting approval of a development plan or a special exception use.

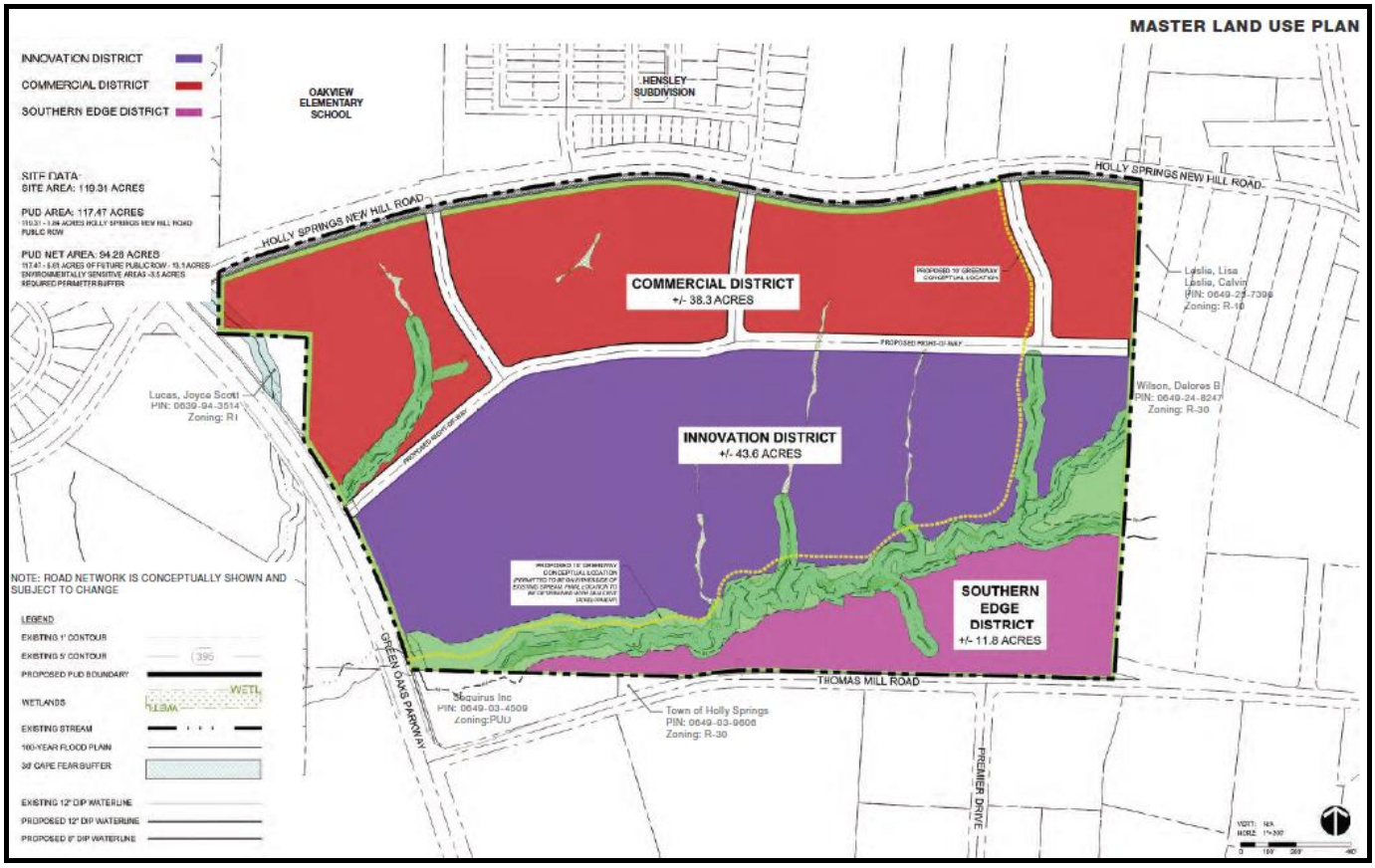
Analysis of the PUD

The PUD proposes to create a life-science focused environment with supporting commercial uses. The BT: Business & Technology District would not allow the full range of manufacturing and technology uses proposed for the site and the RT: Research & Technology District would not allow the ancillary commercial uses proposed for the PUD. As a result, in order to create an integrated development of the nature intended the PUD District is required. The PUD District will also provide speed-to-market to enhance business attraction by providing the opportunity for the entire site to be positioned for a single-user life science site, similar to what has occurred at Oakview Innovation Park to the west. The PUD also incentivizes uses that are part of the Town's economic development focus by providing a streamlined review process for uses consistent with the Town's economic development goals.

Vision for the PUD

Per the PUD Report:

> *At Green Oaks Tech Center, people that work here are uniquely focused on the concepts of progress and growth. By delivering a life science focused community, the people who work in the community can grow and progress just like the life science companies that make this place unique. Green Oaks Tech Center is a phased master planned community that prioritizes the creation of new, leading-edge science and technology, the exciting growth sought by the category's companies, the personal and professional learning that emphasize experience in fast-changing, purpose-driven careers and the growth in the wellness and quality of life for society that stem from the industry' impact.*



PUD Districts

The Green Oaks Tech Center PUD Master Plan proposes the following development districts:

1. Innovation District
   - Research & Technology, Office
     Examples:
     Convention Center
     Engineering & Lab
     Light Industrial/Light Manufacturing
     Flex Space
   - Comparable UDO District: RT Research & Technology District w accessory CB Community Business District uses
2. Commercial District
   - Neighborhood, local, and regional commercial uses, plus uses from Innovation District

Examples
- Food Service
- Personal Service
- General Retail
- Hotel

- Comparable UDO District: CB: Community Business, plus RT: Research & Technology

3. Southern Edge
   - Office, Industrial
     Examples
     - Engineering & Lab
     - Light Industrial/Light Manufacturing
     - Flex Space

   - Comparable UDO District: RT Research & Technology

Innovation District

Development Standard	Proposed PUD District	Comparable UDO District:	
	Innovation	CB	RT
Max Gross Density	N/A	15 u/a	0 u/a
Building Setback			
Holly Springs New Hill Road	20’	50’	50’
Green Oaks Parkway	20’	50’/30’	30’
Thomas Mill Road	10’	50’/30’	30’
Collector Street (internal)	10’	50’/30’	30’
Local Street (internal)	0’	50’/30’	10’ (non res) 50’ (res)
Rear (internal)	0’	10’ (non-res) 25’ (res)	10’ (non res) 50’ (res)
Building Height			
Min	20’	n/a	n/a
Max	100’	55’	75’
Lot Dimensions			
Minimum Lot Area	None	None	None
Minimum Lot Width	100’	100’	100’

Commercial District

Development Standard	Proposed PUD District	Comparable UDO District:
	Commercial	CB
Max Gross Density	N/A	15 u/a
Building Setback		
Holly Springs New Hill Road	30’	50’
Green Oaks Parkway	5’ min – 20’ max	50’/30’
Thomas Mill Road	5 feet min – 20 feet max	50’/30’
Collector Street (internal)	0’	50’/30’
Local Street (internal)	0’	50’/30’
Rear (internal)		10’ (non-res) 25’ (res)
Building Height		

Min	20’	n/a
Max	100’	55’
Lot Dimensions		
Minimum Lot Area	None	None
Minimum Lot Width	50’	100’

Southern Edge District

Development Standard	Proposed PUD District	Comparable UDO District:
	Southern Edge	RT
Max Gross Density	N/A	0 u/a
Building Setback		
Holly Springs New Hill Road	20’	50’
Green Oaks Parkway	20’	30’
Thomas Mill Road	10’	30’
Collector Street (internal)	10’	30’
Local Street (internal)	0’	10’ (non res) 50’ (res)
Rear (internal)	0’	10’ (non res) 50’ (res)
Building Height		
Min	20’	n/a
Max	50’	75’
Lot Dimensions		
Minimum Lot Area	None	None
Minimum Lot Width	50’	100’

Permitted Uses

The allowable uses for Green Oaks Tech Center are focused on cultivating the distinct characters of the three districts within the development. Within the Innovation District, a number of commercial uses are allowed as accessory uses to support the employment uses will ensuring it does not become dominated by retail or restaurant uses. Those common commercial uses are supported in the Commercial District. The Southern Edge District reflects its proximity to the existing business park and the more traditional manufacturing and business park uses that can be supported there.

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
COMMERCIAL			
RESTAURANT/FOOD SERVICE	A	P	
BANQUET FACILITY			
FARMER'S MARKET	A	P	P
DRIVE-IN OR DRIVE-THROUGH		P	
PERSONAL SERVICE	A	P	
CHILDCARE, DAYCARE	A	P	
GENERAL RETAIL STORE	A	P	
CONVENTION CENTER	P	P	
LIQUOR SALES	A	P	
FUEL STATION WITHOUT REPAIR		P	
ACCOMODATIONS	A	P	
HOTEL	A	P	
OFFICE			
GENERAL PROFESSIONAL SERVICES	P	P	P
RESEARCH & TECHNOLOGY	P	P	P
MEDICAL OFFICE BUILDINGS	P	P	
RECREATION			
OUTDOOR RECREATION	A	A	A
AEROBICS, YOGA, DANCE, FITNESS STUDIOS, ARCADE	A	P	P
INDOOR RECREATION	A	P	P
INDOOR SPORT TRAINING FACILITIES	A	P	SE
PUBLIC AND CIVIC			
CIVIC	P	P	P
EDUCATION (K-12)	SE	SE	
SCHOOL - COMMERCIAL, TRADE, INDUSTRIAL OR BUSINESS	P	P	P
PARKING GARAGE, PARKING LOT - COMMERCIAL	P	P	P
POLICE, EMS OR FIRE STATION	P	P	P
GOVERNMENT OFFICES	P	P	P
BUS STATION TERMINAL	SE	SE	SE

P – Permitted
A- Accessory
SE – Special Use

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
INDUSTRIAL AND INSITUTIONAL			
ENGINEERING & RESEARCH LABORATORIES	P	P	P
LIGHT INDUSTRIAL	P	P	P
INDUSTRIAL - ASSEMBLY OR REPAIR OF PREVIOUSLY MANUFACTURED PARTS, SUB-ASSEMBLIES OR COMPOINENTS; AUCTION HOUSE; DISTRIBUTION CENTER; FLEX-SPACE; MANUFACTURING-LIGHT; PROTOTYPE PROCESS AND PRODUCTION PLANT; WAREHOUSE; WHOLESALE BUSINESS	P	P	P
RESEARCH & TECHNOLOGY USES			
DATA CENTER, DATA PROCESSING OR ANALYSIS. IT SERVICES, LABORATORY, RESEARCH & DEVELOPMENT, CALL CENTER	P	P	P
DISTRIBUTION CENTER	P	P	P
FLEX SPACE	P	P	P
LIGHT MANUFACTURING	P	P	P
WAREHOUSE	P	P	P
WHOLESALE BUSINESS	P	P	P
COMMUNICATION / UTILITIES			
ELECTRICITY RELAY STATION; NON-MUNICIPAL PUMPING STATION; NON-MUNICIPAL UTILITY SUBSTATION; NON-MUNICIPAL WATER TREATMENT PLANT; PUBLIC WELLS; STORAGE TANKS - NON-HAZARDOUS; TELEPHAONE EXCHANGE; WATER TOWER	P	P	P
MISCELLANEOUS			
RELIGIOUS USES	P	P	P
COMMUNICATIONS / UTILITIES	P	P	P
ELECTRIC TRANSMISSION LINES	P	P	P
PUBLIC FACILITIES - NEIGHBORHOOD RECYCLING COLLECTION POINT	P	P	P
TRANSIT STOP	P	P	P
GREENHOUSE	A	A	A
SOLAR PANELS	A	A	A
SOLAR FARM	P	A	A

For all Districts: Accessory Uses – See Section 4.04, A. – Accessory Uses, Buildings and Structures.

For all Districts: Temporary Uses – See Section 4.04, B. – Temporary Uses, Buildings and Structures.

P – Permitted
A- Accessory
SE – Special Use

Other Key Development Standards

Development Standards Not Specified:

Additional development standards that have not been specified in the PUD Master Plan shall follow those contained within the UDO.

PARKING:

Per UDO. On street parking may be provided, consistent with the street cross-sections identified in the plan.

LANDSCAPING:

Landscaping is proposed to generally follow UDO practices, while accommodating flexibility to create a more pedestrian oriented streetscape where buildings are placed closer to internal streets. Landscaping will be provided along the boundaries of the project, along the perimeter streets of the project, along the bases of buildings (i.e. foundation landscaping) where there is a greater than 10 foot setback from the right-of-way, as well as through street trees along interior streets. In addition, there are a number of natural and developed open spaces throughout the project area that will contain additional plant material, increasing the project's overall vegetation.

SUMMARY OF LANDSCAPE STANDARDS	
Boundary Street	
Holly Springs New Hill Road	30' Wide –Trees 50' On Center + shrubs 4' On Center
Green Oaks Parkway	30' Wide –Trees 50' On Center + shrubs 4' On Center
Thomas Mill Road	20' Wide – Trees 50' On Center + shrubs 4' On Center
Internal buffers	None
Foundation Landscaping	Per UDO, except no planting required for buildings within 10' of ROW. Alternate compliance allowed.
Parking lot screening	24" H shrubs 3' On Center, or combined with fence/wall, or where grade separated.
Parking Islands	Per UDO
Street Trees	Per UDO, every 50', at least 2-3 species identified at the time of Master Plan. Tree grates acceptable in Innovation and Southern Edge District

OPEN SPACE & TREE PRESERVATION:

	Required		Provided	
Developed Open Space	10%	11.93 ac	10%	11.93 ac
Tree Preservation	10% of commercial	< 3.83 ac	10% of total	11.93 ac
Total Open Space		**<15.76 ac**	**20%**	**23.89 ac**

Specific information about open space can be found beginning on page 37 of the PUD Master Plan document. The conceptual locations of these resources are illustrated on the Open Space Plan sheet that is included on page 39 of the PUD Master Plan. A minimum of 10% of the project area is required for Development Open Space.

Developed Open Space Options

- Greenways and trails
- Pocket Parks
- Urban Park
- Urban Plaza

A minimum of 10% of the total 120 acre site area will be maintained for tree preservation area. Typically commercial or mixed use developments require 10% preservation, while industrial developments do not require tree preservation. As this development is a mix of all of these uses, the development will include a higher percentage of tree preservation than if the property were developed with the proposed uses in individual developments under traditional zoning districts.

ARCHITECTUAL DESIGN

The PUD proposes a variety of architectural design standards designed to encourage the development of an integrated master planned development while acknowledging the specific design needs and design styles appropriate for a life science campus.

Architectural Design Elements in the Innovation District:

- Modern, advanced materials
  - Including architectural metal panels, such as ACM and translucent glass fiber panels
- Variation in massing
  - Provided at a scale proportionate to large-format laboratory or manufacturing facilities (every 50' instead of every 30')
- Enhanced Primary Building entrances
  - Must occupy 10% or more of the front façade
- Landmark features
  - A recognizable feature such as a green screen, public art, or architectural glass must be incorporated on the primary façade of each building.

Illustrative examples





PARKS & RECREATION

Recreational Facilities and Open Space Dedication Requirements (UDO Section 7.06, F.):

Greenways (UDO Section 7.06, C.):

Three sections of public greenway are proposed

- A north/south greenway along the west side of the project area
- A north/south greenway in the central area of the project area – this greenway will eventually connect to Twelve Oaks.
- An east/west greenway, which will link both north/south greenways with the proposed town park and non-residential areas of the PUD.

ENGINEERING

Utility Availability and Impacts due to change of Permitted Uses:

Water Service:
With the development of this project, potable water will be provided through connection with the existing 12-inch water main in Holly Springs New Hill Rd., Green Oaks Parkway and Thomas Mill Rd. Potable water mains will be extended through the internal street associated with eh PUD to serve the future development PODs. A Hydraulic Water Model and Fire Flow Analysis (FFA) Report has been completed with this PUD. Additional analysis will be required with each subsequent development petition

Reclaimed Water Service
This project is in the Town's Reclaimed Water Distribution Service Area. With the development of this project, reclaimed water will be provided through connection with the existing 12-inch reclaimed water main in Holly Springs New Hill Rd. and Green Oaks Parkway. Reclaimed water mains will be extended through the internal streets network associated with PUD to serve the future development PODs. A Hydraulic Reclaimed Water Model Report is required with the first Development Petition (i.e. Master Plan, Development Plan, etc.). Additional analysis may be required with each subsequent development petition.

Sewer Service:
With the development of this project, sanitary sewer will be provided through connection to the future gravity sewer outfall being constructed as part of the Oakview Innovation Master Plan and will discharge to the Business Park Pump Station. A downstream sanitary sewer evaluation has been completed with this project. Each subsequent development petition will be required to confirm they are within the originally approved parameters approved with this PUD. If it exceeds what was approved with this PUD, additional analysis may be required.

Transportation:
With the development of this project, Holly Springs New Hill Rd. will be widened to ½ of the ultimate street cross section, across the development property frontage in accordance with the Town's Unified Development Ordinance (UDO). According to the Town's Comprehensive Transportation Plan (CTP) and Parks, Recreation and Greenways Master Plan, Holly Springs New Hill Rd. will be a 4-lane, median divided thoroughfare and will include a 10-ft sidepath.

A Traffic Impact Analysis (TIA) was completed with this project after review by the Town and the NCDOT. The TIA shows the various Phases expected with the Development of the PUD and highlights the associated improvements triggered with each phase. As the phases of development occur, subsequent TIA confirmation letters or additional traffic analysis will be required to verify project impact is mitigated appropriately and in accordance with the Town and NCDOT comments per the approved TIA.

The Town and developer are in the process of finalizing discussions regarding intersection improvements constructed with this project and those improvements that require a fee-in-lieu of construction. This item is part of the Developer Agreement discussion which is anticipated to be finalized and presented at the Town Council meeting with the PUD project presentation. Some of the major discussion items include:

- Design and construction of the realignment of Old Holly Springs Apex/Holly Springs New Hill Rd.
- FIL for future widening of NC-55 (GB Alford. Hwy)
- Design and Installation of, or fee-in-lieu of installation, of new traffic signalization at the various proposed access points along the property frontage of Holly Springs New Hill Rd. and Green Oaks Parkway

Internal vehicular and pedestrian connectivity within the PUD as well as interconnectivity with adjacent parcels will be provided with this project. With a Master Plan submittal and subsequent Development Plan submittals, the detail of that design will be reviewed to determine compliance with Town standards and ordinances.

Environmental/Stormwater:
Storm Water: This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.

Environmental Buffers: This project is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

Infrastructure Reimbursement Agreement:
With this project, a Developer's Agreement is being drafted. The Developer's Agreement will be finalized and presented at the Town Council meeting with the PUD project presentation.

REQUESTED ACTION

ACTION #1: PLANNED UNIT DEVELOPMENT MASTER PLAN & ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:
The requested zone map change is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Innovation Village and will allow for the development of industrial and other employment uses along with supporting commercial uses in furtherance of the Town's economic development goals and policies.

ZONE MAP CHANGE PETITION MOTION:
Staff recommends that the Planning Board recommend approval/denial of Planned Unit Development Master Plan and Zone Map Change Petition #21-PUD-01 to change the zoning of approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025, 063994912 as submitted.

Note: *The following will be recommended conditions of approval should the PUD Master Plan be approved later in the review process.*

1. Total actual review costs for engineering special studies will be billed in accordance with the Town's fee schedule and all invoiced fees from third party review and should be paid prior to the next Development Petition submittal associated with this PUD and no later than prior to approval of that petition request.
2. A Deed of Easement is required to be executed for any vehicular & pedestrian access between the property owners at the time of plat. This will become a condition of approval of the Master Plan and Development Plans.
3. All new overhead power lines and services must be installed underground with this development. If the relocation of exisitng overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7 and fee-in-lieu will be required for this project. (ED&CS Section 2; UDO Section 7). This will become a condition of approval of the Master Plan.
4. If any changes have been made to gravity sewer lines serving upstream properties between Preliminary Approval and 1st Construction Drawing Submittal associated with this PUD, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal.
5. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal associated with this PUD.
6. Offsite Sewer Infrastructure Incomplete: Off site sewer facilities are needed to serve this project and are planned to be constructed as part of the Oakview Innovation Master Plan project. This must be completed and accepted by the Town prior to the 1st construction drawing submittal associated with this PUD and no later than construction drawing approval unless otherwise approved by the Division Manager. The Town is not responsible for completion of off site sewer 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.
7. With each subsequent Development Petition (i.e. Detailed Master Plan, Development Plan, Subdivision Plan), the following is required:
    a. A TIA verification letter is required to be submitted to confirm the specific development is within the parameters of the TIA approved with this PUD. If the development exceeds what was previously approved, a TIA revision will be required. A TIA phasing plan is required at this stage.
    b. A Downstream Sewer verification letter is required to be submitted to confirm the specific development is within the parameters of the study approved with this PUD. If the development exceeds what was previously approved, a Downstream sewer Evaluation revision will be required.
    c. A Hydraulic Water Model and Fire Flow Analysis Report (FFA) is required with each development.
    d. A Hydraulic Reclaimed Water Model Report is required for the reclaimed water main extensions and must be approved prior to Construction Drawing Submittal. .
    e. Provide completed Industrial Waste survey short form. Note that information on this form may result in additional permitting or information being required.
    f. Provide the Grease Trap Form as required for all businesses that will be handling fats, oils, or grease (i.e. restaurants).
    g. For any street stub that will cross a stream also provide environmental impact information including preliminary vertical alignment for a distance of 100' beyond the property line to demonstrate constructability, will be required with the first Master Plan submittal.
8. The following item will become a condition of plan approval: Offsite right-of-way must be dedicated for this project. Right-of-way dedication will be required prior to construction drawing approval.
9. Please be aware that all review comments issued by the Town and the NCDOT related to the TIA associated with this project must be addressed. All recommended improvements as a result of Town and NCDOT review of the Traffic Impact Analysis (TIA) associated with this PUD are required to be incorporated into the detailed master plans.
10. Preliminary design for roadway improvements in accordance with Town standards for the full frontage of this property will be required at the time of the first Master Plan, unless otherwise outlined in a Developer Agreement between the Developer and the Town.
11. The Build-out analysis 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 TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.

12. Developer is responsible to continue to monitor the following intersections for additional mitigation measures as each Development Petition is submitted and the PUD develops.
    a. Driveway #1 on Holly Springs New Hill Rd, opposite Oakview Elementary School
    b. Driveway #3 on Holly Springs New Hill Rd, opposite Thales Academy – if a future traffic signal is not feasible or warranted at this location, it should be restricted to right-in/right-out to minimize impacts during school peak hours with Phases 3 and 4 of this PUD.
    c. Driveway #5 on Green Oaks Parkway, opposite Crescent Commons (Oakview Innovation) – additional improvements being added after final TIA review:
        i. two (2) egress lanes are required at the site drive
        ii. A northbound, 100-ft storage, right turn lane
    d. Green Oaks Parkway / Seqirus Driveway / Thomas Mill Road
    e. Green Oaks Parkway / Premier Drive
13. All major transportation and utility infrastructure (including water, sewer, reclaimed, and overhead power line relocation) improvements shall be completed with the first Master Plan Submittal. Subsequently, the 1st Construction Drawing associated with this project shall be responsible to complete this work. Should an alternate schedule be determined for these infrastructure improvements, it would be outlined in a Developer Agreement between the Developer and the Town and a phasing plan.
14. A TIA phasing plan for transportation improvements, agreed upon by the Town and the Developer, shall be submitted with the 1st Master Plan/Development Petition to memorialize any deviation from Town standard processes and procedures. The phasing plan must be finalized prior to the Master Plan/Development Petition being scheduled for Planning Board, Town Council or receiving administrative approval.
15. The following items are being discussed as part of the Developer Agreement that is in progress between the Developer and the Town. These are subject to change with the finalization of the agreement prior to Town Council.
    a. A Fee-in-lieu proportionate to project impact for the design and construction of improvements on GB Alford/NC-55.
    b. Design and construction of the intersection realignment and improvements at Old Holly Springs Apex Rd./Holly Springs New Hill Rd. with this project. The timing of the improvement and financial partnership are part of this discussion.
    c. A Fee-in-lieu proportionate to project impact for the design and construction of intersection improvements at Old Holly Springs Apex Road / Bennet Knoll Parkway.
    d. Timing and phasing of transportation improvements associated with the PUD.
16. The following items related to the proposed Planned Unit Development shall be addressed prior to Town Council:
    a. Address minor final review comments related to the plan sheets within the PUD documents.
    b. Finalize discussions on vehicular and pedestrian interconnectivity between PODs within the development and the Town's standard requirement to provide an access stub to adjacent properties.
    c. Final review of the FFA Report. No additional comments expected.
    d. Applicant to submit final TIA with 2nd Review Comment responses.
    e. Finalize Developer Agreement discussions and present the agreement at the same Town Council meeting as the PUD.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Rachel Jones	X		ECG	
Melissa Sigmund				

TOWN OF HOLLY SPRINGS

PLANNED UNIT DEVELOPMENT PETITION

DPM Appendix #A.03
Supplement #14
April 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Petition Type:

☒ **PUD Master Plan**
☒ New ☐ Major Amendment ☐ Minor Amendment
☐ *A Rezoning Petition must be submitted concurrently for all New PUDs*

Project Information:

Project Name: Green Oaks Tech Center
Project Location: Southeast corner of Holly Springs New Hill and Green Oaks Parkway
Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: _____ Real Estate ID: _____
PIN: _____ Real Estate ID: _____
PIN: _____ Real Estate ID: _____
Project Acreage: Partial Parcel: ☐ No ☐ Yes
Rounded to nearest tenth
Scoping Meeting Date: _____ Concept Meeting Date: _____
If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Request:

Current Zoning: _____
Proposed Use PUD
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☒ Combination ☐ N/A
Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent/Representative ☐ Design Professional ☒ Developer ☐ Other:_____
Name Elizabeth McMillan Company Crescent Communities, LLC
Mailing Address 227 West Trade Street, Suite 100-
City Charlotte State NC Zip 28202
Telephone # (980) 321-6161 E-Mail emcmillan@crescentcommunities.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name Lori Milam Company LandDesign
Mailing Address 223 North Graham Street
City Charlotte State NC Zip 28202
Telephone # (704) 333-0325 E-Mail lmilam@landdesign.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer
Name See above - Project Contact Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Architect

Name Steven Harris Company O'Brien Atkins

Mailing Address 5001 South Miami Blvd

City Durham State NC Zip 27703

Telephone # ( ) 919.941.9000 E-Mail sharris@obrienatkins.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name See above - Design Professional Company

Mailing Address

City State Zip

Telephone # ( ) E-Mail

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name See above - Design Professional Company

Mailing Address

City State Zip

Telephone # ( ) E-Mail

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Company

Mailing Address

City State Zip

Telephone # ( ) E-Mail

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Company

Mailing Address

City State Zip

Telephone # ( ) E-Mail

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Company

Mailing Address

City State Zip

Telephone # ( ) E-Mail

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) PIN Date

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -

Name Kellie Sigmon Company _____

Mailing Address [redacted]

City [redacted] State NC Zip [redacted]

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward Company _____

Mailing Address [redacted] 1616 Hwy 64 West

City [redacted] Apex State NC Zip [redacted] 27523

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address [redacted]

City [redacted] State NC Zip [redacted]

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
April C Ward	0649240007	03/17/2021
	0649240007	

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward adn Patricia Barnes Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address 310 FAirview Dr

City Beaufort State NC Zip 28516

Telephone # (252) 728-4346 E-Mail cbarnes2@ec.rr.com

How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Patricia Barnes	0649240007	3-17-2021
	0649240007	

Architect
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -
Name Kellie Sigmon Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED
Name April Ward Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner
Name Patricia Barnes Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner
Name WARREN HOLLEMAN Company _____
Mailing Address 3822 JUUS LANE
City HOUSTON State TX Zip 77021
Telephone # (713) 582 3826 E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☑ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☑ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Warren H Holleman	0649240007	March 18, 2021

0649240007

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -

Name Kellie Sigmon Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # (919) 632-3519 E-Mail Kellie.Sigmon@gmail.com

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) Kellie Sigmon PIN 0649240007 Date 03/17/2021

0649240007

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Gail Johnson Company _____
Mailing Address 226 Muirfield Ridge Dr
City Garner State NC Zip 27529
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Garland Johnson Company _____
Mailing Address 11513 Holly Springs New Hill Road
City Apex State NC Zip 27539
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s)	PIN	Date
Garland Johnson Jr.	0639957154	3-17-2021
Gail Johnson		3-17-2021

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Garland Johnson Company _____

Mailing Address 11513 Holly Springs New Hill Road

City Apex State NC Zip 27539

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s)	PIN	Date
Garland Johnson Jr	0639955037	3-17-2021

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Richard L Jones Company _____
Mailing Address PO Box 937 Holly Springs, NC 27540
City _____ State _____ Zip _____
Telephone # (919) 427-6116 E-Mail at6116@yahoo.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia B Lawrence Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail silkhope2015@gmail.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name Terry J Jones Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail tjvendingservice@yahoo.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Richard L Jones	0649049486	17 MAR 21
Terry J Jones	0649049486	3/17/21
Patricia B Lawrence	0649049486	3/17/21

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Donald Elmer Brewer Trust Company _____

Mailing Address 6130 RED CEDAR DRIVE APT. 3C

City HIGH POINT State NC Zip 27265

Telephone # (336) 689-4452 E-Mail brewer58@aol.com

How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Edwin T. Brewer	0649049486	3/18/21

Edwin T Brewer, Successor Trustee

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Brenda Joyner Company _____
Mailing Address PO Box 274
City Holly Springs State NC Zip 27540
Telephone # (919) 552 3534 E-Mail brendajoyner44@gmail.com
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Ralph Joyner Company _____
Mailing Address PO Box 274
City Holly Springs State NC Zip 27540
Telephone # (919) 353 5257 E-Mail RalphJoyner@yahoo.com
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Ralph Joyner	0649158281	3-18-2021
Brenda Joyner	0649158281	3-18-2021

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name David Lockhart Company _____

Mailing Address 3204 Righters Mill Way

City Apex State NC Zip 27539

Telephone # (919) 208 5355 E-Mail DLOCKHART@NC.RR.COM

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Kathleen Lockart Company _____

Mailing Address 3204 Righters Mill Way

City Apex State NC Zip 27539

Telephone # (919) 208 5355 E-Mail DLOCKHART@NC.RR.COM

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
[signature]	0639959107	3-18-2021
Kathleen Lockart	0639959107	3-18-2021

DocuSign Envelope ID: 0F8B58F6-4A8F-4A02-9473-1FE6D8994EA0

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name James M McNeill Company _____
Mailing Address 6596 Woodmere Drive
City Walkertown State NC Zip 27051
Telephone # (919) 291 -1111 E-Mail jmac221956@gmail.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name Elizabeth McNeill Company _____
Mailing Address 6596 Woodmere Drive
City Walkertown State NC Zip 27051
Telephone # (919) 291-1111 E-Mail jmac22195@gmail.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) PIN Date

John M. McNeill 0649253306 3-18-2021

0649253306

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Elizabeth McNeill Company _____
Mailing Address 6596 Woodmere Drive
City Walkertown State NC Zip 27051
Telephone # (336) 577-4186 E-Mail jmac22195@gmail.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
DocuSigned by: Elizabeth McNeill 85373FC007894BA...	0649253306	3/19/2021

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Leonard and Katherine Shaffer Company _____

Mailing Address 3532 Friendship Road

City Apex State NC Zip 27502

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Leonard B. Shaffer, Trustee	0649054147	3-17-2021
Katherine W. Shaffer, Trustee	0649054147	3-17-2021

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Leonard and Katherine Shaffer Company _____

Mailing Address 3532 Friendship Road

City Apex State NC Zip 27502

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Leonard B. Shaffer, Trustee	0649151168	3-17-2020 2021
Katherine W. Shaffer, Trustee	0649151168	3-17-2021

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -

Name Kellie Sigmon Company _____

Mailing Address [redacted]

City [redacted] State NC Zip [redacted]

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward Company _____

Mailing Address [redacted] 1616 Hwy 64 West

City [redacted] Apex State NC Zip [redacted] 27523

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address [redacted]

City [redacted] State NC Zip [redacted]

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
April C Ward	0649240007	03/17/2021
	0649240007	

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward adn Patricia Barnes Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address 310 FAirview Dr

City Beaufort State NC Zip 28516

Telephone # (252) 728-4346 E-Mail cbarnes2@ec.rr.com

How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Patricia Barnes	0649240007	3-17-2021
	0649240007	

Architect
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -
Name Kellie Sigmon Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED
Name April Ward Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner
Name Patricia Barnes Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner
Name WARREN HOLLEMAN Company _____
Mailing Address 3822 JULIUS LANE
City HOUSTON State TX Zip 77021
Telephone # (713) 582 3826 E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☑ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☑ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Warren H Holleman	0649240007	March 18, 2021

0649240007

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner -

Name Kellie Sigmon Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # (919) 632-3519 E-Mail Kellie.Sigmon@gmail.com

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____

Mailing Address 11920 Oneal Road

City Wake Forest State NC Zip 27587

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Kellie Sigmon	0649240007	03/17/2021
	0649240007	

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Nancy Womble Company _____

Mailing Address 114 Hickory Street

City Holly Springs State NC Zip 27540

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
Nancy Womble	0649255277	3/18/21
	0649255277	

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
April C Ward	0649240007	03/17/2021
	0649240007	
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public 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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

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Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Warren Hollerman	0649240007	March 18, 2021
	0649240007	
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public Printed

Seal

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM-Appendix #A-03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

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Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Kellie Ingram	0649240007	03/17/2021
Patricia Barnes	0649240007	03/17/2021
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public 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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

_____ of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Harland Johnson Jr.		3-19-2021
Gail Johnson		03/19/2021

NOTARY STATEMENT

Sworn to and subscribed before me the 19th day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 10-26-24

Amy Tracey / Amy Tracey
Notary Public Printed

Seal

AMY TRACEY
NOTARY
PUBLIC
WAKE COUNTY, NC

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

_____ of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Garland Johnson Jr		3-19-2021
Gail Johnson		3-19-2021

NOTARY STATEMENT

Sworn to and subscribed before me the 19th day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 10-26-24

Amy Tracey / Amy Tracey
Notary Public Printed

Seal

AMY TRACEY NOTARY PUBLIC WAKE COUNTY, NC

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

_____ of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Richard L Jones	0649049486	17 MAR 21
Tony D Jones	0649049486	3/17/21
Patricia B Lawrence	0649049486	3/17/21

NOTARY STATEMENT

Sworn to and subscribed before me the 17 day of March, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

_____ / Danielle B. Weaver
Notary Public Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

_____ of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Edwin T. Brewer	0649049486	3/18/21
Edwin T Brewer, Successor Trustee		

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 10/17/2024

Brittney Thomas / Brittney Thomas
Notary Public Printed

Seal

BRITTNEY THOMAS
Notary Public, North Carolina
Guilford County
My Commission Expires
10/17/2024

TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

DPM Appendix #A.03
Supplement #14
April 2018

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Ralph Payne	0649158281	3-18-2021
Brenda Payne	0649158281	3-18-2021

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Notary Public / Danielle Boucher Weaver Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
[signature]	0639959107	3-18-2021
Kathleen Hackett	0639959107	3.18.2021

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 11/1/2025

[signature] / Melissa Senowitz
Notary Public Printed

Seal

MELISSA SENOWITZ
Notary Public
Wake Co., North Carolina
My Commission Expires Nov. 1, 2025

DocuSign Envelope ID: 0F8B58F6-4A8F-4A02-9473-1FE6D8994EA0

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
John M. McNeill	0649253306	3-18-2021

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Notary Public / Danielle Boucher Weaver Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

James Michael McNeill.
Name(s) of principal(s)

Date: 3/18/21

(Official Seal)

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

Official Signature of Notary

Danielle Boucher Weaver, Notary Public
Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/18/21 according to the emergency video notarization requirements contained in G.S. 10B-25.
Date

Notary Public location during video notarization: Wake County
Stated physical location of principal during video notarization: Chatham County

OPTIONAL

This certificate is attached to a Consent Form, signed by James McNeill
Title/Type of Document *Name of Principal Signer(s)*

on 3/18/21, and includes 1 pages.
Date *# of pages*

DocuSign Envelope ID: AAC1DE61-91DD-47D0-9480-17D698CB13DA

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
DocuSigned by: E Mc Neill 85373FC007894BA...	0649253306	3/19/2021

NOTARY STATEMENT

Sworn to and subscribed before me the 19 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Notary Public / Danielle Boucher Weaver Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24.

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Elizabeth McNeill.

Name(s) of principal(s)

Date: 3/19/21

(Official Seal)

Official Signature of Notary

Danielle Bruder Weaver, Notary Public

Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/19/21 according to the emergency video notarization requirements contained in G.S. 10B-25.

Date

Notary Public location during video notarization: Wake County

Stated physical location of principal during video notarization: New Hanover County

OPTIONAL

This certificate is attached to a Consent Form, signed by Elizabeth McNeill

Title/Type of Document *Name of Principal Signer(s)*

on 3/19/21, and includes 1 pages.

Date *# of pages*

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Patty Ray Company _____

Mailing Address PO Box 742

City Holly Springs State NC Zip 27540

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) Patty Ray PIN 0649252098 Date 3-19-2021

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the properly legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
[signature]	0649252098	3-19-2021

NOTARY STATEMENT

Sworn to and subscribed before me the 19 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

[signature] / Danielle Boucher Weaver
Notary Public Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Patty Ray.

Name(s) of principal(s)

Date: 3/19/21

(Official Seal)

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24.

Official Signature of Notary

Danielle Boucher Weaver, Notary Public

Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/19/21 according to the emergency video notarization requirements contained in G.S. 10B-25.

Date

Notary Public location during video notarization: Wake County

Stated physical location of principal during video notarization: Harnett County

OPTIONAL

This certificate is attached to a Consent Form, signed by Patty Ray

Title/Type of Document *Name of Principal Signer(s)*

on 3/19/21, and includes 1 pages.

Date *# of pages*

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

_____ of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Leonard B. Shaffner Trustee		3-12-2021
Katherine W. Shaffner, Trustee		3-17-2021
	0649151168 / 0649054147	

NOTARY STATEMENT

Sworn to and subscribed before me the 17 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 8-19-2025

Robin S. Rooks / Robin S. Rooks
Notary Public Printed

ROBIN S ROOKS
Notary Public
Durham
County
My Comm. Exp
08-19-2025
NORTH CAROLINA
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Laura Holloman (Name of Representative) of Spaulding & Norris, PA (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Warren L. Holloman	0649240007	1-8-19

NOTARY STATEMENT

Sworn to and subscribed before me the 8th day of January, 2019.

Notary Public in and for the State of ~~North Carolina~~ TEXAS. My Commission expires: 8/10/2022

Roycelyn Williams
Notary Public / Printed

Seal

ROYCELYN L WILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-10-22
Notary ID # 13167719-4

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Laura Holloman (Name of Representative) of Spaulding & Norris, PA (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Patricia Ann Barnes	0649240007	1/2/19

NOTARY STATEMENT

Sworn to and subscribed before me the 2 day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 2/22/22

Emily C Brown, Emily C Brown
Notary Public Printed

Seal

EMILY C. BROWN NOTARY PUBLIC CARTERET COUNTY, NC

TOWN OF HOLLY SPRINGS
ZONING PETITION

CPM Appendix 5A-03
Supplement # 14
April 2016

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Laura Holloman (Name of Representative) of Spaulding & Norris, PA (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Kellie Marie Sigmon	0649240007	01.10.2019

NOTARY STATEMENT

Sworn to and subscribed before me the 10 day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 8/4/2021

Notary Public _____ Michael Roebuck Printed

Seal

MICHAEL ROEBUCK
NOTARY PUBLIC
My Commission Expires
8-4-2021
WAKE COUNTY, NC

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix 5A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

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For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Laura Holloman (Name of Representative) of Spaulding & Norris, PA (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
April Savannah Ward	0649240007	1/11/19

NOTARY STATEMENT

Sworn to and subscribed before me the 11th day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 11/30/22

R. Tyler Hardee
Notary Public / Printed

Seal

R TYLER HARDEE
NOTARY
PUBLIC
WAKE COUNTY, NC

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

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For DPZ Use only
Project # _____
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
April C Ward	0649240007	03/17/2021
	0649240007	
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public Printed

Seal

TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

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For DPZ Use only
Project #
Date Received:

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Warren Hollerman	0649240007	March 18, 2021
	0649240007	
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public Printed

Seal

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM-Appendix #A-03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

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For DPZ Use only
Project #
Date Received:

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Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Kellie Ingram	0649240007	03/17/2021
Patricia Barnes	0649240007	03/17/2021
	064924007	
	0649240007	

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires:_____

_____ / _____
Notary Public Printed

Seal

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received:

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Chase Kerley (Name of Representative) of Crescent Acquisitions, LLC (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

Signature of Owner(s):	Wake County PIN:	Date:
Nancy Womble	0649255277	3/18/21
	0649255277	

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Notary Public / Danielle Bracker Weaver Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24.

GREEN OAKS TECH CENTER | HOLLY SPRINGS

PLANNED UNIT DEVELOPMENT

07.02.2021

GREEN OAKS TECH CENTER
PLANNED UNIT DEVELOPMENT

PREPARED FOR:
THE TOWN OF HOLLY SPRINGS
July 2nd, 2021

APPLICANT / DEVELOPER:
Crescent Communities, LLC
227 West Trade Street
Suite 100
Charlotte, NC 28202

PROJECT TEAM:
LANDSCAPE ARCHITECT & CIVIL ENGINEER
LandDesign
223 North Graham Street
Charlotte, NC 28202

ARCHITECT
O'Brien Atkins Associates
5001 South Miami Blvd
Durham, NC 27703

SURVEYOR & TRANSPORTATION ENGINEER
Timmons Group
5410 Trinity Road
Suite 102
Raleigh, NC 27607

TABLE OF CONTENTS

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53	APPENDIX

ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS REPORT WILL DEFER TO THE CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. SPECIFIC SECTION REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE REFERENCED SECTION IS NO LONGER ADOPTED ORDINANCE.

EXISTING CONDITIONS

LEGAL DESCRIPTION

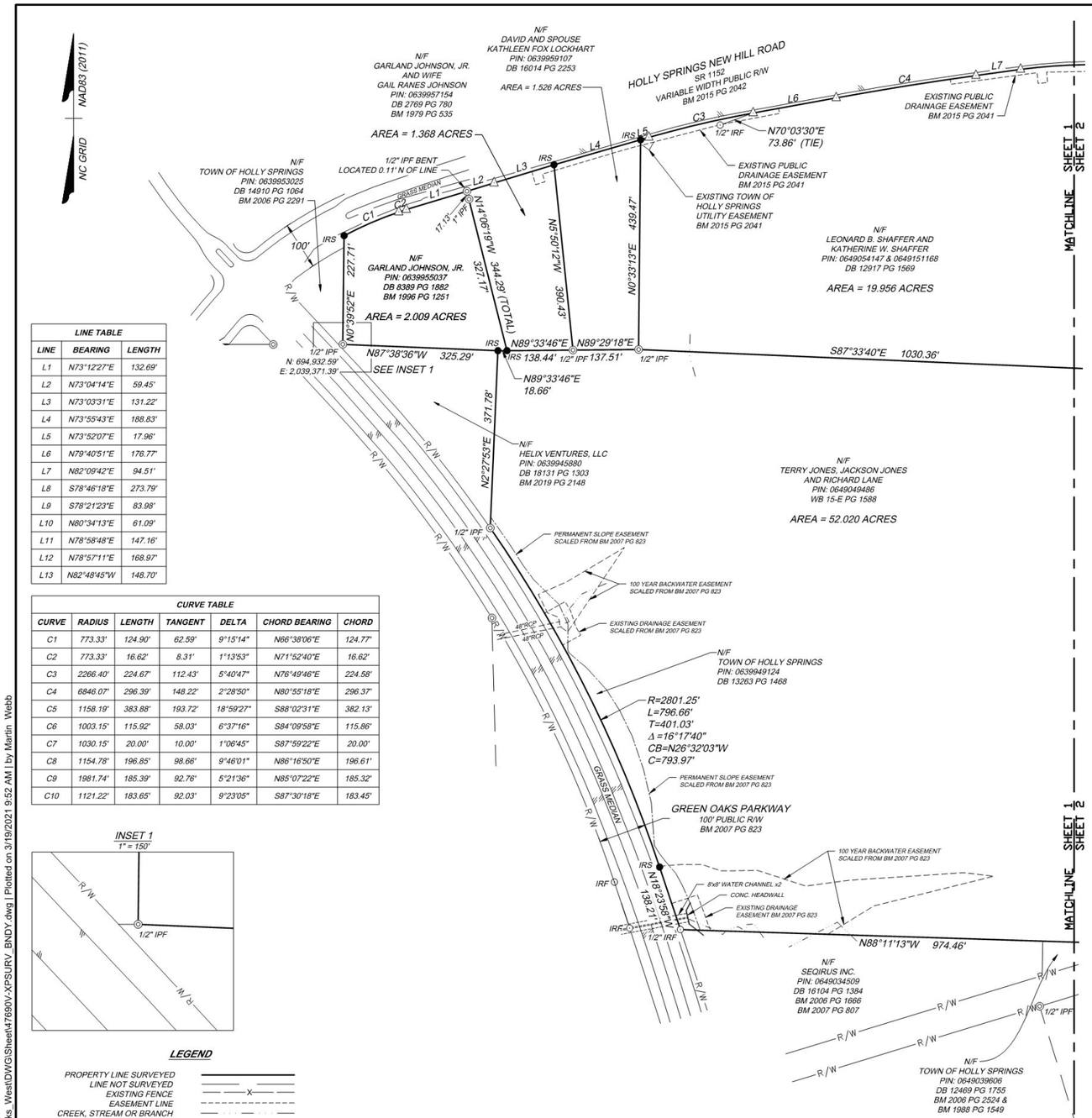
LEGAL DESCRIPTION (THE "PROPERTY") OF 119.394 ACRES IN
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA.

COMMENCING on Town of Holly Springs Geodetic Monument "Alford 33", having North Carolina State Plane Coordinates of N: 693,650.52' E: 2,041,575.94'; thence North 88°38'48" East, 1,067.79 feet to a 5/8" Capped Iron Rebar Set in the northern 60' public right-of-way line of Thomas Mill Road, having North Carolina State Plane Coordinates of N: 693,675.74' E: 2,042,643.43'; a common corner between Warren L. Holleman (DB 14479 PG 763) and Delores B. Wilson (DB 1903 PG 506), said point being the POINT AND PLACE OF BEGINNING; thence along and with the northern 60' public right-of-way line of Thomas Mill Road the following courses and distances: along a curve to the left having a radius of 20,030.00, an arc length of 3,302.29 feet and a chord bearing and distance of North 88°28'49" West, 282.73 feet to a Nail; thence North 88°48'51" West, 1,015.21 feet to a 5/8" Capped Iron Rebar Set; thence along a curve to the left having a radius of 1,175.92 feet, an arc length of 3,302.29 feet and a chord bearing and distance of South 84°11'15" West, 286.68 feet to a 5/8" Capped Iron Rebar Set; thence leaving the northern 60' public right-of-way line of Thomas Mill Road North 88°11'13" West, 7.89 feet to a 1" Iron Pipe, a common corner between Warren L. Holleman (DB 14479 PG 763) and Terry Jones, et. al. (WB 15-E PG 1588); thence continuing North 88°11'13" West, 974.46 feet to a 1/2" Iron Rod in the eastern 100' public right-of-way line of Green Oaks Parkway, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Seqirus Inc. (DB 16104 PG 1384); thence along the eastern 100' public right-of-way line of Green Oaks Parkway the following courses and distances:North 18°23'58" West, 138.21 feet to a 5/8" Capped Iron Rebar Set; thence along a curve to the left having a radius of 2,801.25 feet, an arc length of 796.66 feet and a chord bearing and distance of North 26°32'03" West, 793.97 feet to a 1/2" Iron Pipe, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Helix Ventures, LLC (DB 18131 PG 1303); thence leaving the eastern 100' public right-of-way line of Green Oaks Parkway North 2°27'53" East, 371.78 feet to a 5/8" Capped Iron Rebar Set, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Helix Ventures, LLC (DB 18131 PG 1303) and Garland Johnson, Jr. (DB 8389 PG 1882); thence North 87°38'36" West, 325.29 feet to a 1/2" Iron Pipe, a common corner between Helix Ventures, LLC (DB 18131 PG 1303) and Garland Johnson, Jr. (DB 8389 PG 1882) and Town of Holly Springs (DB 14910 PG 1064); thence North 0°39'52" East, 227.71 feet to a 5/8" Capped Iron Rebar Set in the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152); thence along the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152) the following courses and distances:along a curve to the right having a radius of 773.33 feet, an arc length of 124.90 feet and a chord bearing and distance of North 66°38'06" East 124.77 feet to a point; thence along a curve to the right having a radius of 773.33 feet, an arc length of 16.62 feet and a chord bearing and distance of North 71°52'40" East 16.62 feet to a point; thence North 73°12'27" East, 132.69 feet to a 1/2" Iron Pipe bent and located 0.11 feet north of line, a common corner between Garland Johnson Jr. (DB 8389 PG 1882) and Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780); thence North 73°04'14" East, 59.45 feet to a point; thence North 73°03'31" East, 131.22 feet to a 5/8" Capped Iron Rebar Set, a common corner between Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780) and David and Kathleen Lockhart (DB 16014 PG 2253); thence North 73°55'43" East, 188.83 feet to a 5/8" Capped Iron Rebar Set, a common corner between David and Kathleen Lockhart (DB 16014 PG 2253) and Leonard B. Shaffer and Katherine W. Shaffer (DB 12917 PG 1569); thence North 73°52'07" East, 17.96 feet to a point; thence along a curve to the right having a radius of 2,266.40 feet, an arc length of 224.67 feet and a chord bearing and distance of North 76°49'46" East 224.58 feet to a point; thence North 79°40'51" East, 176.77 feet to a point; thence along a curve to the right having a radius of 6,846.07 feet, an arc length of 296.39 feet and a chord bearing and distance of North 80°55'18" East 296.37 feet to a point; thence North 82°09'42" East, 94.51 feet to a point; thence along a curve to the right having a radius of 1,158.19 feet, an arc length of 383.88 feet and a chord bearing and distance of South

88°02’31” East 382.13 feet to a point; thence South 78°46’18” East, 273.79 feet to a point; thence South 78°21’23” East, 83.98 feet to a 5/8” Capped Iron Rebar Set, a common corner between Leonard B. Shaffer and Katherine W. Shaffer (DB 12917 PG 1569) and Brenda B. Joyner and Ralph Joyner (DB 6240 PG 502); thence along a curve to the left having a radius of 1,003.15 feet, an arc length of 115.92 feet and a chord bearing and distance of South 84°09’58” East 115.86 feet to a point; thence along a curve to the left having a radius of 1,030.15 feet, an arc length of 20.00 feet and a chord bearing and distance of South 87°59’22” East 20.00 feet to a point; thence along a curve to the left having a radius of 1,154.78 feet, an arc length of 196.85 feet and a chord bearing and distance of North 86°16’50” East 196.61 feet to a point; thence North 80°34’13” East, 61.09 feet to a point; thence North 78°58’48” East, 147.16 feet to a point; thence North 78°57’11” East, 168.97 feet to a 5/8” Capped Iron Rebar Set, a common corner between Brenda B. Joyner and Ralph Joyner (DB 6240 PG 502) and James Michael McNeil (DB 4222 PG 16); thence North 4°28’40” East, 10.91 feet to a 5/8” Capped Iron Rebar Set; thence along a curve to the right having a radius of 1,1981.74 feet, an arc length of 185.39 feet and a chord bearing and distance of North 85°07’22” East 185.32 feet to a 1/2” Iron Pipe, a common corner between James Michael McNeil (DB 4222 PG 16) and Parrish Womble (WB 18-E PG 2893); thence along a curve to the right having a radius of 1,121.22 feet, an arc length of 183.65 feet and a chord bearing and distance of South 87°30’18” East 183.45 feet to a point; thence South 82°48’06” East, 148.70 feet to an Axle, a common corner between Parrish Womble (WB 18-E PG 2893) and Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599); thence leaving the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152) South 2°34’21” West, 474.43 feet to a 3/4” Iron Pipe, a common corner between Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599), Delores B. Wilson (DB 1903 PG 506) and Terry Jones, et. al. (WB 15-E PG 1588); thence South 2°54’48” West, 614.06 feet to a 3/4” Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Terry Jones, et. al. (WB 15-E PG 1588) and Warren L. Holleman (DB 14479 PG 763); thence South 3°37’31” West, 681.36 feet to a 1/2” Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Warren L. Holleman (DB 14479 PG 763) and Justin Stanley (DB 17473 PG 2663); thence continuing South 3°37’31” West, 53.24 feet to the POINT AND PLACE OF BEGINNING containing 119.394 acres, more or less.

VICINITY MAP



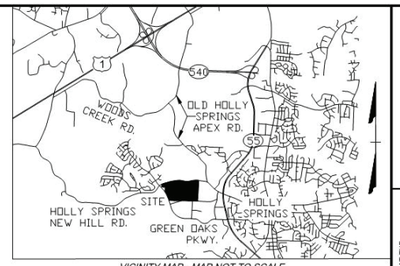


LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°12'27"E	132.69'
L2	N73°04'14"E	59.45'
L3	N73°03'31"E	131.22'
L4	N73°55'43"E	188.83'
L5	N73°52'07"E	17.96'
L6	N79°40'51"E	176.77'
L7	N82°09'42"E	94.51'
L8	S78°46'18"E	273.79'
L9	S78°21'23"E	83.98'
L10	N80°34'13"E	61.09'
L11	N78°58'48"E	147.16'
L12	N78°57'11"E	168.97'
L13	N82°48'45"W	148.70'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	773.33'	124.90'	62.59'	9°15'14"	N66°38'06"E	124.77'
C2	773.33'	16.62'	8.31'	1°13'53"	N71°52'40"E	16.62'
C3	2266.40'	224.67'	112.43'	5°40'47"	N76°49'46"E	224.58'
C4	6846.07'	296.39'	148.22'	2°28'50"	N80°55'18"E	296.37'
C5	1158.19'	383.88'	193.72'	18°59'27"	S88°02'31"E	382.13'
C6	1003.15'	115.92'	58.03'	6°37'16"	S84°09'58"E	115.86'
C7	1030.15'	20.00'	10.00'	1°06'45"	S87°59'22"E	20.00'
C8	1154.78'	196.85'	98.66'	9°46'01"	N86°16'50"E	196.61'
C9	1981.74'	185.39'	92.76'	5°21'36"	N85°07'22"E	185.32'
C10	1121.22'	183.65'	92.03'	9°23'05"	S87°30'18"E	183.45'

LEGEND

PROPERTY LINE SURVEYED
LINE NOT SURVEYED
EXISTING FENCE
EASEMENT LINE
CREEK, STREAM OR BRANCH
RIGHT-OF-WAY LINE
EXISTING IRON PIPE FOUND
EXISTING IRON ROD FOUND
EXISTING CONC MONUMENT FOUND
COMPUTED POINT
5/8" CAPPED IRON REBAR SET
IPF
IRF
CMF
CP
IRS



VICINITY MAP - MAP NOT TO SCALE

CERTIFICATE OF REVIEW OFFICER:

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
REVIEW OFFICER DATE

SURVEY NOTES:

1. THIS BOUNDARY SURVEY PLAT PREPARED FOR CRESCENT ACQUISITIONS, LLC.
2. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM 3720064900J, PANEL 0649, EFFECTIVE DATE MAY 02, 2006, AND FIRM 3720062800J, PANEL 0628, EFFECTIVE DATE MAY 02, 2006.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES ARE GROUND DISTANCES.
4. AREA COMPUTATION IS BY THE COORDINATE METHOD.
5. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD WITH THE WAKE COUNTY REGISTRY.
6. NOT ALL IMPROVEMENTS TO THESE PROPERTIES HAVE BEEN SHOWN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.

SURVEYORS CERTIFICATE

I, TERRY L. WESTENDORF, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 , AS AMENDED.
THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: NCVRS
(4) DATE OF SURVEY: 03/18/2021
(5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99989796
(9) UNITS: US SURVEY FEET

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

3/19/2021
TERRY L. WESTENDORF , NCPLS No. L-3232 DATE

NORTH CAROLINA PROFESSIONAL SEAL 3232 LAND SURVEYOR TERRY L. WESTENDORF

TOTAL AREA = 119.394 ACRES

BOUNDARY SURVEY FOR
CRESCENT ACQUISITIONS, LLC
HOLLY SPRINGS NEW HILL ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS:	HOLLY SPRINGS TWNSHP	WAKE COUNTY
	DATE: 3/19/2021	SCALE: 1"= 60'
	SHEET 1 OF 2	J.N.:47690
	DRAWN BY: MWW	CHECK BY: TLW
	FIELD EDIT BY: ZH on 3/17/2021	
	MAP CHECKED BY: MWW on 3/19/2021	

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE WAKE COUNTY REGISTRY

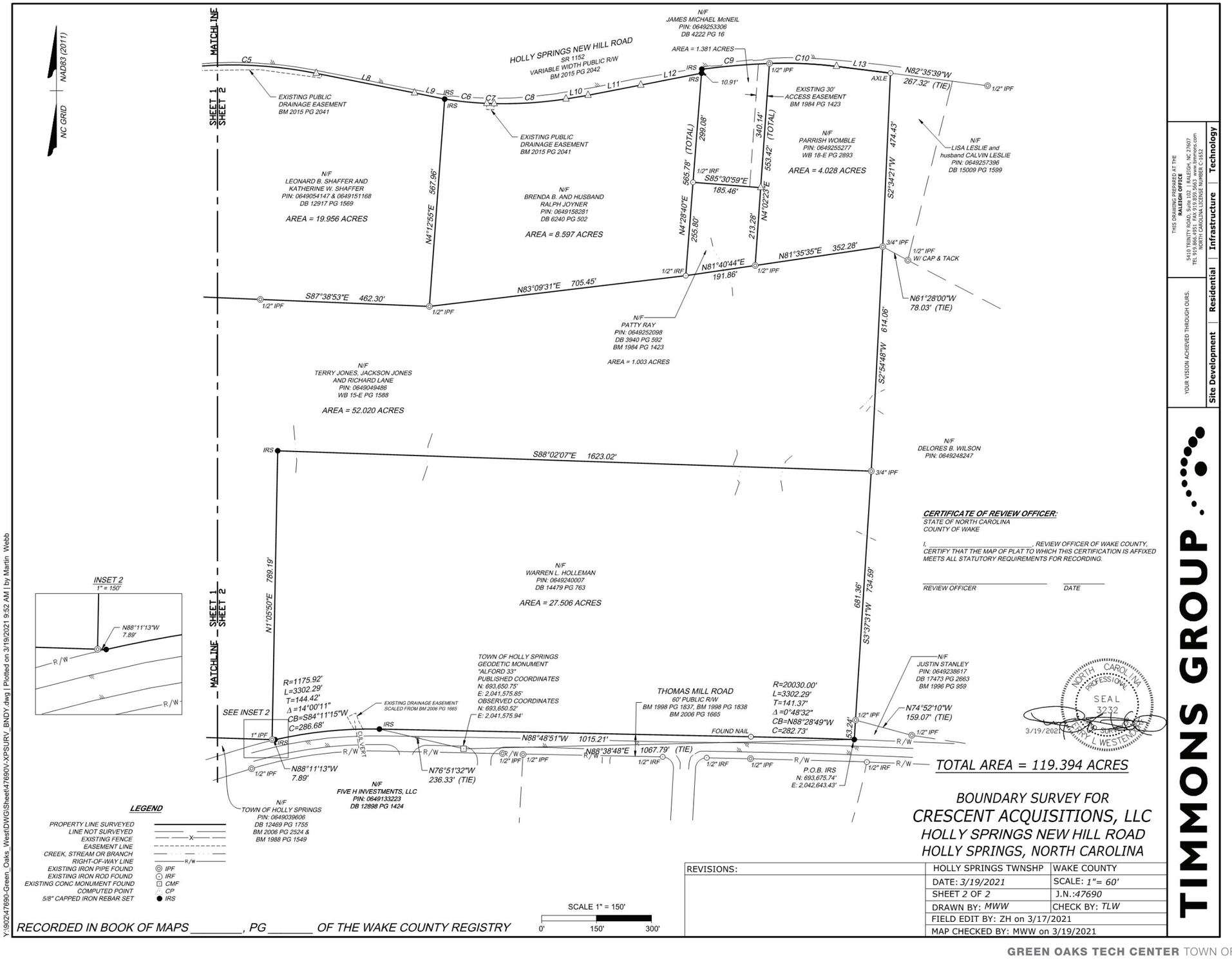
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TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1262

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Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\902\47690-Green_Oaks_West\DWG\Sheet\47690V-XPSURV_BNDY.dwg | Plotted on 3/19/2021 9:52 AM | by Martin Webb

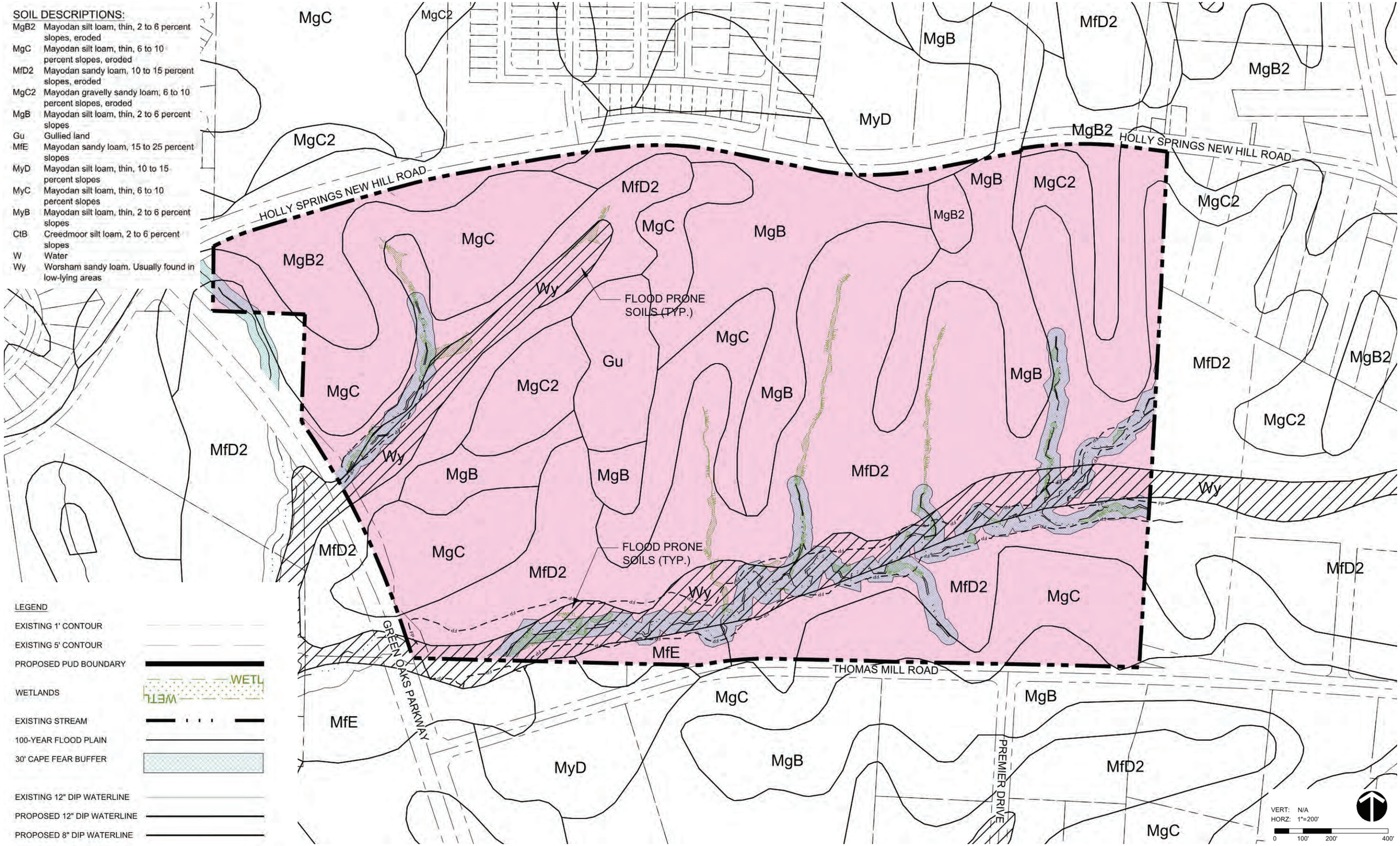

NC GRID NAD83 (2011)
MATCH LINE
SHEET 1
SHEET 2
HOLLY SPRINGS NEW HILL ROAD
SR 1152
VARIABLE WIDTH PUBLIC R/W
BM 2015 PG 2042
EXISTING PUBLIC DRAINAGE EASEMENT BM 2015 PG 2041
EXISTING PUBLIC DRAINAGE EASEMENT BM 2015 PG 2041
EXISTING 30' ACCESS EASEMENT BM 1984 PG 1423
N/F JAMES MICHAEL McNEIL PIN: 0649253306 DB 4222 PG 16
AREA = 1.381 ACRES
N/F LEONARD B. SHAFFER AND KATHERINE W. SHAFFER PIN: 0649054147 & 0649151168 DB 12917 PG 1569
AREA = 19.956 ACRES
N/F BRENDA B. AND HUSBAND RALPH JOYNER PIN: 0649158281 DB 6240 PG 502
AREA = 8.597 ACRES
N/F PARRISH WOMBLE PIN: 0649255277 WB 18-E PG 2893
AREA = 4.028 ACRES
N/F LISA LESLIE and husband CALVIN LESLIE PIN: 0649257396 DB 15009 PG 1599
N/F PATTY RAY PIN: 0649252098 DB 3940 PG 592 BM 1984 PG 1423
AREA = 1.003 ACRES
N/F TERRY JONES, JACKSON JONES AND RICHARD LANE PIN: 0649049486 WB 15-E PG 1588
AREA = 52.020 ACRES
N/F DELORES B. WILSON PIN: 0649248247
N/F WARREN L. HOLLEMAN PIN: 0649240007 DB 14479 PG 763
AREA = 27.506 ACRES
N/F TOWN OF HOLLY SPRINGS PIN: 0649039606 DB 12469 PG 1755 BM 2006 PG 2524 & BM 1988 PG 1549
N/F FIVE H INVESTMENTS, LLC PIN: 0649133223 DB 12898 PG 1424
N/F JUSTIN STANLEY PIN: 0649238617 DB 17473 PG 2663 BM 1996 PG 959
TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N: 693,650.75' E: 2,041,575.85' OBSERVED COORDINATES N: 693,650.52' E: 2,041,575.94'
THOMAS MILL ROAD 60' PUBLIC R/W BM 1998 PG 1837, BM 1998 PG 1838 BM 2006 PG 1665
EXISTING DRAINAGE EASEMENT SCALED FROM BM 2006 PG 1665
C5 L8 L9 C6 C7 C8 L10 L11 L12 C9 C10 L13
N82°35'39"W 267.32' (TIE)
N61°28'00"W 78.03' (TIE)
S87°38'53"E 462.30'
N83°09'31"E 705.45'
N81°40'44"E 191.86'
N81°35'35"E 352.28'
S88°02'07"E 1623.02'
N4°1'25"E 567.96'
N1°05'50"E 789.19'
S2°34'21"W 474.43'
S2°54'48"W 614.06'
S3°37'31"W 734.59'
N4°28'40"E 255.80'
N4°02'23"E 213.28'
565.78' (TOTAL)
299.08'
340.14'
553.42' (TOTAL)
681.36'
53.24'
S85°30'59"E 185.46'
N88°48'51"W 1015.21'
N88°38'48"E 1067.79' (TIE)
N88°11'13"W 7.89'
N76°51'32"W 236.33' (TIE)
N74°52'10"W 159.07' (TIE)
R=1175.92' L=3302.29' T=144.42' Δ=14°00'11" CB=S84°11'15"W C=286.68'
R=20030.00' L=3302.29' T=141.37' Δ=0°48'32" CB=N88°28'49"W C=282.73'
10.91'
1/2" IPF
1/2" IRF
IRS
AXLE
3/4" IPF
1/2" IPF W/ CAP & TACK
FOUND NAIL
P.O.B. IRS N: 693,675.74' E: 2,042,643.43'
INSET 2
1" = 150'
N88°11'13"W 7.89'
R/W
SEE INSET 2
1" IPF
DOT 1581
SCALE 1" = 150'
0' 150' 300'
LEGEND
PROPERTY LINE SURVEYED
LINE NOT SURVEYED
EXISTING FENCE
EASEMENT LINE
CREEK, STREAM OR BRANCH
RIGHT-OF-WAY LINE
EXISTING IRON PIPE FOUND IPF
EXISTING IRON ROD FOUND IRF
EXISTING CONC MONUMENT FOUND CMF
COMPUTED POINT CP
5/8" CAPPED IRON REBAR SET IRS
CERTIFICATE OF REVIEW OFFICER:
STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
DATE
NORTH CAROLINA PROFESSIONAL SEAL 3232 CHERYL L. WESTENDORF
3/19/2021
TOTAL AREA = 119.394 ACRES
BOUNDARY SURVEY FOR
CRESCENT ACQUISITIONS, LLC
HOLLY SPRINGS NEW HILL ROAD
HOLLY SPRINGS, NORTH CAROLINA
RECORDED IN BOOK OF MAPS _____, PG _____ OF THE WAKE COUNTY REGISTRY
REVISIONS:
HOLLY SPRINGS TWNSHP | WAKE COUNTY
DATE: 3/19/2021 | SCALE: 1"= 60'
SHEET 2 OF 2 | J.N.:47690
DRAWN BY: MWW | CHECK BY: TLW
FIELD EDIT BY: ZH on 3/17/2021
MAP CHECKED BY: MWW on 3/19/2021
THIS DRAWING PREPARED AT THE RALEIGH OFFICE
5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
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TIMMONS GROUP
Y:\90247690-Green_Oaks_West\DWG\Sheet\47690V-XPSURV_BNDY.dwg | Plotted on 3/19/2021 9:52 AM | by Martin Webb

BOUNDARY & TOPO MAP

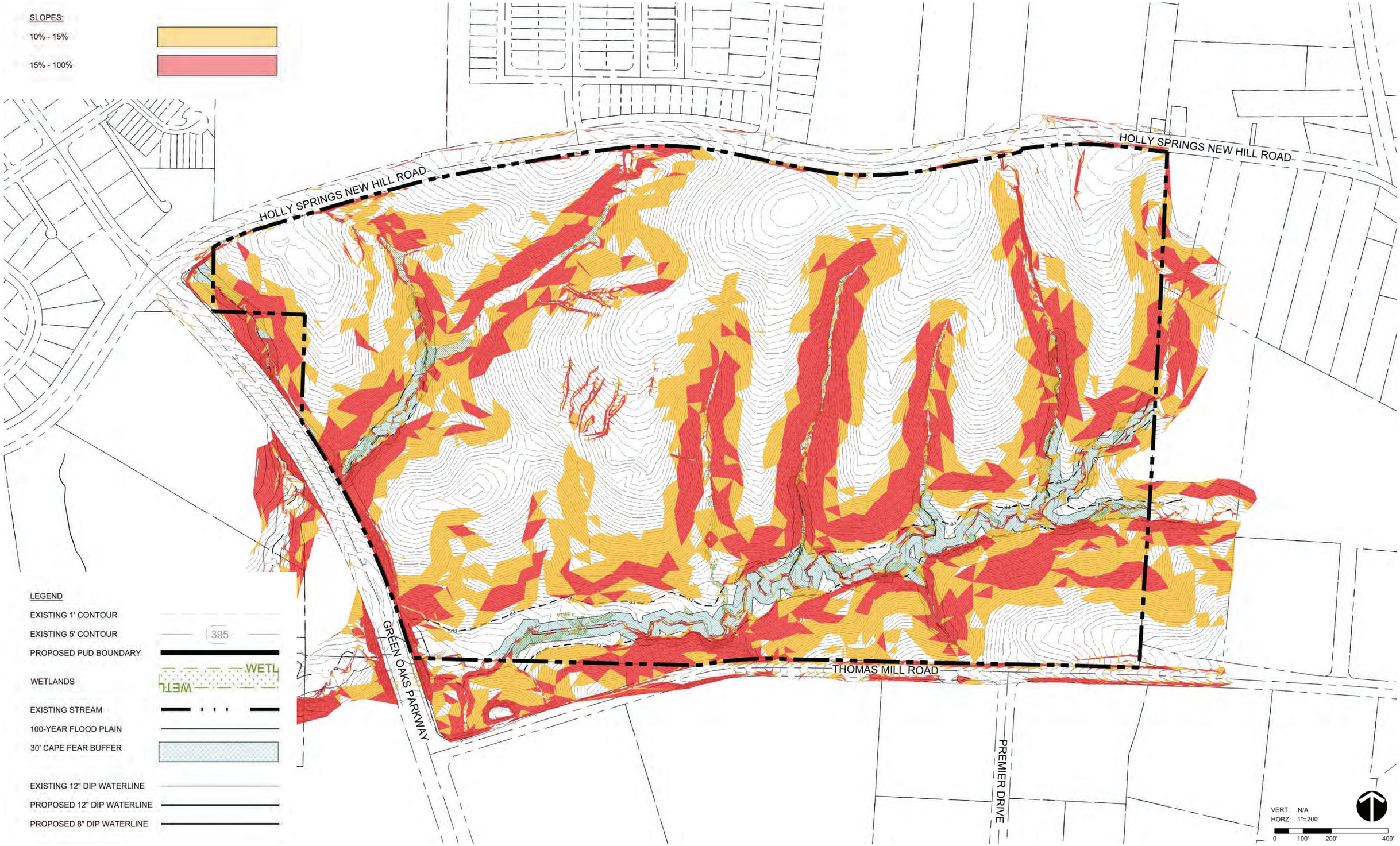


SOIL DESCRIPTIONS:

MgB2	Mayodan silt loam, thin, 2 to 6 percent slopes, eroded
MgC	Mayodan silt loam, thin, 6 to 10 percent slopes, eroded
MfD2	Mayodan sandy loam, 10 to 15 percent slopes, eroded
MgC2	Mayodan gravelly sandy loam, 6 to 10 percent slopes, eroded
MgB	Mayodan silt loam, thin, 2 to 6 percent slopes
Gu	Gullied land
MfE	Mayodan sandy loam, 15 to 25 percent slopes
MyD	Mayodan silt loam, thin, 10 to 15 percent slopes
MyC	Mayodan silt loam, thin, 6 to 10 percent slopes
MyB	Mayodan silt loam, thin, 2 to 6 percent slopes
CtB	Creedmoor silt loam, 2 to 6 percent slopes
W	Water
Wy	Worsham sandy loam. Usually found in low-lying areas



SLOPE ANALYSIS



HYDROLOGY MAP



NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

EXISTING VEGETATION MAP

LEGEND

HARDWOODS & PINES

GRASSED AREA

NOTE:
THE SITE PREDOMINANTLY CONSISTS OF MIXED HARDWOODS AND PINE.

HOLLY SPRINGS NEW HILL ROAD

GRASSED AREA

GRASSED AREA

GRASSED AREA

EXISTING VEGETATION
(MIXED HARDWOODS AND PINES)

HOLLY SPRINGS NEW HILL ROAD

LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

PROPOSED PUD BOUNDARY

WETLANDS

EXISTING STREAM

100-YEAR FLOOD PLAIN

30' CAPE FEAR BUFFER

EXISTING 12" DIP WATERLINE

PROPOSED 12" DIP WATERLINE

PROPOSED 8" DIP WATERLINE

GREEN OAKS PARKWAY

THOMAS MILL ROAD

PREMIER DRIVE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

PLACEMAKING

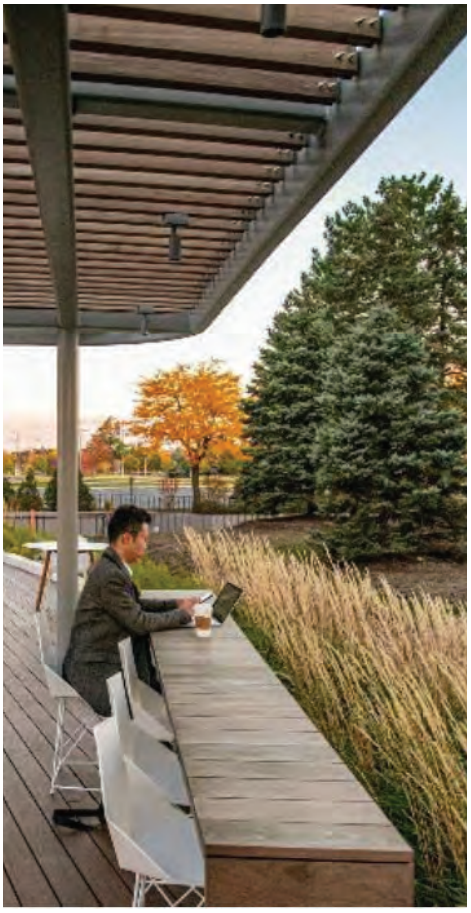
PLACEMAKING

Green Oaks Tech Center aims to be a place of growth and progress. The principals established for the Green Oaks Tech Center throughout this document will serve as a guide to inspire companies and people towards growth and progress. With a goal of attracting life science companies, the Green Oaks Tech Center will also be a cohesive community that helps individuals and companies to grow and achieve their goals faster than they ever thought possible. Green Oaks Tech Center will become a place where Science and Life come together to create better living – for the people who are here and, ultimately, for Holly Springs as a whole.

Green Oaks Tech Center will be well connected with open space and trails promoting a sustainable and well-ness focused community. It will offer diverse types of open spaces to connect people and the community together.









DESIGN PRINCIPLES

BE A SPARK OF INSPIRATION

In order to be a catalyst of growth for companies and employees, Green Oaks Tech Center will be a place that helps find inspiration more often, more consistently and with more impact. The focus with be on providing multiple sources of inspiration through community collisions, environmental excitement and enriching experiences. Leveraging nature within the site, art programs, walking paths and informal/formal gathering spaces are a couple of potential ways this inspiration might be brought to Green Oaks Tech Center.

CONNECTION TO SOMETHING BETTER

Green Oaks Tech Center will celebrate the positive impact the companies have on the community around them by adding value to the lives of the tenant. This will be accomplished through potential community involvement for enlightening and educational experiences and may include retail programs, local businesses, educational events, signage, community events, and partnerships with local schools.

PREPARED FOR WHAT'S POSSIBLE

At Green Oaks Tech Cener, future flexibility should be built into every aspect the community, identifying creative ways to help business and people stay as their circumstances and needs evolve. A flexible suite of product types potentially including incubator spaces and small office manufacturing will be offered as well as a potential amenity program like food truck areas, multi-use lawns and indoor-outdoor spaces.







MASTER LAND USE PLAN

INNOVATION DISTRICT

COMMERCIAL DISTRICT

SOUTHERN EDGE DISTRICT

SITE DATA:
SITE AREA: 119.31 ACRES

PUD AREA: 117.47 ACRES
119.31 - 1.84 ACRES HOLLY SPRINGS NEW HILL ROAD PUBLIC ROW

PUD NET AREA: 94.26 ACRES
117.47 - 6.61 ACRES OF FUTURE PUBLIC ROW - 13.1 ACRES ENVIRONMENTALLY SENSITIVE AREAS - 3.5 ACRES REQUIRED PERIMETER BUFFER

OAKVIEW ELEMENTARY SCHOOL

HENSLEY SUBDIVISION

HOLLY SPRINGS NEW HILL ROAD

HOLLY SPRINGS NEW HILL ROAD

COMMERCIAL DISTRICT
+/- 38.3 ACRES

PROPOSED 10' GREENWAY CONCEPTUAL LOCATION

PROPOSED RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

INNOVATION DISTRICT
+/- 43.6 ACRES

PROPOSED 10' GREENWAY CONCEPTUAL LOCATION
(PERMITTED TO BE ON EITHER SIDE OF EXISTING STREAM. FINAL LOCATION TO BE DETERMINED WITH ADJACENT DEVELOPMENT)

SOUTHERN EDGE DISTRICT
+/- 11.8 ACRES

Leslie, Lisa
Leslie, Calvin
PIN: 0649-25-7396
Zoning: R-10

Wilson, Delores B
PIN: 0649-24-8247
Zoning: R-30

Lucas, Joyce Scott
PIN: 0639-94-3514
Zoning: RT

Sequirus Inc
PIN: 0649-03-4509
Zoning:PUD

Town of Holly Springs
PIN: 0649-03-9606
Zoning: R-30

GREEN OAKS PARKWAY

THOMAS MILL ROAD

PREMIER DRIVE

NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR 395

PROPOSED PUD BOUNDARY

WETLANDS WETL

EXISTING STREAM

100-YEAR FLOOD PLAIN

30' CAPE FEAR BUFFER

EXISTING 12" DIP WATERLINE

PROPOSED 12" DIP WATERLINE

PROPOSED 8" DIP WATERLINE

VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

MASTER LAND USE PLAN OPTION

INNOVATION DISTRICT

SITE DATA:
SITE AREA: 119.31 ACRES

PUD AREA: 117.47 ACRES
119.31 - 1.84 ACRES HOLLY SPRINGS NEW HILL ROAD PUBLIC ROW

PUD NET AREA: 94.26 ACRES
117.47 - 6.61 ACRES OF FUTURE PUBLIC ROW - 13.1 ACRES ENVIRONMENTALLY SENSITIVE AREAS - 3.5 ACRES REQUIRED PERIMETER BUFFER

NOTE: REFER TO DEVELOPMENT STANDARD ON PAGE 27 FOR DESCRIPTION OF WHEN THIS MASTER LAND USE PLAN OPTION IS APPLICABLE.

NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

LEGEND
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

OAKVIEW ELEMENTARY SCHOOL

HENSLEY SUBDIVISION

HOLLY SPRINGS NEW HILL ROAD

HOLLY SPRINGS NEW HILL ROAD

PROPOSED 10' GREENWAY CONCEPTUAL LOCATION

PROPOSED RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

INNOVATION DISTRICT
+/- 93.7 ACRES

PROPOSED 10' GREENWAY CONCEPTUAL LOCATION
(PERMITTED TO BE ON EITHER SIDE OF EXISTING STREAM. FINAL LOCATION TO BE DETERMINED WITH ADJACENT DEVELOPMENT)

Lucas, Joyce Scott
PIN: 0639-94-3514
Zoning: RT

Leslie, Lisa
Leslie, Calvin
PIN: 0649-25-7396
Zoning: R-10

Wilson, Delores B
PIN: 0649-24-8247
Zoning: R-30

Sequirus Inc
PIN: 0649-03-4509
Zoning:PUD

Town of Holly Springs
PIN: 0649-03-9606
Zoning: R-30

GREEN OAKS PARKWAY

THOMAS MILL ROAD

PREMIER DRIVE

VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

ARCHITECTURE PRINCIPLES

The architectural design principles for the Planned Unit Development (PUD) for Green Oaks Tech Center, are to serve as a guide for the design of this development. These principles focus on a bold and modern design for a unified campus that is environmentally conscious and mindful of the human scale. The incorporation of high-quality materials such as glass, metal panels, architectural concrete, among others, gives this innovation center a cohesive campus atmosphere that provides a dynamic and innovative appearance.

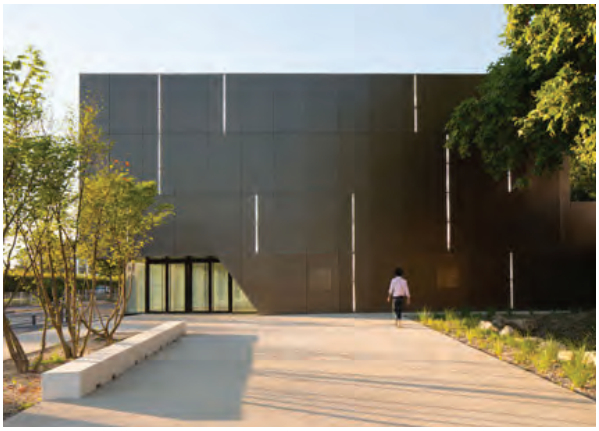






Durham Police HQ, OB|A

HIGH-TECH ARCHITECTURE



Sports Hall Ateliers, O-S Architects



Novo Nordisk Manufacturing warehouse, OB|A



Oakview Biomanufacturing Building, OB|A

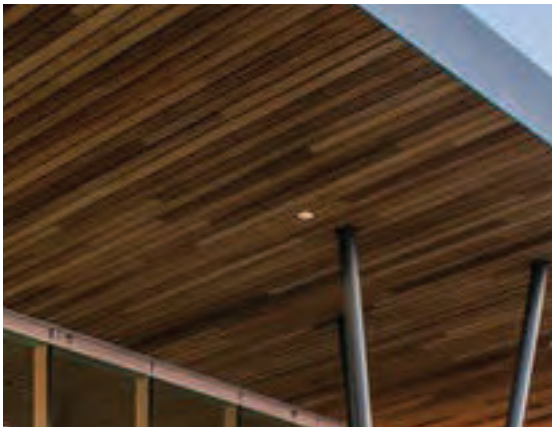
High-tech architecture reflects the function and program modules through massing, transparency, and modern materials. Incorporating visual connections through the façade allows the community to engage with the high levels of activity occurring in their surroundings. Transparency becomes a key element that provides opportunities to inspire and promote growth within this neighborhood. In addition, utilizing a cohesive material palette of high quality materials (e.g. curtainwalls, translucent glass fiber panels, metal panels, architectural concrete, etc.) helps unify and reinforce a sense of campus at Green Oaks Tech Center.

SCALE



DTCC Applied Technologies Building, OB|A





Major General George White HQ, SERA Architects

Defining the human scale becomes challenging when dealing with the large size that is typical to life sciences and office buildings. Architectural elements such as roof overhangs, canopies, textural or material changes and window openings help address this issue by engaging the community with both the site and the buildings they occupy.

BALANCE UNIFYING & INDIVIDUALIZED FEATURES



6 Davis Drive Science Campus, OB|A



RTP Cisco Building 12, OB|A



WTCC RT2 Classroom Building, OB|A

The architecture at Green Oaks Tech Center incorporates a similar yet distinct architectural language among the districts. This language is defined by primary materials that can be expected to have similarities among the buildings and maintain the cohesiveness of the campus. A defined and celebrated entry way with a common feature will be applied across all life sciences and office buildings. Additionally, other architectural elements can be explored to create dynamic exteriors that differentiate the buildings from one another. The architecture in all buildings will reflect the innovation that takes place at Green Oaks Tech Center and will create a sense of place with these unifying features.

SUSTAINABILITY AND WELLNESS







Station 101, Margulies Peruzzi Architects



Green Square, OB|A

Green Oaks Tech Center intends to inspire, motivate, and promote growth within the community and beyond. The first step to achieve this goal is by promoting a sustainable and healthy campus. Sustainable design seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. The incorporation of sustainable design features and the pursuit of benchmark certification programs such as LEED, Fitwel, WELL and Green Globes are encouraged.

DISTRICTS

DISTRICTS

Green Oaks Tech Center is composed of three complimentary districts: Innovation District, Commercial District and Southern Edge District. These districts are all part of the unified master plan and connected by green space, pedestrian connections and complimentary building materials. The plan provides multiple uses that includes public spaces, mixed-use components and life science building development.

There is no minimum or maximum for non-residential gross floor area within the Green Oaks Tech Center PUD. However, primary use retail is limited to 50,000 square feet for the whole site.

The entire Property may be developed for a single corporate user (the “Single User Option”). If the Single User Option is utilized – as evidenced by the filing of a Master Plan, site plan, or subdivision application for one end user – the Innovation District shall be automatically expanded to encompass the entire Property consistent with the Master Land Use Plan – Single User Option depicted on pg. 20 of this PUD.

DISTRICT INTENSITY STANDARDS TABLE

DISTRICT	PRIMARY USE TYPES
INNOVATION DISTRICT	Research & Technology Office
COMMERICAL DISTRICT	Research & Technology Office Retail
SOUTHERN EDGE DISTRICT	Office Industrial

PERMITTED USES BY DISTRICT

P - Permitted Uses
SE - Special Exception/Use Required
A - Accessory/Subordinate Use
A blank cell indicates that a use type is not permitted in the respective district unless approved administratively by staff.

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
COMMERCIAL			
RESTAURANT/FOOD SERVICE	A	P	
BANQUET FACILITY			
FARMER'S MARKET	A	P	P
DRIVE-IN OR DRIVE-THROUGH		P	
PERSONAL SERVICE	A	P	
CHILDCARE, DAYCARE	A	P	
GENERAL RETAIL STORE	A	P	
CONVENTION CENTER	P	P	
LIQUOR SALES	A	P	
FUEL STATION WITHOUT REPAIR		P	
ACCOMODATIONS	A	P	
HOTEL	A	P	
OFFICE			
GENERAL PROFESSIONAL SERVICES	P	P	P
RESEARCH & TECHNOLOGY	P	P	P
MEDICAL OFFICE BUILDINGS	P	P	
RECREATION			
OUTDOOR RECREATION	A	A	A
AEROBICS, YOGA, DANCE, FITNESS STUDIOS, ARCADE	A	P	P
INDOOR RECREATION	A	P	P
INDOOR SPORT TRAINING FACILITIES	A	P	SE
PUBLIC AND CIVIC			
CIVIC	P	P	P
EDUCATION (K-12)	SE	SE	
SCHOOL - COMMERCIAL, TRADE, INDUSTRIAL OR BUSINESS	P	P	P
PARKING GARAGE, PARKING LOT - COMMERCIAL	P	P	P
POLICE, EMS OR FIRE STATION	P	P	P
GOVERNMENT OFFICES	P	P	P
BUS STATION TERMINAL	SE	SE	SE

PERMITTED USES BY DISTRICT (CONT'D)

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
INDUSTRIAL AND INSITUTIONAL			
ENGINEERING & RESEARCH LABORATORIES	P	P	P
LIGHT INDUSTRIAL	P	P	P
INDUSTRIAL - ASSEMBLY OR REPAIR OF PREVIOUSLY MANUFACTURED PARTS, SUB-ASSEMBLIES OR COMPOINENTS; AUCTION HOUSE; DISTRIBUTION CENTER; FLEX-SPACE; MANUFACTURING-LIGHT; PROTOTYPE PROCESS AND PRODUCTION PLANT; WAREHOUSE; WHOLESALE BUSINESS	P	P	P
RESEARCH & TECHNOLOGY USES			
DATA CENTER, DATA PROCESSING OR ANALYSIS. IT SERVICES, LABORATORY, RESEARCH & DEVELOPMENT, CALL CENTER	P	P	P
DISTRIBUTION CENTER	P	P	P
FLEX SPACE	P	P	P
LIGHT MANUFACTURING	P	P	P
WAREHOUSE	P	P	P
WHOLESALE BUSINESS	P	P	P
COMMUNICATION / UTILITIES			
ELECTRICITY RELAY STATION; NON-MUNICIPAL PUMPING STATION; NON-MUNICIPAL UTILITY SUBSTATION; NON-MUNICIPAL WATER TREATMENT PLANT; PUBLIC WELLS; STORAGE TANKS - NON-HAZARDOUS; TELEPHAONE EXCHANGE; WATER TOWER	P	P	P
MISCELLANEOUS			
RELIGIOUS USES	P	P	P
COMMUNICATIONS / UTILITIES	P	P	P
ELECTRIC TRANSMISSION LINES	P	P	P
PUBLIC FACILITIES - NEIGHBORHOOD RECYCLING COLLECTION POINT	P	P	P
TRANSIT STOP	P	P	P
GREENHOUSE	A	A	A
SOLAR PANELS	A	A	A
SOLAR FARM	P	A	A

For all Districts: Accessory Uses – See Section 4.04, A. – Accessory Uses, Buildings and Structures.

For all Districts: Temporary Uses – See Section 4.04, B. – Temporary Uses, Buildings and Structures.

For all districts:
- Indoor Recreation to include gyms and accessory uses.
- Outdoor Recreation to be an accessory use of a permitted use in all districts.

INNOVATION DISTRICT

The Innovation District is envisioned as an area designated for business and employment inspiration, growth, innovation, curiosity and passion. The Innovation District will be well connected to the Holly Springs Business Park and adjacent Seqirus and FUJIFILM campuses, creating a cluster environment for these like-minded companies to gather together. At the southwest corner of Holly Spring New Hill Road and Green Oaks Parkway, the Innovation District will also be in close proximity to Highway 55, US Route 1, the future NC 540 and Veridia Parkway. This area will be well positioned to support the Holly Springs commercial growth.

The Innovation District will follow the standards specified in Section 4.02 RT Research and Technology District of the UDO except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.

2. Off street loading is permitted along the primary building frontage.

3. Parking bays are permitted to be located between building frontage and street right-of-way.

4. No internal setback, landscape yards or bufferyards are required.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	100'*
BUILDING MINIMUM FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 100' max**
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTAL (EAST)	15'

* Each single use site, subdivision, or industrial park shall have a minimum frontage on a public street of 100 feet unless the single use is Retail or a Office/Professional Services building with a 25k square foot building floor plate or less.

** Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%.

Note: Setbacks to be measured from ultimate right-of-way.

INNOVATION DISTRICT (CONT'D)

ARCHITECTURAL REQUIREMENTS
The architectural design principles and requirements for the Planned Unit Development for Green Oaks Tech Center at Holly Springs, intends to incorporate modifications to the existing Unified Development Ordinance (UDO) of Holly Springs to address appropriate design and requirements for the life sciences campuses.

1. General Architectural and Site Design Requirements

a. Building Materials
The primary building materials shall be cohesive with the overall campus. Each building must be designed to complement the architectural language of the existing buildings. Applicable building materials shall include:

- Brick
- Stone
- Split- faced stone or architectural concrete (embedded color, textured)
- Metal panel rainscreens, such as ACM panels and metal plate (flat metal panels). Corrugated and metal siding are prohibited.
- Glass fiber translucent panels
- Masonry rainscreens (terracotta, and fiber cement panels)

b. Base and body
For buildings three stories or higher, a change in plane at the lowest level is required. The composi tion of the building shall include a recognizable base and body along the entire length of the façade.

c. Variation in Massing



Figure 1. Des Moines Municipal Services, Neumann Monson

Building walls shall consist of a building bay or structural building system that is a maximum of fifty (50) feet in width. Bays shall be visually established by the incorporation of vertical and horizontal elements along the facades (e.g. reveals, pilasters, etc) and/or by architectural features. For buildings three stories or higher, a change in plane at the lowest level is required.

INNOVATION DISTRICT (CONT'D)

d. Primary Building entrances



Figure 2. Major General George White HQ, SERA Architects



Figure 3. Alexandria at Torrey Pines, Gensler

The primary entrances must be located and clearly identifiable within the front facade and shall create visual emphasis by utilizing secondary materials that are complementary or contrasting to the primary material palette. Main entries must occupy 10% of the front façade and incorporate defining features such as roof overhangs, canopies, etc.

e. Glazing
Facades adjacent to a public or private street shall incorporate glazing on at least 20% of the building's facade. Glazing shall be clear and/or translucent. Deviations and percentages can be ap proved by planning director

f. Landmark
A recognizable landmark feature (1) shall be incorporated along a primary façade in all buildings to establish a sense of place, identity, and reinforce a modern and bold design appearance. Acceptable landmark features shall include:

- Architectural glass (patterned, multi-colored, textured, or equivalent)
- Living Green Screens (e.g., vertical garden feature)
- Public Art Integrated with the built environment.
- Unique Protrusion along a primary façade,

Or any other landmark type, equivalent or similar to the examples stated above.

g. Façade Modulation
All buildings shall comply with the Façade modulation requirement as per Holly Springs UDO, with the exemptions of buildings greater than sixty thousand square feet on the first level and multiple front lot lines exceeding one hundred feet in length. In this case, only one (1) façade along a front lot line shall incorporate (1) change in plane that is at least (8) eight percent of the linear length of that façade with a projection or depth of at least (2) two percent of the linear length.

INNOVATION DISTRICT (CONT'D)

h. Blank Wall area
The blank wall requirement intends to avoid large expanses of untreated building mass. Architectural detail should be applied most predominantly along a primary façade. Uninterrupted blank walls (with out texture/ relieve, material change, or equivalent architectural features) shall not exceed more than (50) fifty feet in length and shall incorporate a feature extending vertically at least (3) percent of total height to address the human scale.

The following items shall meet Holly springs UDO requirements:
i. Animated features (Human Scale Design Elements)

j. Color

k. Textures

l. Roof Treatment

m. Façade Modulation

n. Façade Orientation

o. Signs - Building and Wall

p. Lighting

q. Fencing

r. Mechanical Equipment Screening

COMMERCIAL DISTRICT

The Commerical District is envisioned as an area designated for business and employment inspiration, growth, innovation, curiosity and passion. The proposed commercial core of Green Oaks Tech Center will offer options for life science and other companies to grow and evolve. Along the western frontage of Holly Spring New Hill Road, the Commercial District will also be in close proximity to Highway 55, US Route 1, the future NC 540 and Veridia Parkway. This area will be well positioned to support the Holly Springs commercial growth.

The Commerical District will follow the standards specified for the Innovation District except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.

2. No internal setback, landscape yards or bufferyards are required.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50’
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20’ min.
GREEN OAKS PARKWAY	20’ min.
THOMAS MILL ROAD	10’ min.
COLLECTOR STREET	10’ min.
LOCAL STREET	10’ min.
BUILDING HEIGHT	20’ min; 100’ max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20’
GREEN OAKS PARKWAY	20’
THOMAS MILL ROAD	10’
ADJACENT TO RESIDENTAL (EAST)	15’

* Within 50’ of residentially zoned property, maximum building height shall be 35’. The Town Manager or designee may approve an increase of the 35’ building height within this zone up to 25%

Note: Setbacks to be measured from ultimate right-of-way.

SOUTHERN EDGE DISTRICT

Like its name, the Southern Edge District is located on the southern side of Green Oaks Tech Center with frontage along Thomas Mill Road. It will be primarily composed of industrial and flex buildings that will serve as transition from Holly Springs Business Park to the Green Oaks Tech Center. The uses and development will be cohesive to the uses and design of Green Oaks Tech Center and will compliment the other uses. This transition area will contain single and potentially two story buildings with surface parking surrounding the buildings. Connectivity to sidewalks and the greenway system will be included. Consistent character of the Green Oaks Tech Center will be added throughout.

The Southern Edge District will follow the standards specified in Section 4.02 RT Research and Technology District of the UDO except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.

4. No internal setback, landscape yards or bufferyards are required.

3. Off street loading is permitted along the primary building frontage.

4. Parking bays are permitted to be located between building frontage and street right-of-way.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50'*
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 50' max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTAL (EAST)	15'

* Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%

Note: Setbacks to be measured from ultimate right-of-way.

OPEN SPACE

OPEN SPACE

Green Oaks Tech Center has a commitment to open space including preserved environmental areas as well as parks and greenways. The community is improved and connected through various sizes and types of open space that promote health and wellness and boost the project's success. Open space in Green Oaks Tech Center shall include both passive and active areas. Green Oaks Tech Center shall provide passive open space largely in preserved areas, paths and trails. Active open space will be provided by the types listed in Section 7-10 of the UDO as well as those listed and described below. A total of 11.93 acres or 10% of the total project area is required to be set aside as open space and is intended for the entire PUD area not limiting it to be located in a specific district.

The open space described and shown in Exhibit RZ-1.14 is conceptual in nature and final locations are to be determined during review of the Master Plan with each Development Plan petition. So long as the required acreage of open space is maintained, the locations of the open space may evolve with the plan. The intent is to ensure developed open spaces are provided throughout the development for the benefit an enjoyment of users throughout the development.

Passive Open Space

As reflected in the Master Plan, sheet RZ-1.14, there is a large amount of property that will be left in a natural state, in addition to stream buffers, large amounts of tree preservation area will be reserved, free from clearing or grading. A total of 11.93 acres will be set aside as tree preservation area, roughly ten percent of the total project area. A public greenway, will traverse the property along one side of the stream, which will connect to the existing greenway sidewalk along Green Oaks Parkway. The actual location along said stream will be determined based on topography, environmental concerns and feasibility of access of trail construction. The final greenway location has the flexibility to be located on either side of the existing stream based on the above constraints. The developer shall work collaboratively with the Town of Holly Springs' Park and Recreation Department to determine the ultimate location of the greenway. At the discretion of the developer, the greenway may be fully constructed during one phase, in connection with a combination of phases, or constructed in parts adjacent to each phase consistent with the overall phasing plan for the Green Oaks Tech Center development. The development will also have sidewalk through each District that provide connections to land uses and open space areas. The required open space and tree preservation areas may overlap and are not exclusive of one another. The proposed Greenway is subject to constructability, state and local permitting.

Active/Developed Open Space

Green Oaks Tech Center will be an energetic community that demands a variety of active areas for employees and visitors alike to enjoy. Key active open spaces areas will be located throughout the plan to prioritize strategic common areas and connections. Potential open space areas could include but are not limited to:

a. Pocket Park. Generally range in size from 1/8 acre to 4 acres in size and intended for the imme diate surrounding area. They may include playgrounds, passive seating areas, small shelters, picnic areas, walking paths or trails, open space or other recreation and amenity opportunities. Typically pocket parks do not provide parking.
b. Urban Park. Intended as green spaces for employees to use and may include sidewalks and paths, seating areas and gathering spaces.
c. Urban Plaza. Similar and intended for the same user as an urban park however they are smaller in scale and will provide more hardscape than softscape.
e. Greenways and Trails. Provide essential links between parks and destination points as well as op portunities for cyclists, hikers and runners.

A detailed Open Space plan to be submitted with Master Plan.

OPEN SPACE (CONT'D)

Stormwater Areas

In keeping with the innovative design approach throughout the development, low-impact development techniques shall be permitted to compliment traditional stormwater management systems. Low impact development means an approach to stormwater management that mimics a site's natural hydrology as the landscape is developed. While it is acknowledged that due to the large scale of this development, traditional stormwater retention will be necessary, the following techniques shall be encouraged as an approach to assist in meeting the Town's stormwater requirements:

a. Bio-retention areas;
b. Vegetated filter strips at the edges of paved surfaces;
c. Rain barrels and cisterns;
d. Green roofs.

The techniques listed above will be subject to review and approval by the Department of Engineering during the land development plan process.

OPEN SPACE PLAN

OPEN SPACE BREAKDOWN

OVERALL SITE AREA: +/- 119.3 AC

PUD REQ. DEVELOPED OPEN SPACE 10% OF TOTAL ACREAGE: +/- 11.93 AC

PUD REQ. TREE PRESERVATION 10% OF TOTAL ACREAGE: +/- 11.93 AC

TOTAL REQUIRED OPEN SPACE: +/- 23.89 ACRES

NOTES:

- OPEN SPACE IS FOR ENTIRE PUD AREA.
- THE OPEN SPACE SHOWN IS CONCEPTUAL IN NATURE AND FINAL LOCATIONS WILL BE DETERMINED WITH LAND DEVELOPMENT.
- OPEN SPACE LOCATIONS TO BE AMENDED BY STAFF-LEVEL MINOR PUD AMENDMENT AS LONG AS TOTAL AREA IS NOT REDUCED.
- THE OPEN SPACE SHOWN IS MORE ACREAGE THAN THE REQUIRED, THE MINIMUM ACREAGE WILL BE PROVIDED AND ADDITIONAL AREA BEYOND THAT IS SUPPLEMENTAL AND NOT REQUIRED WITHIN THIS PUD.

NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE



TREE PRESERVATION & LANDSCAPE

LANDSCAPE GUIDELINES

All development within the Green Oaks Tech Center Planned Use Development shall provide landscaping as required by this section.

A. Landscape Types

i. Boundary Street Buffers or yards

a. 30' along New Hill Holly Springs Road and Green Oaks Parkway. The buffer is designed to intermittently screen the development from each of the surrounding streets, with trees required fifty (50) foot on center and large shrubs four (4) feet on center. This creates a repeating visual element between each roadway and buildings internal to the development.

b. 20' along Thomas Mill Road. The buffer is designed to intermittently screen the develop ment from each of the surrounding streets, with trees required fifty (50) foot on center and large shrubs four (4) feet on center. This creates a repeating visual element between each roadway and buildings internal to the development. Existing vegetation shall be used when possible to act as a natural buffer

ii. Internal Landscape Areas

a. No required buffers between districts within the development.

b. No required buffers between internal parcels to the proposed planned use development site area.

Existing vegetation shall be used when possible to act as a natural buffer

iii. Foundation Landscaping

To the extent possible flexibility for the location of landscape elements to allow for building to be pulled up to the street to allow for a more pedestiran oriented development. No foundation plantings are required for portions of a building located within 10' of the right of way. An alternate compliance request may be used to move landscaping to other locations if appropriate for building design including raised, pushed towards street, etc. An alternate compliance request may also be used for potted/ raised planter to add plant material in a more urban form.

iv. Parking Lot Screening

All parking areas that abut public rights of way shall utilize a fence, knee wall, continuous hedgerow, or combination hereof to create this visual break. If a parking area is facing a street edge such area shall be screened by:

a. A compact row of shrubs/hedge plants planted three feet on-center (3' o.c.) and a minimum of twenty-four (24) inches in height at the time of planting and located between such street and the edge of the parking area.

b. Shrubs/hedge plants in combination with: an ornamental fence or decorative fence; or a masonry wall; provided that the total combined plant unit value of the shrubs/hedge plants, fence, wall or berm equals or exceeds thirty-five (35) points; or

c. A grade separation, where the surface elevation of the parking area is below the elevation of the lot line located along such street, and where the minimum elevation separation is represented by an average slope of not less than twenty-five (25) percent from the lot line to the edge of the parking area.

LANDSCAPE GUIDELINES CONT'D

iv. Interior Parking Area Landscaping

a. Landscaped Islands

All off-street parking areas shall incorporate landscape islands.

i. Minimum Number of Islands:
One parking island per ten spaces, with a minimum of two islands in any parking area.

ii. Minimum Size of Islands: shall measure a minimum of eight feet in width and a minimum of seventeen feet in length (8' X 17');

iii. Planting Requirement: Islands shall contain at least one (1) large or small deciduous tree or one (1) large evergreen tree (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in interior landscape islands), plus four shrubs/hedge plants. In order to provide adequate visibility for safe vehicular and pedestrian movement within a parking area, plant materials located within five (5) feet of the back of curb edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade.

v. Street Trees

Street trees shall be planted to create a repeating visual element within the right of way that promotes traffic calming and creates a sense of place. Street trees also help to mitigate the urban heat island effect and create a more pedestrian friendly streetscape, especially in the hot summer months. All street trees will be subject to the following standards:

a. Minimum size at planting: please refer to Table VII D.

b. Spacing: shall be a minimum of fifty (50) feet from center of trunk;

c. Intersections: All trees shall be located a minimum of fifty (50) feet from the point of tangency of curb radii at street intersections and outside of site distance triangle in accordance with the Town of Holly Springs' Engineering Design & Construction Standards.

d. Streetlights: All trees shall be located a minimum of twenty-five (25) feet from the base of all streetlight poles;

e. Quality of Street Trees

For the purposes of this section, trees shall be nursery grown, 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 leaders intact. 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. All trees planted to meet the street tree requirement must be well matched specimens. The developer shall provide written certification that the plant material meets this quality requirement at the time of installation.

f. Biodiversity - In order to maintain a high quality of urban streetscape, each street must contain at least two (2) species of trees with a similar canopy. No single tree species shall account for more than 55% of the total street trees on a street.

g. Root Guards - Street trees shall be installed with root guards in accordance with the Town of Holly Springs' Engineering Design & Construction Standards.

h. Installation Timing - Street trees must be installed prior to the Certificate of UDO Compliance for the building(s) on the lot where the tree is located.

LANDSCAPE GUIDELINES CONT'D

i. Tree Species
At least 2-3 tree species to be identified at time of Master Plan submittal for use within the streets cape throughout the PUD plan area.

Alternative measures to incorporate trees into the development may be approved by the Planning Director at site plan or construction drawings as long as substantially similar to the commitment provided herein.

vi. For Urban Street Trees adjacent to buildings utilizing a zero-lot line or minimum building setback within the Innovation and Southern Edge Districts acceptable Planting Methods include use of tree grates and open tree pits as long as a 5' wide sidewalk minimum remains passable (or as required for ADA compliance).

TREE PRESERVATION

Tree Preservation to follow the Holly Springs UDO with the following exceptions:

A total of ten (10) percent Tree Preservation area of the total project acreage less the dedicated right-of-way land will be required. This ten (10) percent is based on the total project area of 119.3 acres of Green Oaks Tech Center.

A. Allowed Activities within Tree Preservation Areas:
- i. Removal of invasive species as verified by a certified arborist.
- ii. Thinning and removal of diseased trees and underbrush posing a threat to understory trees, as verified by a certified arborist.
- iii. Passive recreation.
- iv. Perpendicular crossing of utility easements.

A detailed Existing Vegetation plan and/or Tree Inventory to be submitted with Master Plan.

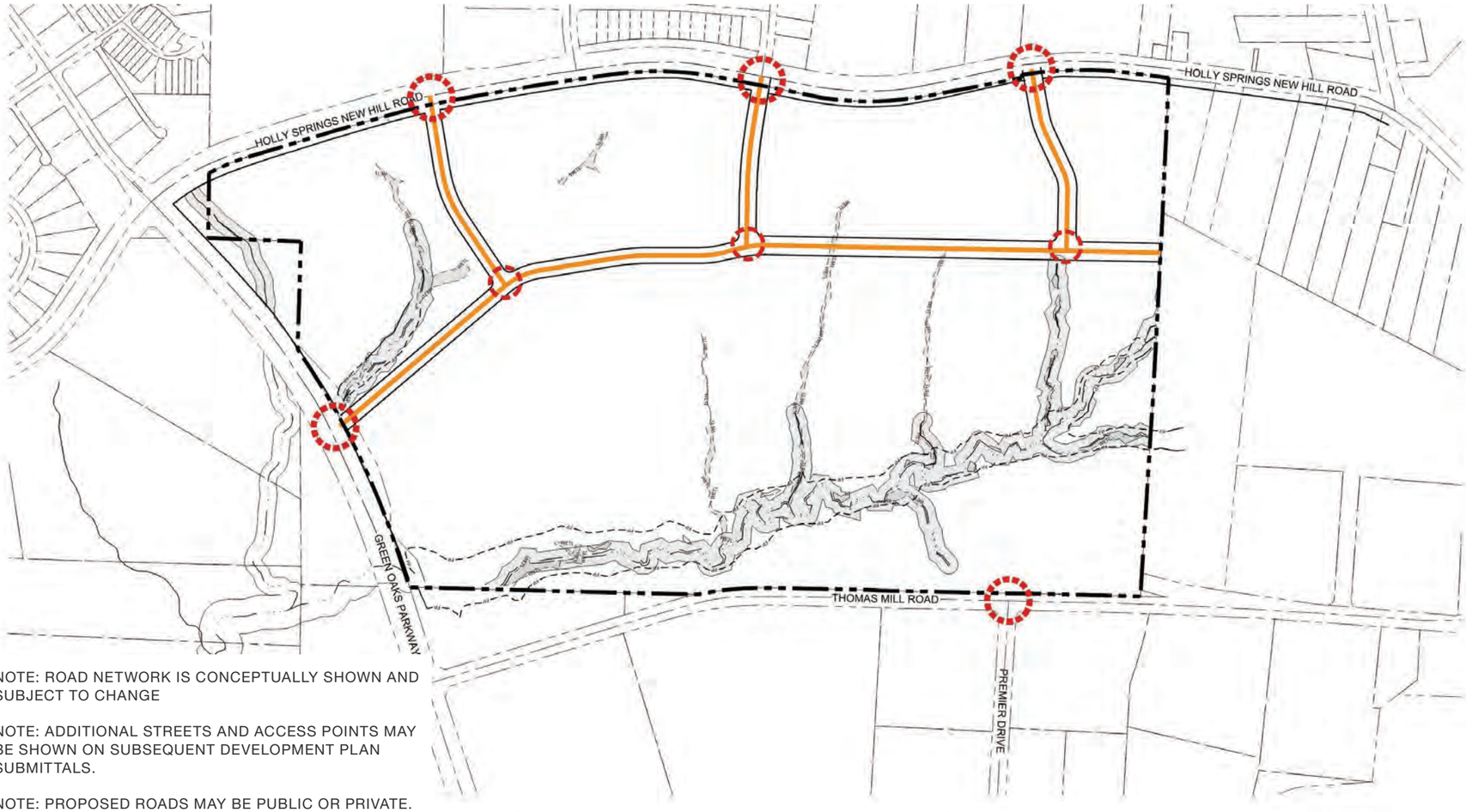
INFRASTRUCTURE

TRANSPORTATION

Green Oaks Tech Center will create a connected network of streets, sidewalks and tree canopy along the streetscape to provide comfortable mobility options. Many internal streets will include sidewalks with a physical separation between traffic and pedestrians. All public streets will include sidewalks on both sides of the street. On-street parking will be optional on all internal streets and will be consistent with the cross sections approved in this document. Street trees and potential site amenities such as bike racks, benches, lighting and trash receptacles will be a part of the internal streetscape.

Phasing and timing of existing and proposed road improvements and construction will be determined at Master Plan.

The street network and access points depicted in this PUD are conceptual and may be altered or redesigned in subsequent Master Plan, Site Plan, or Subdivision submittals, provided each parcel has access to the public right-of-way. In the event the Single User Option is utilized, internal streets may be private and access points limited for security purposes.



LEGEND
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

ROAD LEGEND:
- PROPOSED INTERNAL STREET
- VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
- VEHICULAR ACCESS POINT (INTERNAL STREETS)

NOTES:
- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
- THIS SUBDIVISION IS IN THE THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
- PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

MINIMUM PAVEMENT DESIGN:
- 1-1/2" 9.5B
- 1-1/2" 9.5C
- 8" A.B.C.

- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.

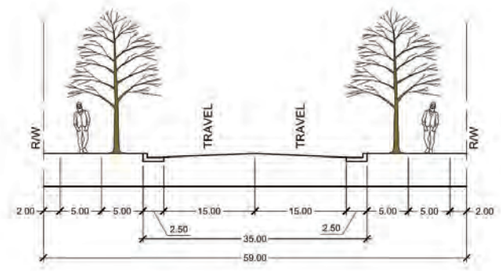
NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

NOTE: ADDITIONAL STREETS AND ACCESS POINTS MAY BE SHOWN ON SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

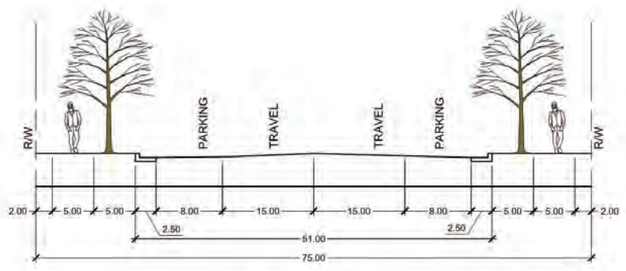
NOTE: PROPOSED ROADS MAY BE PUBLIC OR PRIVATE.

TYPICAL STREET SECTIONS:

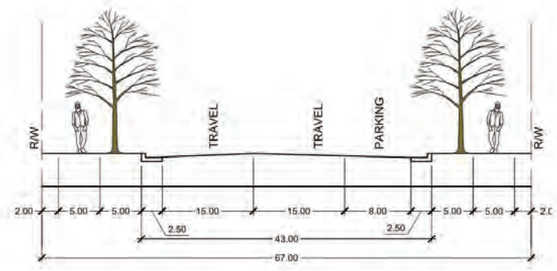
PROPOSED INTERNAL STREET (SECTION OPTIONS BELOW - FINAL SECTION TO BE DETERMINED WITH MASTER PLAN)



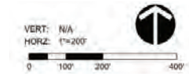
OPTION A
NO ON-STREET PARKING
59' RIGHT-OF-WAY
(BASED OFF DETAIL HS305A)

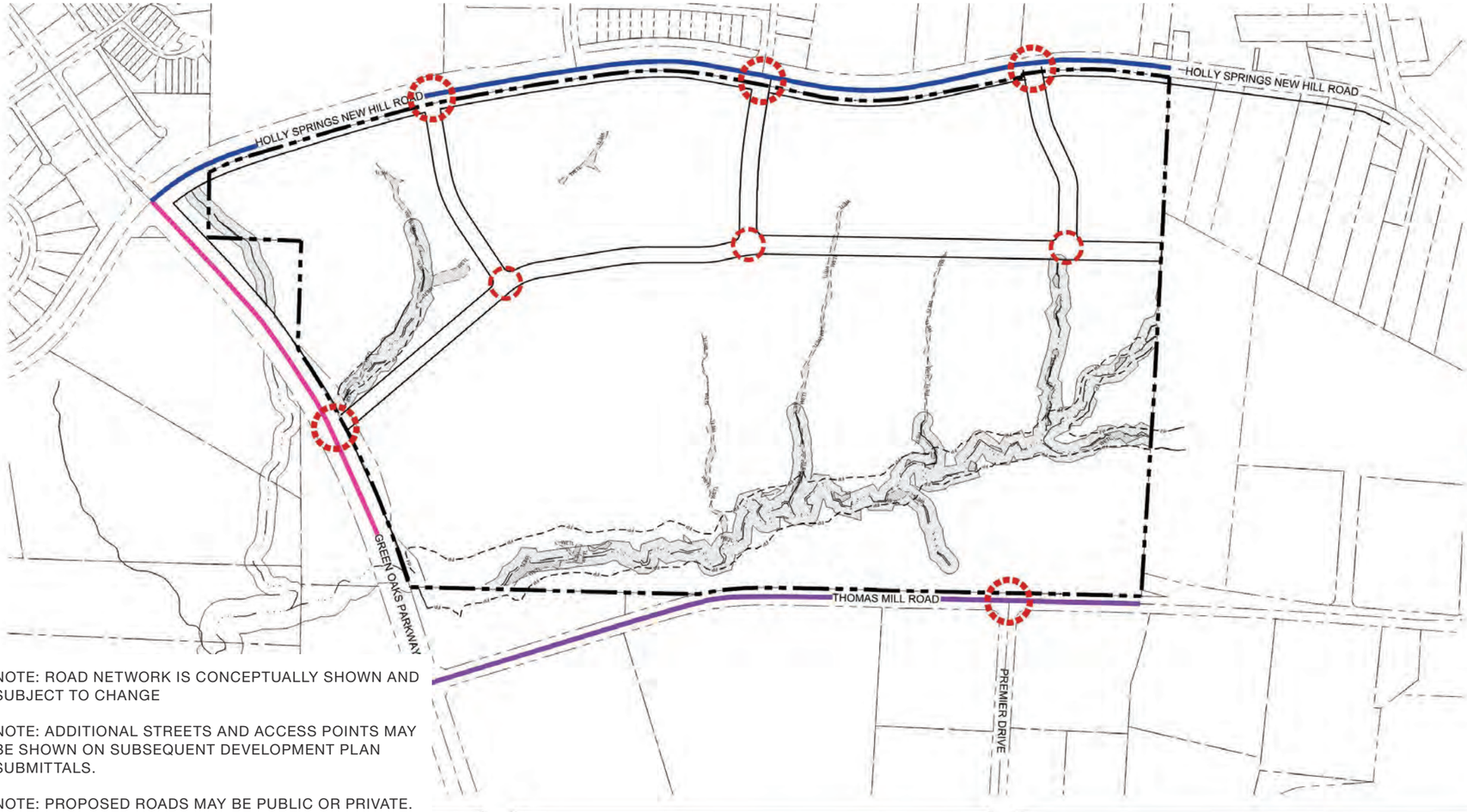


OPTION B:
IF ON-STREET PARKING BOTH SIDES IS DESIRED BY DEVELOPER
75' RIGHT-OF-WAY
51' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)



OPTION C:
IF ON-STREET PARKING ONE SIDE IS DESIRED BY DEVELOPER
67' RIGHT-OF-WAY
43' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)





NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

NOTE: ADDITIONAL STREETS AND ACCESS POINTS MAY BE SHOWN ON SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

NOTE: PROPOSED ROADS MAY BE PUBLIC OR PRIVATE.

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

ROAD LEGEND:

- HOLLY SPRINGS NEW HILL ROAD
- GREEN OAKS PARKWAY
- THOMAS MILL ROAD
- VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
- VEHICULAR ACCESS POINT (INTERNAL STREETS)

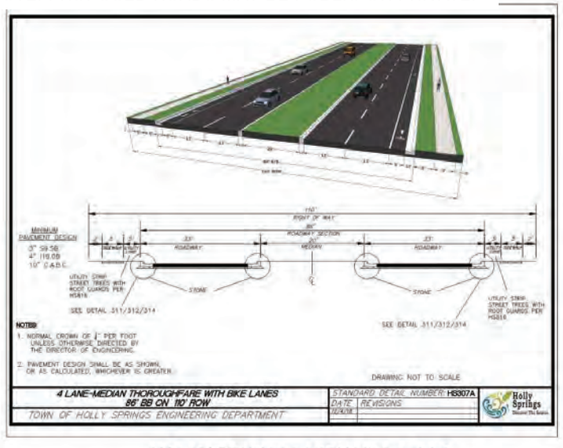
NOTES:

- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
- THIS SUBDIVISION IS IN THE THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J. PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

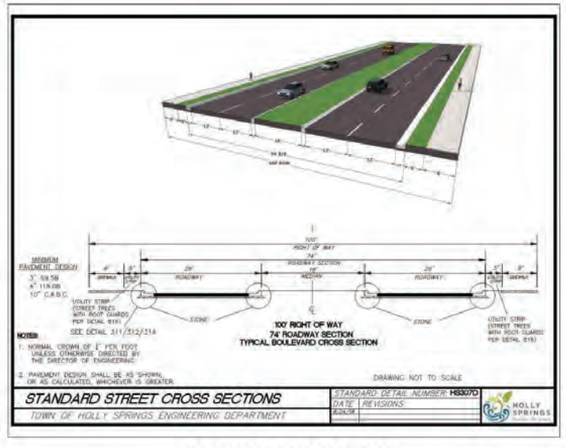
MINIMUM PAVEMENT DESIGN:

- 1-1/2" 9.5B
- 1-1/2" 9.5C
- 8" A.B.C.

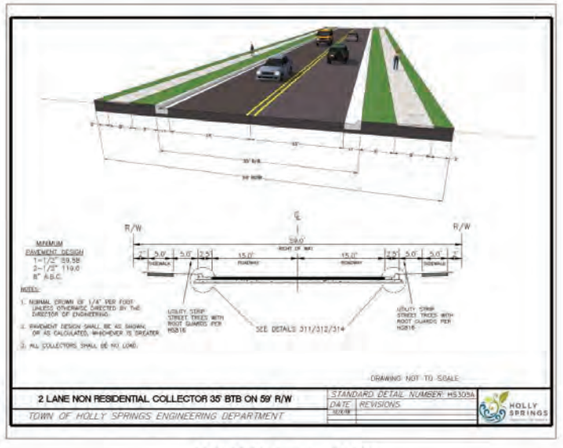
- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.



HOLLY SPRINGS NEW HILL ROAD
4 LANE ROAD MEDIAN
HS307A (110' ROW, 86' B/B W/BIKE LANE) - WIDENING



GREEN OAKS PARKWAY
4 LANE ROAD MEDIAN
HS307D (100' ROW, 74' B/B, 8' SW) - EXISTING



THOMAS MILL ROAD
2 LANE NON-RESIDENTIAL
NOTE: HALF OF THE TYPICAL STREET CROSS SECTION ABOVE TO BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT ALONG THE PROPERTY FRONTAGE TO THOMAS MILL ROAD.

VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

BUILD OUT SCENARIO

PHASING

The below development levels by phase may be updated based on future transportaton study updates/ amendments:

Phase 1
- 350K SF Research & Development

Phase 2
- 50K SF Gym
- 12.5K SF Retail
- 75K SF Office
- 100K SF Research & Development

Phase 3
- 300K SF Research & Development

Phase 4
- 100K SF Research & Development

Note: Phasing and associated development levels to be updated administratively as development plans are submitted and TIA / transportation studies are updated.

PROCESS

ADMINISTRATIVE DEVELOPMENT PROCESS

A. The developer shall file a Master Plan specifying the phasing of development of the Green Oaks Tech Center (the "Master Plan").

B. All Master Plans, Development Plans, Preliminary Plans, and Subdivision Plans filed for Green Oaks Tech Center (the "Development Applications" and each, a "Development Application") shall be reviewed and approved administratively by Town of Holly Springs planning staff (the "Town") provided that:

i. All uses proposed in the Development Application are one or more of the follow: 1. professional office building or corporate headquarters, 2. full-service hotel that includes a restaurant and event space, 3. Uses listed as Town of Holly Springs Economic Development Target Industries, 4. Uses listed as approved as eligible for Town of Holly Springs Economic Development Incentive Policy

ii. The Development Application does not include Special Exception Uses

iii. The Development Application is for no more than 50% of the gross site area of Green Oaks Tech Center, and

iv. Each Development Application meets the applicable standards under the Holly Springs UDO.

The review and approval contemplated herein assumes any variance requested in connection with a Development Application will follow the review procedure contemplated permissible by law.

C. Each Development Application which satisfies applicable standards for approval shall be approved by the Town in accordance with the posted Administrative Review Schedule or as altered by Town Manager or designee.

TRAFFIC INFRASTRUCTURE IMPROVEMENTS

A. Required traffic improvements related directly to traffic impacts caused by the Green Oaks Tech Center development, including roadway improvements and any fees in lieu (if applicable)(the "Traffic Improvements") shall be based on the final approved Traffic Impact Analysis (the "TIA") for Green Oaks Tech Center and memorialized during review of the Master Plan.

B. Construction of the Traffic Improvements shall occur with construction of each phase of development as specified in the Master Plan.

C. Updates to the TIA and scope of the required Traffic Improvements ("TIA Updates") may be required during review and approval of the Preliminary Plan for each phase. TIA Updates for each phase may be memorialized through technical memos submitted by the developer and reviewed by Town staff. TIA Updates shall be approved administratively and shall not require approval of the Planning Board or Town Council. Uses may be exchanged from the original TIA assumptions as long as the overall trip generation calculation does not exceed a 20% increase in average daily trips.

D. At the Town's election, the master developer for Green Oaks Tech Center may assist in the construction of traffic infrastructure improvements at the intersection of Holly Springs New Hill Road and Old Holly Springs Apex Road (the "Intersection Improvements"). If so elected, the scope of the Intersection Improvements and the master developer's role in such improvements shall be memorialized through a separate development agreement with the Town of Holly Springs. The Intersection Improvements may alleviate/modify the required Traffic Improvements.

SEWER INFRASTRUCTURE IMPROVEMENTS

A. Required sewer improvements related directly to impacts caused by the Green Oaks Tech Center development (the “Sewer Improvements”) shall be based on the final sewer study (the “Sewer Study”) for Green Oaks Tech Center and memorialized during review of the Master Plan.

B. Construction of the Sewer Improvements shall occur with each phase of development as specified in the Master Plan.

C. Updates to the Sewer Study and scope of the required Sewer Improvements (“Sewer Study Updates”) may be required during review and approval of the Development Application for each phase. Sewer Study Updates for each phase may be memorialized through technical memos submitted by the developer and reviewed by Town staff. Sewer Study Updates shall be approved administratively and shall not require approval of the Planning Board or Town Council.

APPENDIX

REZONING FIRST SUBMITTAL

GREEN OAKS TECH CENTER

PLANNED UNIT DEVELOPMENT

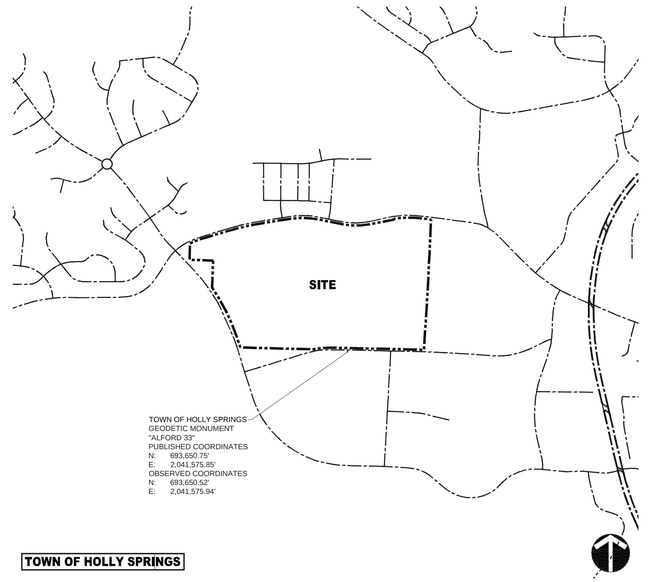
TOWN OF HOLLY SPRINGS, NC

DATE: 07.02.2021

CHAPTER INDEX

SHEET INDEX	
Sheet Number	Sheet Title
GENERAL	
RZ-1.00	COVER
RZ-1.01	VICINITY MAP
RZ-1.02	PERIMETER BOUNDARY AND TOPO SURVEY
RZ-1.03	SOILS ANALYSIS MAP
RZ-1.04	SLOPE ANALYSIS
RZ-1.05	SITE HYDROLOGY & CAPE FEAR BUFFER EXHIBIT
RZ-1.06	EXISTING VEGETATION
RZ-1.07	MASTER LAND USE PLAN
RZ-1.08	UTILITY LAYOUT
RZ-1.09	SEWER BASIN EXHIBIT
RZ-1.10	CONCEPTUAL STORMWATER PLAN
RZ-1.11A	STREET SECTIONS & VEHICULAR CIRCULATION
RZ-1.11B	STREET SECTIONS & VEHICULAR CIRCULATION
RZ-1.12	OPEN SPACE
RZ-1.13	TREE PRESERVATION

VICINITY MAP



PROJECT TEAM

APPLICANT/DEVELOPER
CRESCENT COMMUNITIES
227 W. TRADE ST #1000
CHARLOTTE, NC, 28202
980.321.6000

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: RHETT CROCKER

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: ROBB KLAUK

PRELIMINARY UTILITY/SEWER FLOWS			
Discharge Facility	Design Units	Flow Unit (gpd)	Total
Green Oaks Tech Park	119 ac @ 1,500 gpd/acre	178,500	178,500
		Total Average Daily Flow (gpd)	178,500
		Total Average Daily Flow (gpm)	123.9583
		Total Peak Flow (gpm) (2.5 Peaking Factor)	309.8958

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

SITE DATA

TOTAL ACREAGE: 119.31 ACRES

PROPERTY OWNER	PIN NUMBER	REAL ID	ACREAGE	CURRENT ZONING
JOHNSON, GARLAND JR.	639955037	236769	2.0000	R-30
JOHNSON, GARLAND JR., GAIL R	639957154	111208	1.3000	R-30
LOCKHART, DAVID, KATHLEEN	639959107	75965	1.5200	R-30
SHAFFER, LEONARD B, KATHERINE W	649054147	36586	10.3600	BT-CU
SHAFFER, LEONARD B, KATHERINE W	649151168	369468	9.6200	BT-CU
JOYNER, BRENDA B, RALPH	649158281	36587	9.0900	R-10
MCNEIL, JAMES MICHAEL	649253306	37398	1.3900	R-10
WOMBLE, PARISH	649255277	121263	4.2300	R-10
JONES, DORIS P HEIRS JONES, TERRY JACKSON	649049486	37734	52.3300	R-30
WARD, APRIL	649240007	1225	27.9200	R-30
RAY, PATTY	649252098		1.0000	R-10

LandDesign.



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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 TIMOTHY CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1"=400'

0 200' 400' 800'

SHEET TITLE

VICINITY MAP

SHEET NUMBER

RZ-1.01

9/30/2021 8:48 PM C:\Users\...\VICINITY MAP.DWG
ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 BRETT CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

NORTH

SHEET TITLE

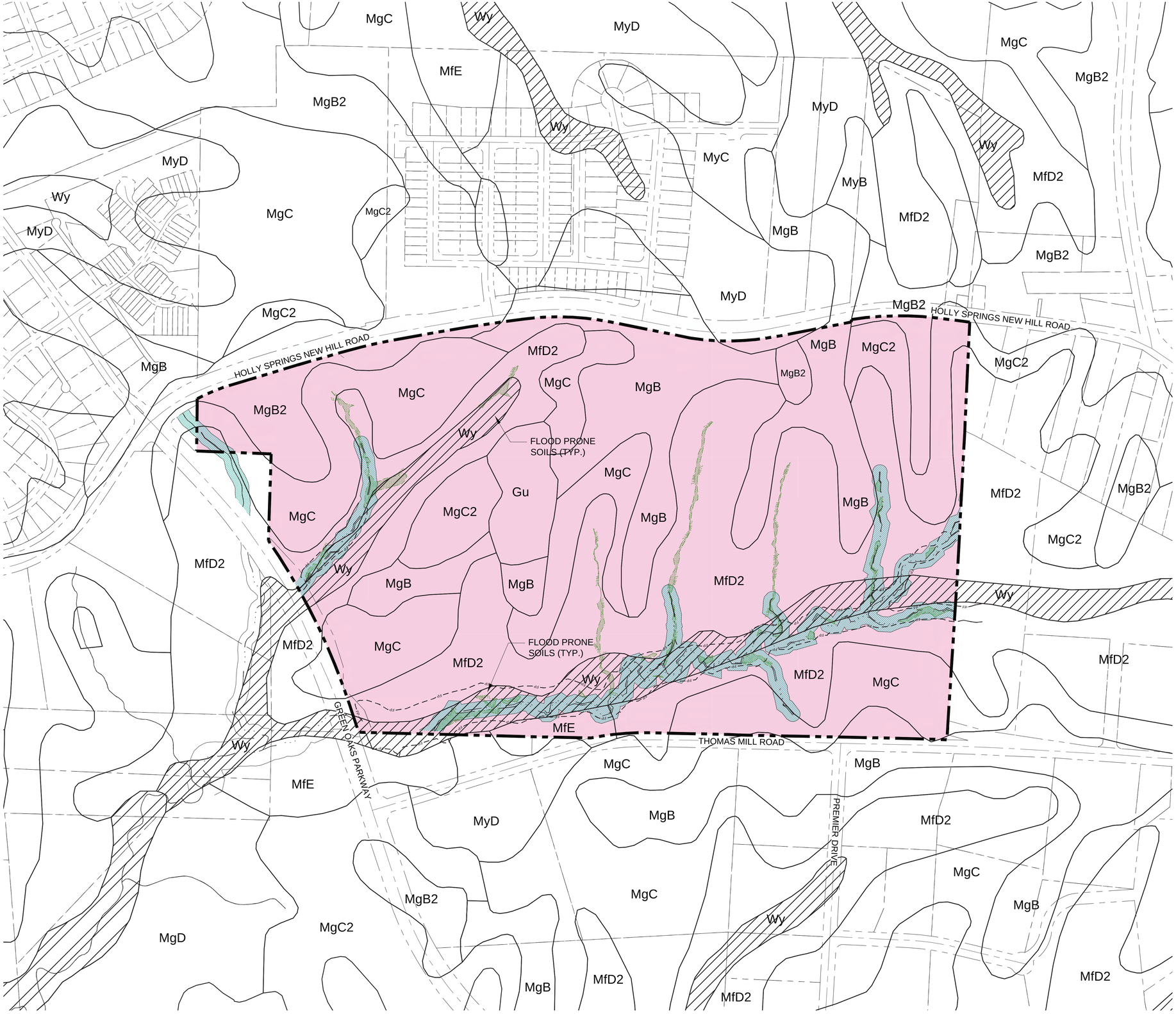
PERIMETER BOUNDARY AND TOPO SURVEY

SHEET NUMBER

RZ-1.02

6/30/2021 5:03 PM C:\Users\...\RZ-1.02 PERIMETER BOUNDARY AND TOPO SURV.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

SOIL DESCRIPTIONS:

MgB2	Mayodan silt loam, thin, 2 to 6 percent slopes, eroded
MgC	Mayodan silt loam, thin, 6 to 10 percent slopes, eroded
MfD2	Mayodan sandy loam, 10 to 15 percent slopes, eroded
MgC2	Mayodan gravelly sandy loam, 6 to 10 percent slopes, eroded
MgB	Mayodan silt loam, thin, 2 to 6 percent slopes
Gu	Gullied land
MfE	Mayodan sandy loam, 15 to 25 percent slopes
MyD	Mayodan silt loam, thin, 10 to 15 percent slopes
MyC	Mayodan silt loam, thin, 6 to 10 percent slopes
MyB	Mayodan silt loam, thin, 2 to 6 percent slopes
CtB	Creedmoor silt loam, 2 to 6 percent slopes
W	Water
Wy	Worsham sandy loam. Usually found in low-lying areas

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 BRETT CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1"=200'

0 100' 200' 400'

NORTH

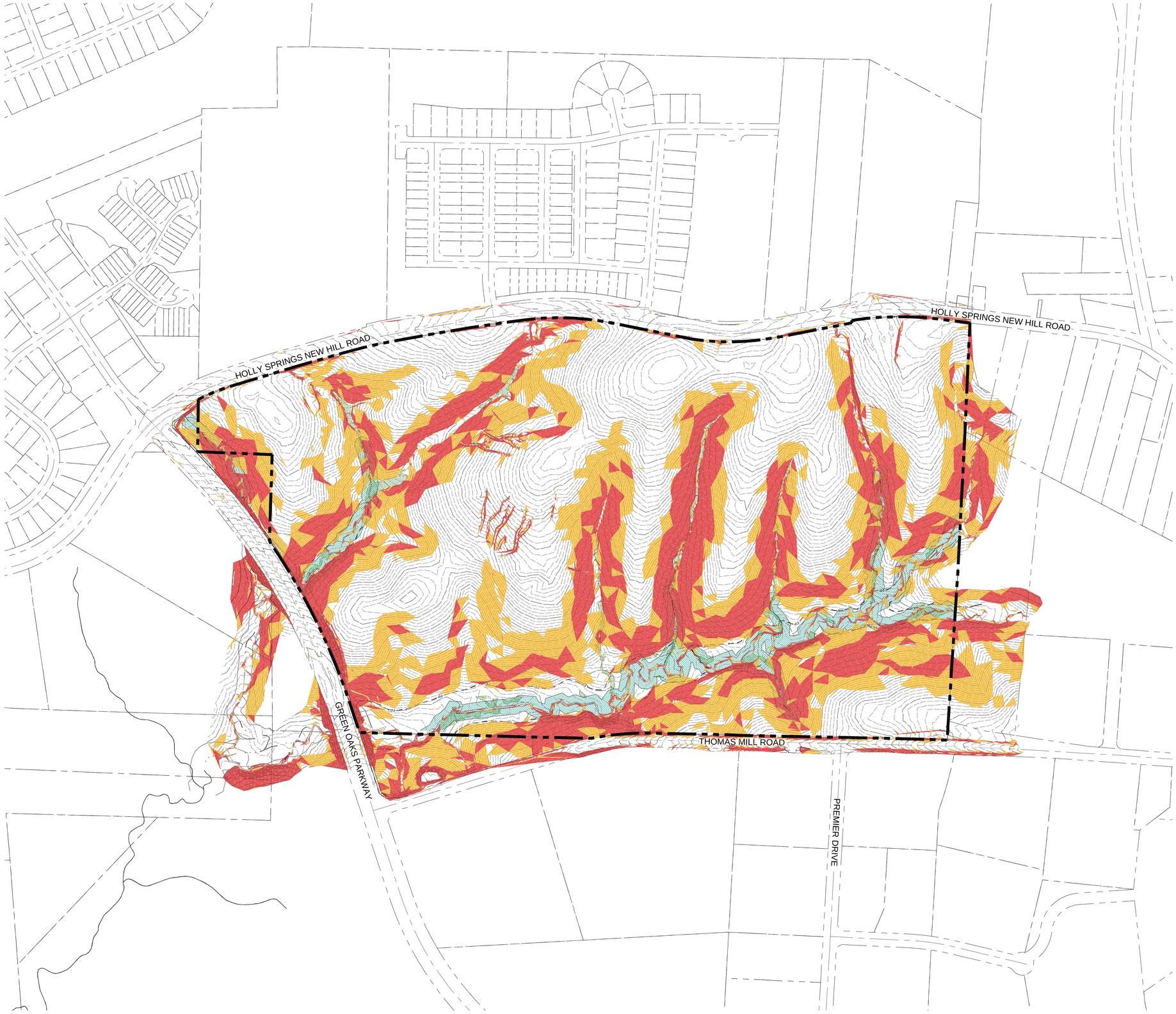
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SOILS ANALYSIS MAP

SHEET NUMBER

RZ-1.03

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ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

SLOPES:

- 10% - 15%
- 15% - 100%

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 MATTHEW CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1"=200'

0 100' 200' 400'

NORTH

SHEET TITLE

SLOPE ANALYSIS

SHEET NUMBER

RZ-1.04

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CRESCENT COMMUNITIES

6/30/2021 9:31 PM C:\PROJECTS\1020339\CAD\SHEETS\1020339_SLOPE ANALYSIS.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

NOTES:

1. THE PROPERTY IS NOT IN A SPECIAL FLOOD ZONE AND LIES IN ZONE ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP COMMUNITY NUMBER 3720062800J & 37200649OOJ, DATED 05/02/2006.
2. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
3. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
5. ENVIRONMENTAL SURVEY & WETLAND DELINEATION PREPARED BY SAGE ECOLOGICAL SERVICES, INC.

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 SEAL 38147 BRETT CROCKETT

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1"=200'

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NORTH

SHEET TITLE

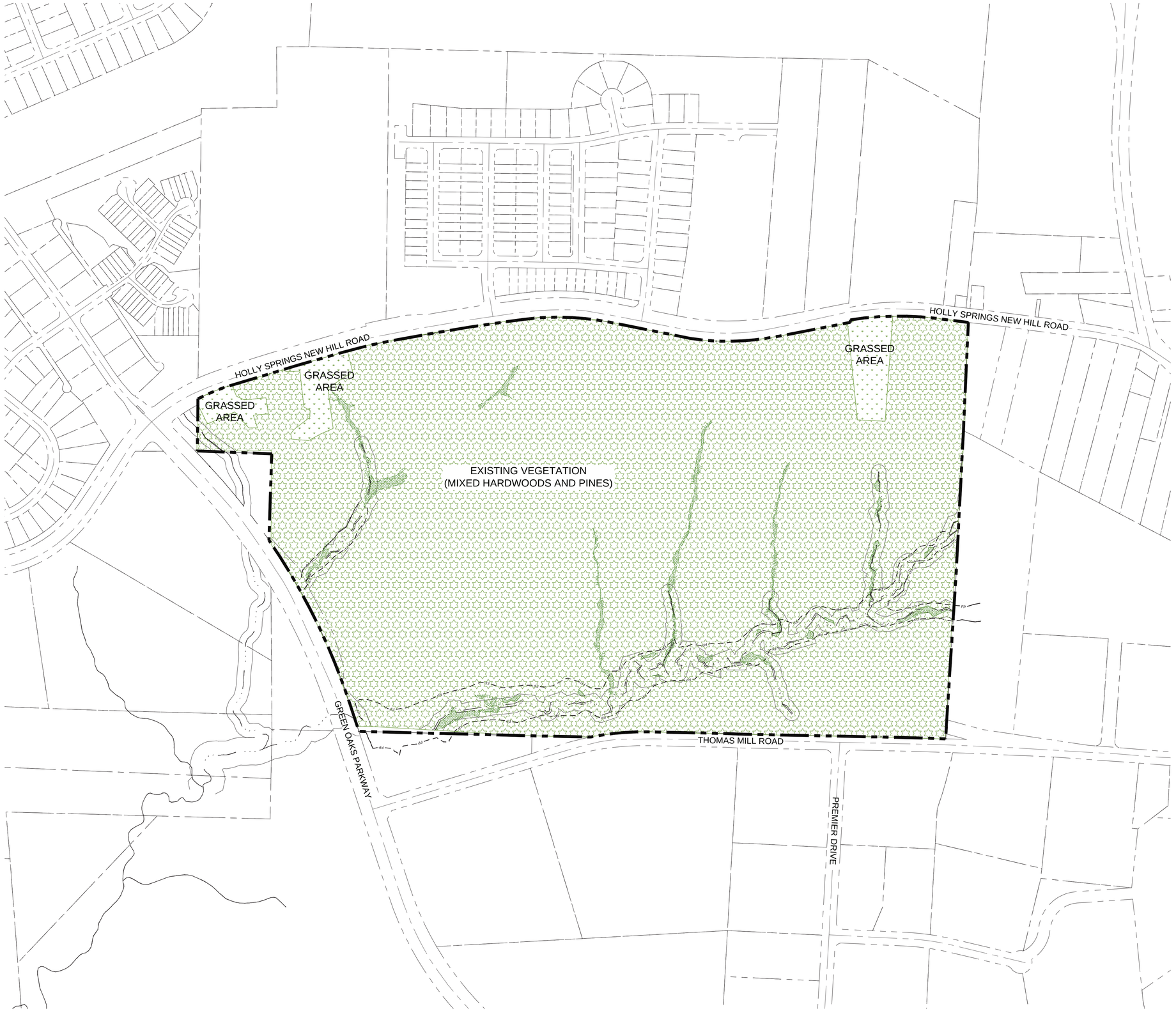
SITE HYDROLOGY & CAPE FEAR BUFFER EXHIBIT

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RZ-1.05

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LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

PROPOSED PUD BOUNDARY

WETLANDS

EXISTING STREAM

100-YEAR FLOOD PLAIN

30' CAPE FEAR BUFFER

EXISTING 12" DIP WATERLINE

PROPOSED 12" DIP WATERLINE

PROPOSED 8" DIP WATERLINE

LEGEND

HARDWOODS & PINES

GRASSED AREA

NOTE:
THE SITE PREDOMINANTLY CONSISTS OF MIXED HARDWOODS AND PINE.

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 MATTHEW CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1"=200'

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NORTH

SHEET TITLE

EXISTING VEGETATION

SHEET NUMBER

RZ-1.06

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LEGEND

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- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

INNOVATION DISTRICT

COMMERCIAL DISTRICT

SOUTHERN EDGE DISTRICT

SITE DATA:
SITE AREA: 119.31 ACRES

PUD AREA: 117.47 ACRES
119.31 - 1.84 ACRES HOLLY SPRINGS NEW HILL ROAD PUBLIC ROW

PUD NET AREA: 94.26 ACRES
117.47 - 6.61 ACRES OF FUTURE PUBLIC ROW - 13.1 ACRES ENVIRONMENTALLY SENSITIVE AREAS - 3.5 ACRES REQUIRED PERIMETER BUFFER

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#
1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1"=200'

0 100' 200' 400'

NORTH

SHEET TITLE

MASTER LAND USE PLAN

SHEET NUMBER

RZ-1.07A

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ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

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- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

INNOVATION DISTRICT

SITE DATA:
SITE AREA: 119.31 ACRES

PUD AREA: 117.47 ACRES
119.31 - 1.84 ACRES HOLLY SPRINGS NEW HILL ROAD PUBLIC ROW

PUD NET AREA: 94.26 ACRES
117.47 - 6.61 ACRES OF FUTURE PUBLIC ROW - 13.1 ACRES ENVIRONMENTALLY SENSITIVE AREAS - 3.5 ACRES REQUIRED PERIMETER BUFFER

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 SCOTT CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#
1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
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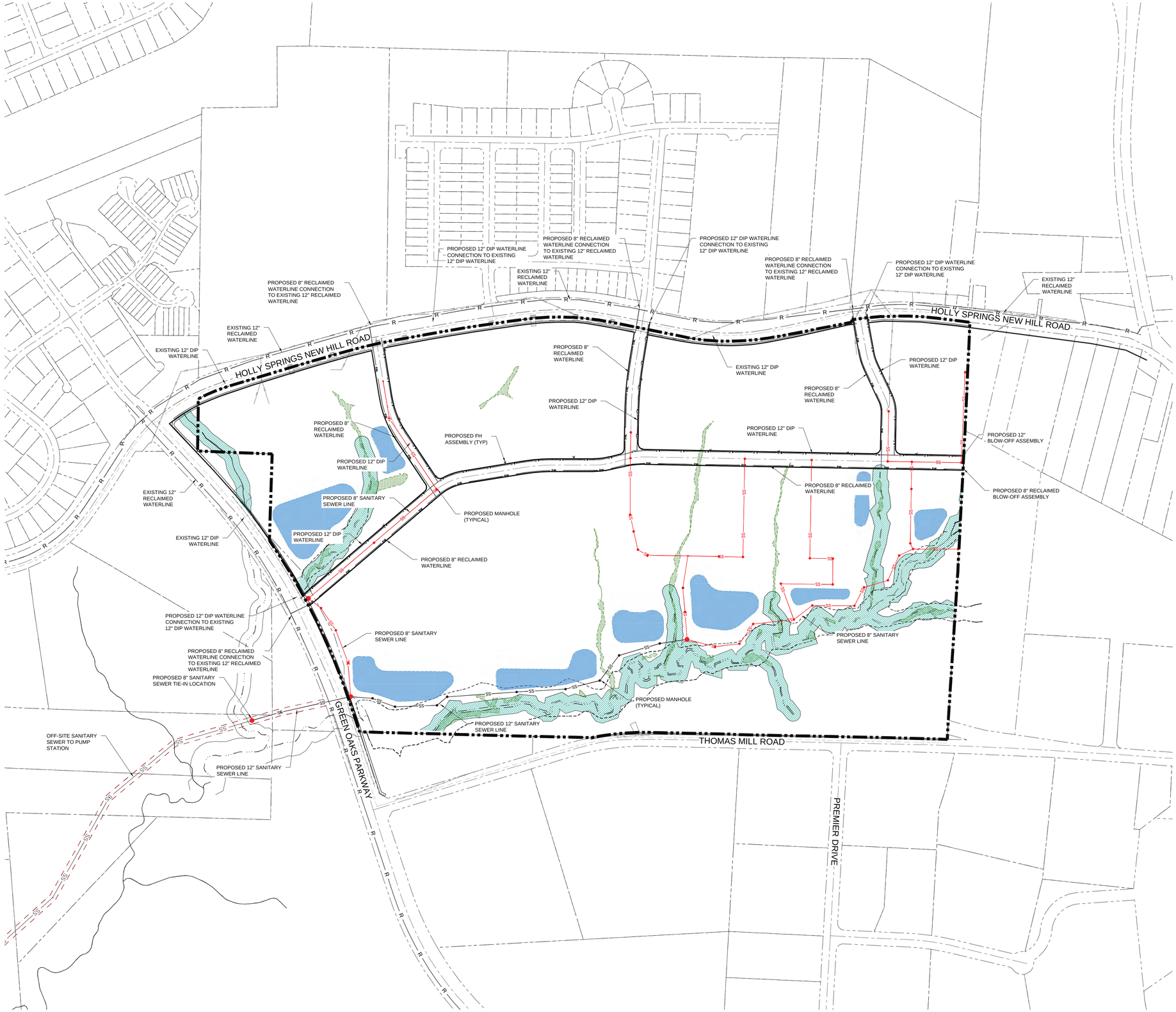
NORTH

SHEET TITLE

MASTER LAND USE PLAN OPTION

SHEET NUMBER

RZ-1.07B



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN (FP)
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- EXISTING RECLAIMED WATERLINE
- PROPOSED RECLAIMED WATERLINE (RWL)
- EXISTING SANITARY SEWER
- PROPOSED 8" SANITARY SEWER
- PROPOSED 12" SANITARY SEWER

UTILITY NOTES:

1. POTABLE WATERLINES AND FIRE HYDRANT AND ALL ASSOCIATED APPURTENANCES SHOWN ON THIS DRAWING ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING THE DEVELOPMENT PLAN STAGE.
2. RECLAIMED WATERLINES AND ALL ASSOCIATED APPURTENANCES SHOWN ON THIS DRAWING ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING THE DEVELOPMENT PLAN STAGE.
3. ALL RECLAIMED WATER LINE EXTENSIONS WILL REQUIRE A RECLAIMED WATER PERMIT.
4. ALL UTILITIES TO MEET CURRENT TOWN OF HOLLY SPRINGS DESIGN AND SPECIFICATIONS.
5. ALL RECLAIMED IRRIGATION WATER SYSTEMS WILL REQUIRE A RECLAIMED WATER USER PERMIT TO BE OBTAINED FROM THE TOWN OF HOLLY SPRINGS BUILDING & CODE ENFORCEMENT DEPARTMENT.

LandDesign.
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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 MATTHEW CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: NTS
(NOT TO SCALE)

NORTH

SHEET TITLE

UTILITY LAYOUT

SHEET NUMBER

RZ-1.08

6/30/2021 3:19:9 PM C:\DRAWINGS\1020339\CAD\RZ\RZ-1.08 UTILITY LAYOUT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

PROPOSED PUD BOUNDARY

WETLANDS

EXISTING STREAM

100-YEAR FLOOD PLAIN

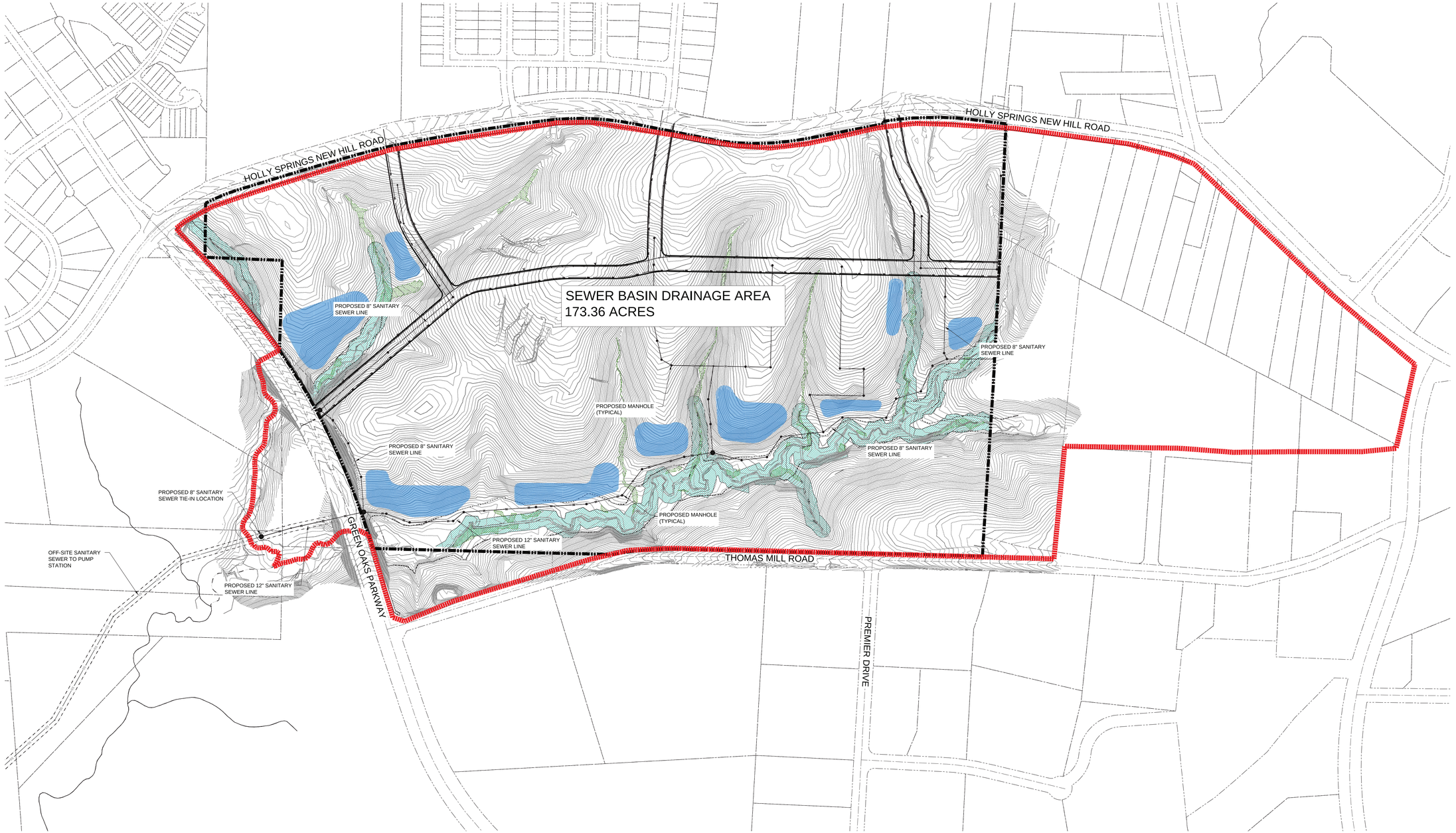
30' CAPE FEAR BUFFER

BASIN BOUNDARY

EXISTING SANITARY SEWER

PROPOSED 8" SANITARY SEWER

PROPOSED 12" SANITARY SEWER



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CRESCENT COMMUNITIES

KEY MAP

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

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SCALE

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HORZ: NTS

(NOT TO SCALE)

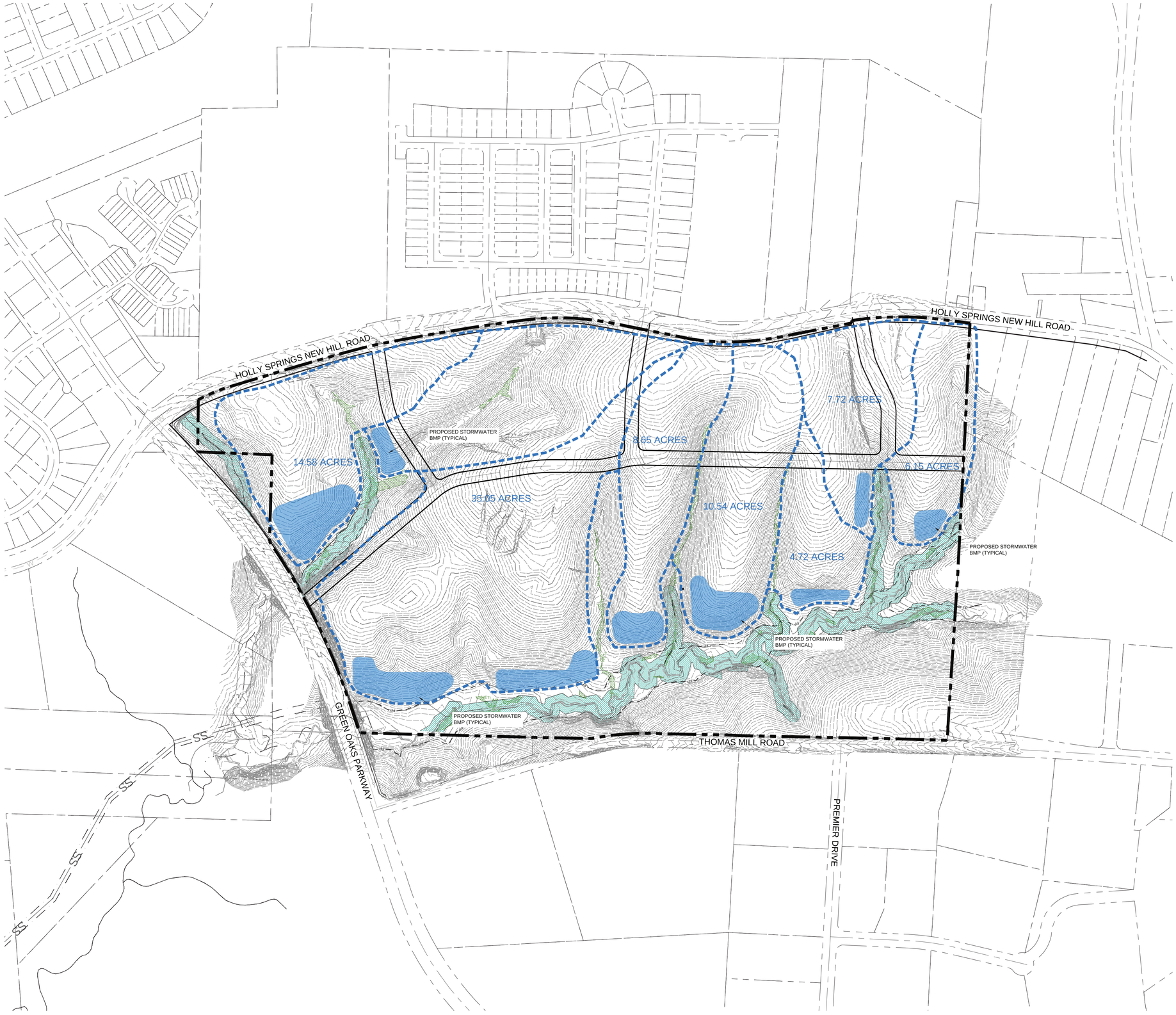
NORTH

SHEET TITLE

SEWER BASIN EXHIBIT

SHEET NUMBER

RZ-1.09



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- PROPOSED STORMWATER BMP DEVICE
- PROPOSED DRAINAGE AREA

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 SCOTT CROCKETT

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

NORTH

SHEET TITLE

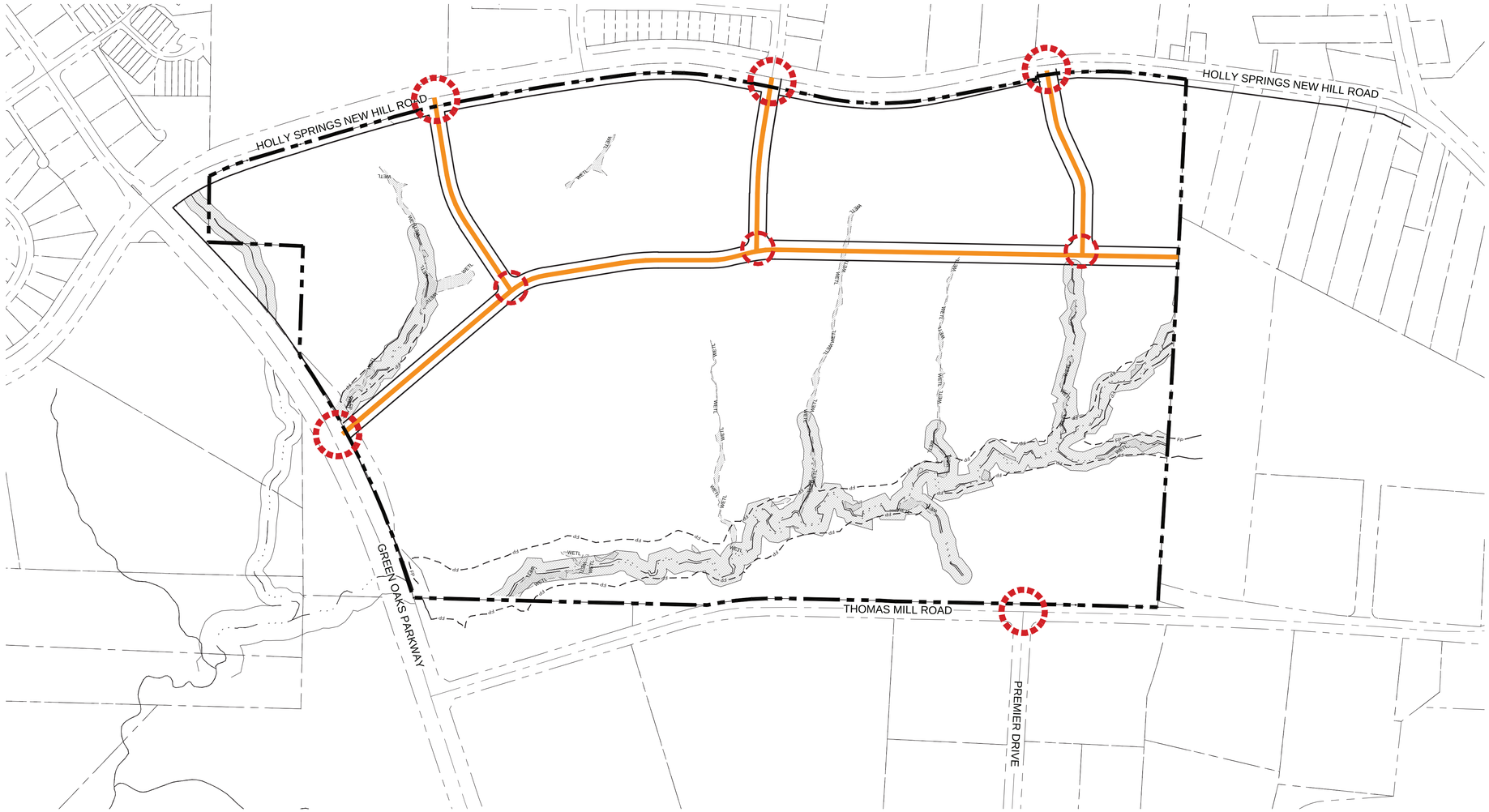
CONCEPTUAL STORMWATER PLAN

SHEET NUMBER

RZ-1.10

6/30/2021 9:58 PM DWG_RZ_2020092_CONCEPTUAL STORMWATER.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

ROAD LEGEND:

- PROPOSED INTERNAL STREET
- VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
- VEHICULAR ACCESS POINT (INTERNAL STREETS)

NOTES:

- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
- THIS SUBDIVISION IS IN THE THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
- PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

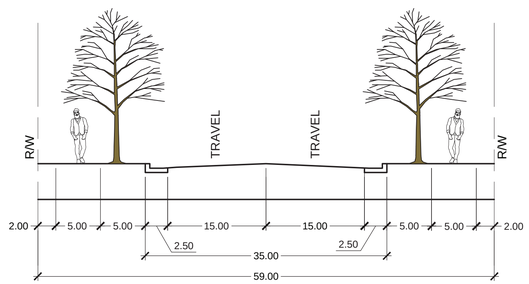
MINIMUM PAVEMENT DESIGN:

- 1-1/2" 9.5B
- 1-1/2" 9.5C
- 8" A.B.C.

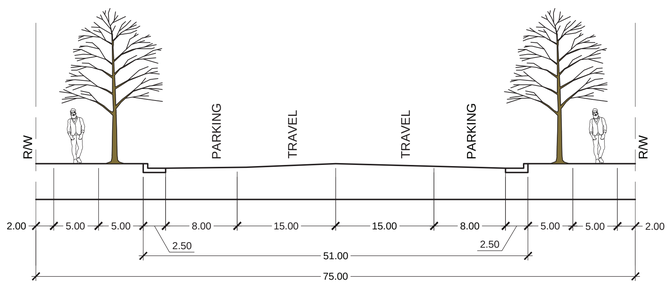
- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.

TYPICAL STREET SECTIONS:

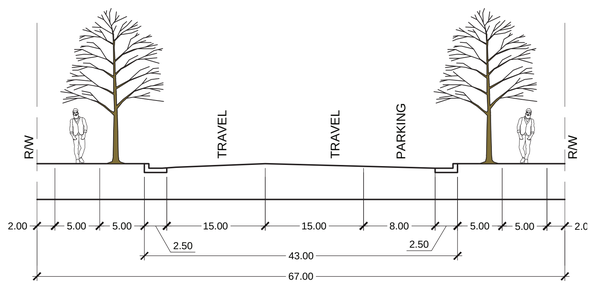
PROPOSED INTERNAL STREET (SECTION OPTIONS BELOW - FINAL SECTION TO BE DETERMINED WITH MASTER PLAN)



OPTION A
NO ON-STREET PARKING
59' RIGHT-OF-WAY
(BASED OFF DETAIL HS305A)



OPTION B:
IF ON-STREET PARKING BOTH SIDES IS DESIRED BY DEVELOPER
75' RIGHT-OF-WAY
51' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)



OPTION C:
IF ON-STREET PARKING ONE SIDE IS DESIRED BY DEVELOPER
67' RIGHT-OF-WAY
43' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 MICHAEL BRANDON CROCKETT

SEAL INCLUDED FOR PUD REZONING APPROVAL ONLY. DRAWINGS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

NOT FOR CONSTRUCTION

PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#
1020339

REVISION / ISSUANCE

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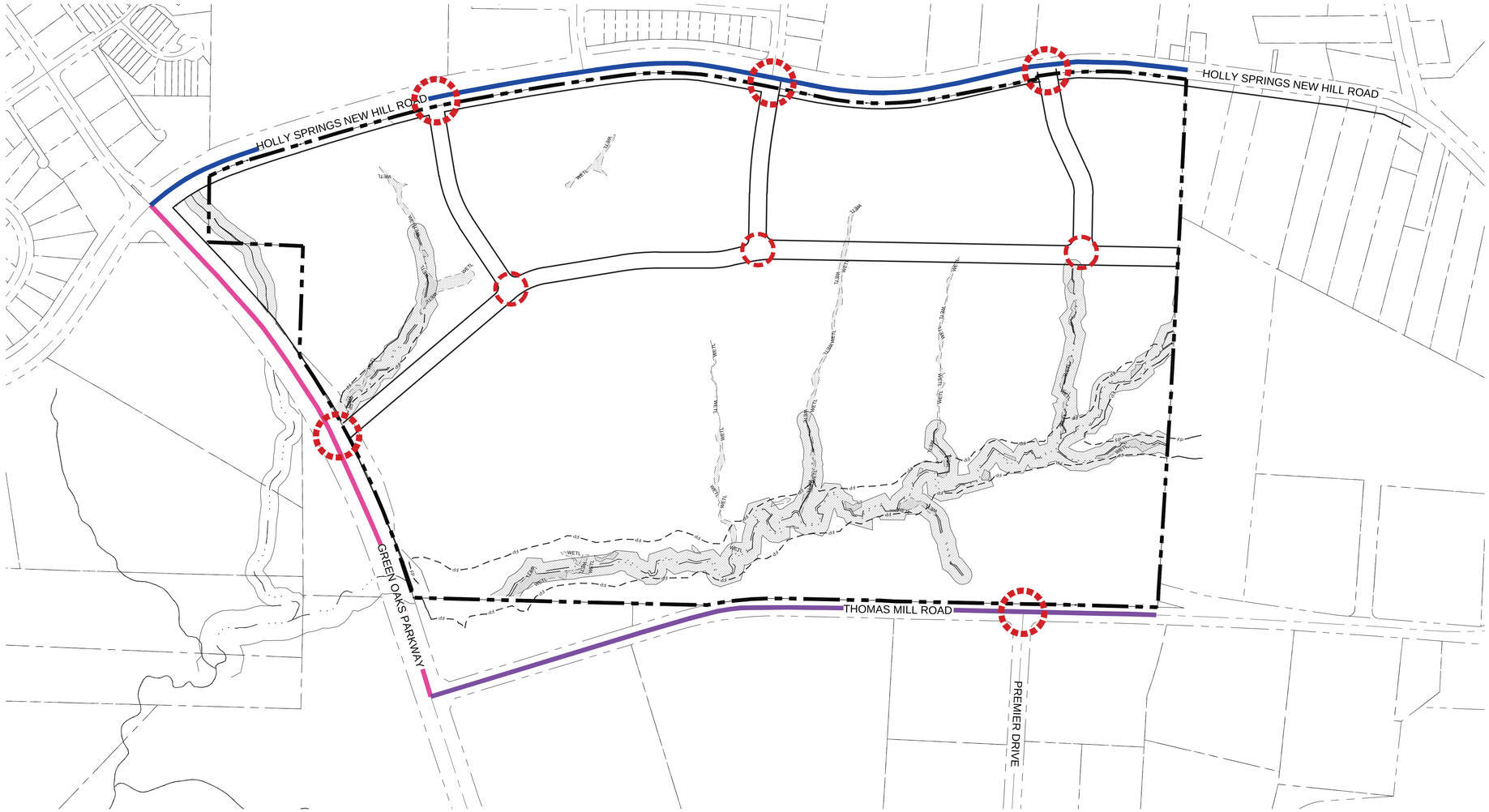
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

NORTH

SHEET TITLE
STREET SECTIONS & VEHICULAR CIRCULATION

SHEET NUMBER
RZ-1.11A



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER

ROAD LEGEND:

- HOLLY SPRINGS NEW HILL ROAD
- GREEN OAKS PARKWAY
- THOMAS MILL ROAD
- VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
- VEHICULAR ACCESS POINT (INTERNAL STREETS)

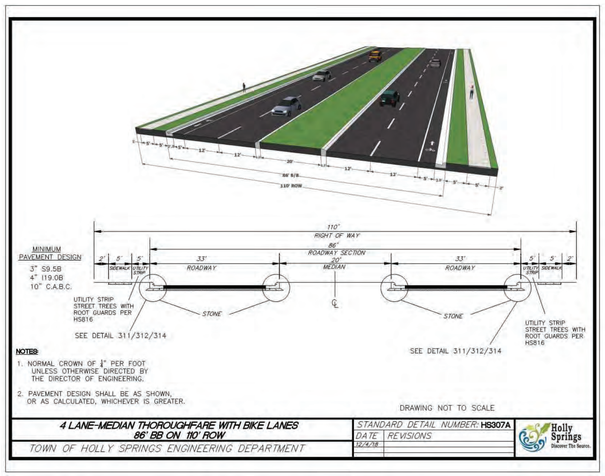
NOTES:

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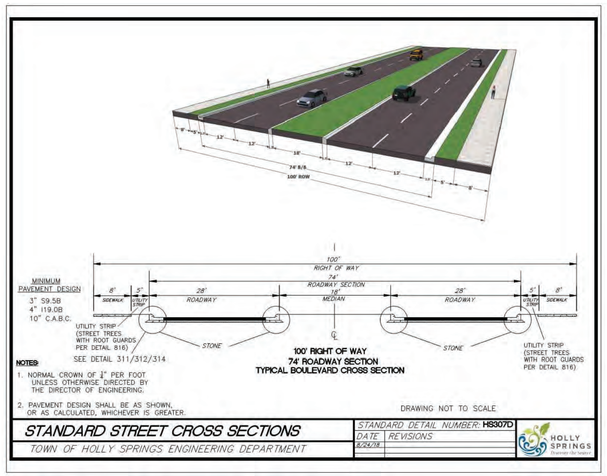
MINIMUM PAVEMENT DESIGN:

- 1-1/2" 9.5B
- 1-1/2" 9.5C
- 8" A.B.C.

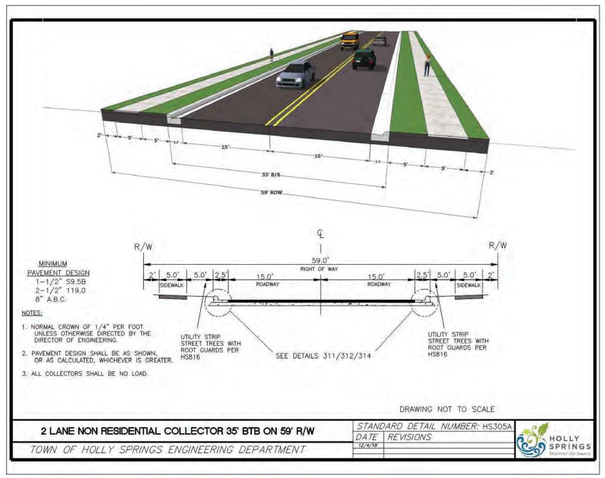
- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.



HOLLY SPRINGS NEW HILL ROAD
4 LANE ROAD MEDIAN
HS307A (110' ROW, 86' B/B W/BIKE LANE) - WIDENING



GREEN OAKS PARKWAY
4 LANE ROAD MEDIAN
HS307D (100' ROW, 74' B/B, 8' SW) - EXISTING



THOMAS MILL ROAD
2 LANE NON-RESIDENTIAL
NOTE: HALF OF THE TYPICAL STREET CROSS SECTION ABOVE TO BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT ALONG THE PROPERTY FRONTAGE TO THOMAS MILL ROAD.

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232 MICHAEL BRADLEY CROCKETT

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'

NORTH

0 100' 200' 400'

SHEET TITLE

STREET SECTIONS & VEHICULAR CIRCULATION

SHEET NUMBER

RZ-1.11B

6/30/2021 8:59 PM D:\PROJECTS\...\SECTIONS.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE

OPEN SPACE BREAKDOWN

OVERALL SITE AREA: +/- 119.3 AC

PUD REQ. DEVELOPED OPEN SPACE 10% OF TOTAL ACREAGE: +/- 11.93 AC

PUD REQ. TREE PRESERVATION 10% OF TOTAL ACREAGE: +/- 11.93 AC

TOTAL REQUIRED OPEN SPACE: +/- 23.89 ACRES

NOTES:

- OPEN SPACE IS FOR ENTIRE PUD AREA.
- THE OPEN SPACE SHOWN IS CONCEPTUAL IN NATURE AND FINAL LOCATIONS WILL BE DETERMINED WITH LAND DEVELOPMENT.
- OPEN SPACE LOCATIONS TO BE AMENDED BY STAFF-LEVEL MINOR PUD AMENDMENT AS LONG AS TOTAL AREA IS NOT REDUCED.
- THE OPEN SPACE SHOWN IS MORE ACREAGE THAN THE REQUIRED, THE MINIMUM ACREAGE WILL BE PROVIDED AND ADDITIONAL AREA BEYOND THAT IS SUPPLEMENTAL AND NOT REQUIRED WITHIN THIS PUD.

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CRESCENT COMMUNITIES

KEY MAP

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

NORTH

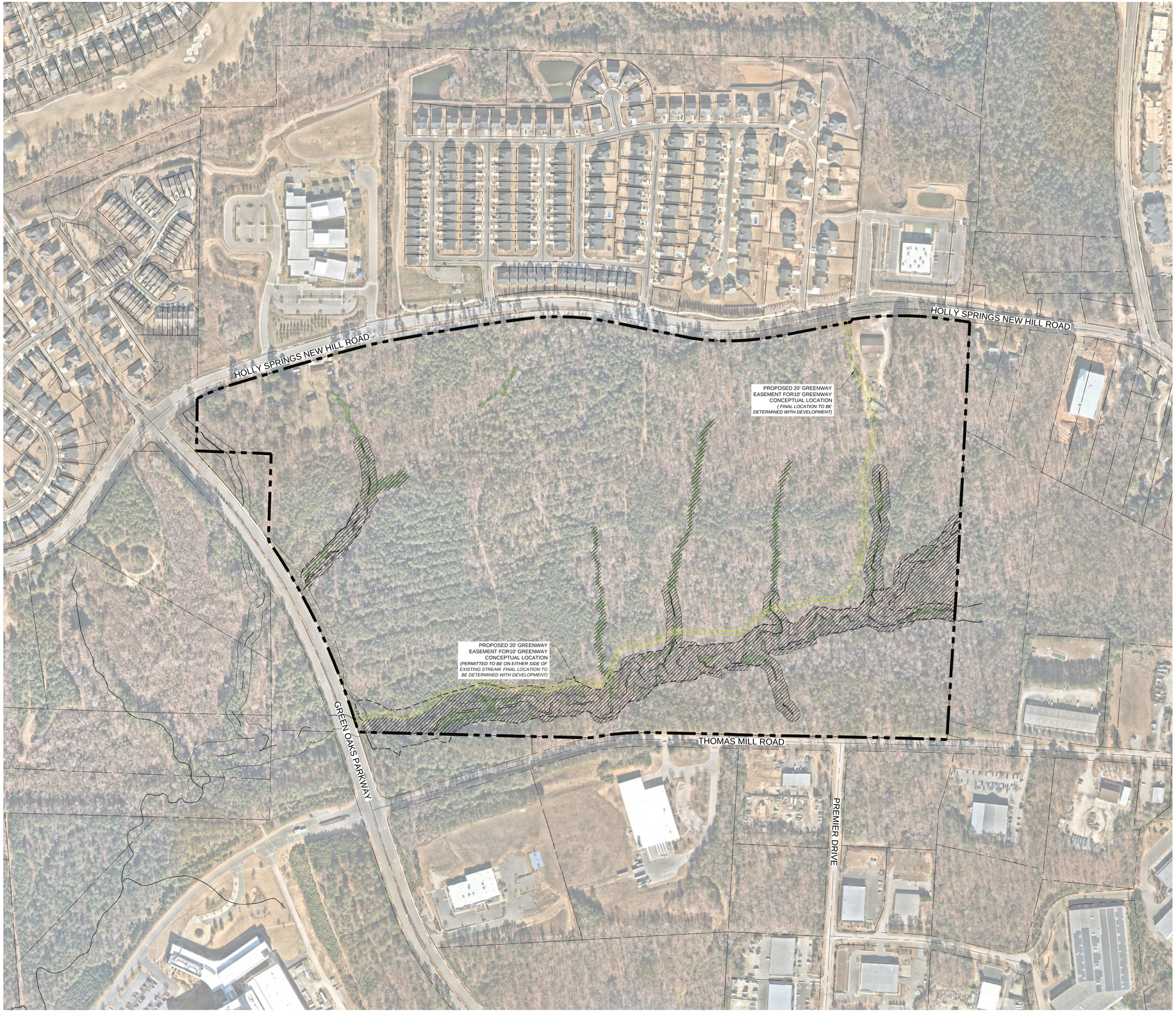
SHEET TITLE

OPEN SPACE

SHEET NUMBER

RZ-1.12

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ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR (395)
- PROPOSED PUD BOUNDARY
- WETLANDS (WETL)
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE
- TREE PRESERVATION

PROPOSED TREE PRESERVATION: 10%(11.93 ACRES)

NOTES:

- AREAS IDENTIFIED ON PLANS AS PROPOSED TREE PRESERVATION AREAS.
- TOTAL AREAS SHOWN ON PLANS IS 14.0 ACRES. NOT ALL AREAS INDICATED ON PLANS WILL BE UTILIZED AS TREE PRESERVATION. ADDITIONAL AREAS MAY BE ADDED AT THE TIME OF INFRASTRUCTURE PLANS IF THE AREAS SHOWN IS INSUFFICIENT.
- APPROXIMATELY 3,000 LF OF PROPOSED GREENWAY AND SEWER MAY BE LOCATED IN OR ADJACENT TO TREE PRESERVATION AREAS. THE REMOVAL OF VEGETATION WITHIN TREE PRESERVATION IS ACCOUNTED FOR BY PROPOSING ENOUGH ADDITIONAL TREE PRESERVATION AREA TO ACCOUNT FOR ALL DISTRUBANCE FOR BOTH THE GREENWAY AND SEWER INSTALLATION AND EASEMENTS. DEVELOPER MAY CHOSE TO DEDICATE LESS THAN THE RESERVE AREA SO LONG THE MINIMUM AREA REQUIRED IS MET EXCLUDING THESE AREAS.
- OPEN SPACE AND TREE PRESERVATION ARE FOR THE ENTIRE DEVELOPMENT OF GREEN OAKS TECH CENTER,

TREE PROTECTION PRIORITY AREAS:

1. JURISDICTIONAL STREAM BUFFERS
2. 100 YEAR FEMA FLOODPLAINS
3. WETLAND AREAS
4. TREES ALONG PERMITETER OF THE SITE IN GOOD HEALTH AND QUALITY
5. NON-JURISDICTIONAL STREAM BUFFERS

ALLOWED ACTIVITIES IN TREE PRESERVATION AREAS

1. REMOVAL OF INVASIVE SPECIES AS VERIFIED BY A CERTIFIED ARBORIST.
2. THINNING AND REMOVAL OF DISEASED TREES AND UNDERBRUSH POSING A THREAT TO ADJACENT TREES, AS VERIFIED BY A CERTIFIED ARBORIST.
3. PASSIVE RECREATION
4. PERPENDICULAR CROSSING OF UTILITY EASEMENT.

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CRESCENT COMMUNITIES

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1232

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PROJECT

GREEN OAKS TECH CENTER

CRESCENT ACQUISITIONS, LLC

GREEN OAKS TECH CENTER

TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.#

1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

NORTH

SHEET TITLE

TREE PRESERVATION

SHEET NUMBER

RZ-1.13

COMMUNITY MEETING REPORT

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

☑ Neighborhood Meeting Date: 06/22/2021
Time: 6:00-7:00pm
Location: Zoom

For DPZ Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's 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, owner of land abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; 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 deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

☑ Date of Notification Mailing: 06/11/2021

Conduct of Meetings:
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:
No questions asked and no issues raised as a result of this meeting. Agenda included (a) introducing the development, architect, master planning, civil, TIA and leasing teams; (b) an overview of the site and existing conditions; (c) the PUD proposal including the master land use plan, connectivity and open space, conceptual utility plans, road improvement plans, architecture, and sustainability.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
No issues raised, thus no adjustments made as a result of the meeting.

Attach Additional Sheets as needed

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Elizabeth McMillan Date 6/24/2021

Notified Persons and Organizations:

Owner	Address
TWELVE OAKS MASTER ASSOCIATION INC	11010 RAVEN RIDGE RD RALEIGH NC 27614-8837
GREG L JONES, STEPHANIE W JONES	804 GREEN OAKS PKWY HOLLY SPRINGS NC 27540-4816
ANTHONY LAWRENCE EVANS, KATHERINE WEILER EVANS	808 GREEN OAKS PKWY HOLLY SPRINGS NC 27540-4816
WAKE COUNTY BOARD OF EDUCATION	1429 ROCK QUARRY RD STE 116, RALEIGH NC 27610-4185
HENSLEY HOMEOWNER'S ASSOCIATION INC	1401 SUNDAY DR STE 109 RALEIGH NC 27607-5173
CHENG NGUON WANG KUOCH, WEI PING KUOCH	153 AINSDALE PL HOLLY SPRINGS NC 27540-6180
DAVID CHANG, LIN LIANG CHANG	409 CRICKET HEARTH RD sANFORD NC 27330-6335
BRIJESH R PATEL, KINJAL PATEL	201 VINEWOOD PL HOLLY SPRINGS NC 27540-9801
KEVIN R HUNSICKER, KARLA ANN HUNSICKER	141 AINSDALE PL HOLLY SPRINGS NC 27540-6180
KAVITHA PUTLURI, VENKAT REDDY PUTLURI	1109 HOLLAND BEND DR CARY NC 27519-8222
ANGEL L HERNANDEZ, MARGARET B HERNANDEZ	133 AINSDALE PL HOLLY SPRINGS NC 27540-6180
MIGUEL A TORRES, MIRIAM TORRES	129 AINSDALE PL HOLLY SPRINGS NC 27540-6180
THUY NGUYEN, LAN LE	125 AINSDALE PL HOLLY SPRINGS NC 27540-6180
RODEL C EGAMINO, SANDRA V CAHIGAS	121 AINSDALE PL HOLLY SPRINGS NC 27540-6180
SOWMYA REDDY YATTAPU	117 AINSDALE PL HOLLY SPRINGS NC 27540-6180
PRABHA GOPALAKRISHNAN	113 AINSDALE PL HOLLY SPRINGS NC 27540-6180
RYAN RICHMOND, KELLY RICHMOND	109 AINSDALE PL HOLLY SPRINGS NC 27540-6180
THU Q VO, PHUNG CONG VO	105 AINSDALE PL HOLLY SPRINGS NC 27540-6180
NIKHIL REDDY MADADI, PRATHIBHA RAVULA	101 AINSDALE PL HOLLY SPRINGS NC 27540-6180
WILLIAM COLLIER, MYRICIA COLLIER	104 HENSLEY HILL PL HOLLY SPRINGS NC 27540-6183
RUI LI, MASIXIA TAO	109 TISBURY DR HOLLY SPRINGS NC 27540-6189
ANDRE MAURICE BELLAMY	105 TISBURY DR HOLLY SPRINGS NC 27540-6189
BHARGAV VANAPARTHY, SRAVANTHI POLAVARAPU	101 TISBURY DR HOLLY SPRINGS NC 27540-6189
GREGORY B VANDERMOLEN, KELLY N VANDERMOLEN	100 TISBURY DR HOLLY SPRINGS NC 27540-6189
KEVIN MICHAEL FITZPATRICK, AMAIRA FITZPATRICK	104 TISBURY DR HOLLY SPRINGS NC 27540-6189
THE DREES COMPANY	7701 SIX FORKS RD STE 132 RALEIGH NC 27615-5050
REVATHY PERUMAL	513 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
LAVANCE DIXON JR	512 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
JAMES MATTHEW ANDREWS, ALICIA DAWN ANDREWS	508 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
THALES ACADEMY	4641 PARAGON PARK RD RALEIGH NC 27616-3406
Town of Holly Springs	PO BOX 8 HOLLY SPRINGS NC 27540-0008
JAMES T TAYLOR, RONALD A TAYLOR	305 FOXWOOD TRL PITTSBORO NC 27312-9591
LISA LESLIE, CALVIN LESLIE	PO BOX 574 HOLLY SPRINGS NC 27540-0574
BARBARA LESLIE MCNEIL	1335 NEW HILL RD HOLLY SPRINGS NC 27540-6102
BIG BOSS LITTLE BOSS LLC	5109 BARTIZAN DR HOLLY SPRINGS NC 27540-6307
DELORES B WILSON	501 BASS LAKE RD HOLLY SPRINGS NC 27540-9064
JUSTIN STANLEY	6624 TEN TEN RD APEX NC 27539-8316
HMS 55 LLC	1013 SKYMONT DR HOLLY SPRINGS NC 27540-8293
PREMIER ROAD, LLC	3829 OPPORTUNITY LN RALEIGH NC 27603-5659
M & D PACOS HOLDING CO LLC	150 FIZELL AVE DUNKIRK NY 14048-1371
FIVE H INVESTMENTS LLC	COLE & ASSOCIATES CPA, 2118 ROSALIND AVE SW, ROANOKE VA 24014-1718
RITEE NORTH CAROLINA LLC	1455 DANNER DR, AURORA OH 44202-9273
SEQIRUS INC	475 GREEN OAKS PKWY, HOLLY SPRINGS NC 27540-7976
HELIX VENTURES LLC	3717 NATIONAL DR STE 209, RALEIGH NC 27612-4877
MARIO L DONNELL	1911 DREXMORE AVE, GREENSBORO NC 27406-3212

Attendance List:

- Neighbors in attendance (2):
  - Ryan Richmond, 109 Ainsdale Pl, Holly Springs, NC 27540-6180
  - Jon Keener, 3717 National Dr, Suite 209, Raleigh, NC 27612
- Elizabeth McMillan, Crescent Communities LLC
- Chase Kerley, Crescent Communities LLC
- Brittain Hughes, Crescent Communities LLC
- Lori Milam, LandDesign
- Robb Klauk, LandDesign
- Matthew Carpenter, Parker Poe
- Steven Harris, O'Brien Atkins Associates
- Maria Jaramillo, O'Brien Atkins Associates
- Cliff Lawson, Timmons Group

Signature Confirmation: _____ Elizabeth McMillan

Date: 6/23/2021

THE TOWN OF

Holly Springs

Ordinance No.: RZ21-05
Date Adopted: October 19, 2021
Effective Date: October 19, 2021

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009, 2018, 2019; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for : #21-PUD-01 to change the zoning and establish a PUD Master Plan zoning for approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025, 063994912 ; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said property on the *Future Land Use Map* as Innovation Village; and

WHEREAS, the zoning allows land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan Future Land Use Map,* and

WHEREAS, the Holly Springs Town Council and Planning Board held a joint public hearing on September 21, 2021 to receive public comment; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on September 28, 2021 and recommended approval by a vote of 7-1-1; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map will meet the development needs of the community and help achieve the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan,*

WHEREAS, the Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest as it is consistent with the Vision Holly Springs Comprehensive

Plan and Future Land Use Map designation of Innovation Village and will allow for the development of industrial and other employment uses along with supporting commercial uses in furtherance of the Town's economic development goals and policies.

BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Unified Development Ordinance of the Town is amended as follows:

Part 1: **Amend Unified Development Ordinance** Section 1.20, C. Official Zoning Map with the following rezoning request: #21-PUD-01 to change the zoning and establish a PUD Master Plan zoning for approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025 (partial), 063994912 as submitted.

Part 2:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 5:
EFFECTIVE DATE
The provisions of this ordinance shall become effective October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October, 2021.

Town of Holly Springs by **ATTEST**:

THE TOWN of HOLLY SPRINGS 1876 WAKE COUNTY NORTH CAROLINA

Dick Sears, Mayor

Linda McKinney, Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT

BY AND BETWEEN

CRESCENT COMMUNITIES, LLC
&
THE TOWN OF HOLLY SPRINGS

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CRESCENT COMMUNITIES, LLC**, a Delaware limited liability company, its successors and/or assigns, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer or its affiliate is the fee simple owner or contract purchaser of several tracts of land held in common for development, the total of which are approximately ___ acres in size, which are shown in **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"); and,

WHEREAS, the Developer seeks to develop the Property and has requested that the Town approve the Green Oaks Tech Center Planned Unit Development (the "PUD") and associated Master Plan (the "Master Plan") dated July 2, 2021, as may be later amended and approved by the Town; and,

WHEREAS, the Developer desires careful integrations between public and private capital facilities planning, financing, and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remains stable throughout the extended period of development; and,

WHEREAS, it is beneficial to the Town and Developer to construct and coordinate certain off-site road improvements to serve the proposed development and future development in the Town; and

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. § 160D-1001(b) and 160D-1003, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so;

WHEREAS, pursuant to N.C.G.S. § 160D-1005, on _____ ___, 2021, the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

ARTICLE I

1. **General**: All terms of this Agreement shall become enforceable upon the later of: (i) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (ii) the annexation of the Property into the Town; and (iii) the approval of the PUD by the Town Council (i)-(iii), (the "Conditions Precedent"). For the portions of the Property not currently within the corporate limits of the Town (the "ETJ Property"), the Holly Springs Town Council shall in its sole legislative discretion make the determination after holding a public hearing on the matter as to whether the ETJ Property shall be annexed into the corporate limits of the Town.

2. **Definitions**:

a. **Actual Costs**: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Construction Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. **Conditions Precedent**: The conditions referenced in subsections (i)-(iii) of Article I, Section 1 of this Agreement.

c. **Construction Drawings**: The civil engineering drawings for the Project as submitted to and approved by the Town and other applicable authorities as required for the issuance of construction permits for the Project.

d. **Infrastructure Project(s):** Any project described herein that will become an asset of the Town or NCDOT, regardless of who constructs it.

e. **Project**: The Developer's plan to develop the Property in the manner described in the PUD, and as approved by the Town Council of Holly Springs through its normal development process.

f. **Project Permits**: The building permits for the construction of the Project pursuant to the approved Construction Drawings.

ARTICLE II
DESCRIPTION OF AGREEMENT

1. TERM: The duration of this Agreement is for ten (10) years. The parties are not precluded from entering into subsequent agreements that may extend the original term.

2. PHASING: It is anticipated that the Project will be constructed in four phases as outlined below and in the PUD (each, a "Phase"). Phasing of the Project and associated development levels may be updated administratively by Town staff as development plans are submitted and traffic studies updated. The phasing plan below shall not create any duty of the Developer to construct any portion of the Project or any minimum square footage of a particular use.

(a) Phase one will include approximately 350,000 square feet of Research and Development space ("Phase 1"). For purposes of this Agreement, Phase 1 shall commence upon the filing of the first site plan application for the Project.

(b) Phase two will include approximately 50,000 square feet of indoor recreation, 12,500 square feet of retail, 75,000 square feet of office, and 100,000 square feet of research and development space ("Phase 2"). For purposes of this Agreement, Phase 2 shall commence upon the filing of the first site plan application for a non-research and development use after building permits have been issued for at least 200,000 square feet of Research and Development space.

(c) Phase three will include approximately 300,000 square feet of research and development space ("Phase 3"). For purposes of this Agreement, Phase 3 shall commence upon the filing of the first site plan application for research and development space after building permits have been issued for at least 450,000 square feet of research and development space.

(d) Phase four will include approximately 100,000 square feet of research and development space ("Phase 4"). For purposes of this Agreement, Phase 4 shall commence upon the filing of the first site plan application for research and development space after building permits have been issued for at least 750,000 square feet of research and development space.

3. TIA ROAD IMPROVEMENTS: The transportation impact analysis prepared by _____ dated _____ (the "TIA") has indicated that the anticipated traffic caused by the Project will require certain road improvements (the "TIA Road Improvements") including:

(a) Construction of an eastbound right turn lane at the intersection of Old Holly Springs Apex Road and Bennet Knoll Parkway to be completed in Phase 3 (the "Bennet Knoll Improvements"); and

(b) Widening of NC Highway 55 to be commenced in Phase 2 and completed over Phase 2, Phase 3, and Phase 4 (the "Hwy 55 Improvements").

Updates to the TIA may be required during review and approval of the Preliminary Plan for each Phase. TIA updates for each Phase may be memorialized through technical memos submitted by the Developer and reviewed by Town staff. TIA Updates shall be approved administratively and shall not require approval of the Planning Board or Town Council. In the event the TIA is updated following the execution of this Agreement, the TIA Road Improvements and Developer's Share outlined in Section 5 shall be automatically adjusted consistent with the TIA updates and shall not require an amendment to this Agreement. The TIA Road Improvements shall not include any road improvements not listed herein that may be a part of the Developer's Construction Drawings.

4. ADDITIONAL DEVELOPER CONTRIBUTION. In addition to the TIA Road Improvements, the Developer has agreed to and shall construct the realignment of the intersection of Old Holly Springs Apex Road and Holly Springs New Hill Road in a manner agreed to by the Developer, Town, and NCDOT to be completed in Phase 1 (the "Realignment"), prior to the issuance of the first certificate of occupancy that causes the cumulative total building square footage of the Project to exceed 255,000 square feet. Total costs related to the construction of the Realignment, including design, construction, and right of way acquisition costs (the "Realignment Costs") shall be allocated as set forth in Section 5 of this Agreement. Provided, however, that if the Developer is unable to acquire necessary rights of way for market value, the Town shall institute condemnation proceedings to acquire the rights of way (the "Private ROW"). In the event the Town institutes condemnation proceedings to acquire Private ROW for the Realignment, the Town shall retain all legal authority with respect to settlement, negotiations, trial strategy, and opinions as to value. Following completion of the condemnation proceedings for the Private ROW, the Developer shall reimburse the Town for Developer's Share (15%) of the costs to acquire the Private ROW.

5. DEVELOPER'S SHARE: The Developer shall be financially responsible for its proportionate share of the costs of the Realignment and the TIA Road Improvements (as outlined in the TIA) as follows ("Developer's Share"):

(a) $ 21,000.00 which represents 6% of the total costs of the Bennet Knoll Improvements. The total costs of the Bennet Knoll Improvements are estimated to be $ 350,000.00.

(b) $ 486,800.00 which represents 6.085% of the total costs of the HWY 55 Improvements. The total costs of the HWY 55 Improvements are estimated to be $ 8,000,000.00.

(c) $ 15% of the Realignment Costs. The Total Realignment Costs are estimated to be $ 2,000,000 (the "Current Realignment Estimate"). With the first site plan application for Phase 1, the Developer shall submit to the Town a final estimate of the Total Realignment Costs (the "Final Realignment Estimate").

6. FEES-IN-LIEU: Notwithstanding any other provision in this Agreement, the Developer may elect to pay a fee-in-lieu for any portion or all of the TIA Road Improvements. Fees-in-lieu shall be calculated using the Developer's Share as described in Article II, Section 5 of this Agreement. Fees-in-lieu shall be paid prior to civil construction drawing approval for each Phase. If the Developer elects to pay a fee-in-lieu for the Bennet Knoll Improvements, the Developer shall pay a fee-in-lieu equal to Developer's Share of the Bennet Knoll improvements

prior to civil construction drawing approval for Phase 3. If the Developer elects to pay a fee-in-lieu for the HWY 55 Improvements, the Developer shall pay a fee-in-lieu equal to Developer's Share of the HWY 55 Improvements (the "HWY 55 Fee"). Developer shall pay 1/3 of the HWY 55 Fee prior to civil construction drawing approval for Phase 2, 1/3 of the HWY 55 Fee prior to civil construction drawing approval for Phase 3, and 1/3 of the HWY 55 Fee prior to civil construction drawing approval for Phase 4. Notwithstanding any other provision of this Agreement, Developer's decision to move forward with a Phase of the Project, as indicated by the filing of a site plan for that Phase, shall be a condition precedent to Developer's obligations to pay a fee in lieu for Developer's Share of the TIA Road Improvements for that Phase.

7. REIMBURSEMENT: The Town shall reimburse the Developer for the Town's share of the Realignment Costs in an amount equal to the total Realignment Costs less the Developer's Share (the "Towns Share"). Upon the approval of construction drawings for the Realignment, Developer shall submit to the Town a reimbursement request for all design, engineering, and planning work in connection with the Realignment. During construction of the Realignment, the Developer shall submit reimbursement requests to the Town upon 50% completion of the Realignment, 80% completion of the Realignment, and final completion of the Realignment. The Town shall remit payment to Developer for each reimbursement request within sixty (60) days of receipt of the reimbursement request. The Town's Share of the Total Realignment Costs shall not exceed $ 1,700,000.00 (the "Town's Cap"). In the event the Town's Share of the Total Realignment Costs exceeds the Town's Cap, as shown in the Final Realignment Estimate, the Town may, but shall not be obligated to, enter into a separate reimbursement agreement (the "Reimbursement Agreement") with the Developer to pay for Realignment Costs that exceed the Town's Cap.

ARTICLE III
DEVELOPER'S DUTIES

Subject to the satisfaction of each of the Conditions Precedent:

1. If the Developer constructs the Project, then Developer shall do so in accordance with the Construction Drawings approved by the Town, requirements of the Town, and according to engineering best practices.

2. The Developer shall construct the Realignment in a workmanlike manner according to the design specifications and criteria of the Town and NCDOT which are existing at the time of this Agreement. Notwithstanding the results of any current or subsequent TIA Requirements, the Developer shall be able to adjust such work as described in this Article.

3. As a condition precedent to the issuance of the Project Permits for a Phase, the Developer shall procure and provide to the Town a completion bond for the portion of the TIA Road Improvements included in that Phase as enumerated in Article I, Section 3 of this Agreement (the "Bonds", and each, a "Bond"). Each Bond shall secure the Developer's obligations to construct the TIA Road Improvements for a Phase prior to receiving any certificate of occupancy for that Phase. Each Bond shall be released upon the completion of construction of the portion of the TIA Road Improvements subject to the Bond. Provided, however,

that if the Developer elects to pay a fee-in-lieu as outlined in Article II, Section 6, of this Agreement, no Bond or other security shall be required.

ARTICLE IV
DEVELOPER BENEFITS
(Insert provisions addressing conveyance of land owned by Town)

1. LAND DEDICATION: In exchange for construction of the TIA Road Improvements, or payment of fees-in-lieu as outlined in Article II, Section 6 of this Agreement, and Developer's contribution to the Realignment, the Town shall convey to the Developer land along Green Oaks Parkway and Holly Springs New Hill Road, as more particularly described in **Exhibit B** (the "Town Land") to facilitate the Project. Prior to the issuance of building permits for Phase 1, the Town shall convey the Town Land to the Developer and the Developer shall file a subdivision plat to incorporate the Town Land as part of the overall Project tract.

ARTICLE V
OTHER

Subject to the satisfaction of each of the Conditions Precedent:

1. If Developer elects to pursue the development and construction the Project, then the Developer shall be responsible for the complete design and construction of the Project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete-in-place, fully functional Project built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

2. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Project.

3. In the course of installing the Project or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and rights of way and shall hold the Town harmless. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents (collectively, "Indemnified Parties") free and harmless from and against any and all direct and actual losses, penalties, damages, settlements, costs, charges, liens, professional fees, or other expenses or liabilities caused by Developer or its contractors or agents entry onto and performance of work on the easements and rights of way of the Town in connection with the development of the Project and not resulting from the gross negligence or intentional misconduct of any of the Indemnified Parties ("Indemnified Matters"). The Developer further agrees to investigate, handle, provide defense for and respond to, any claims pertaining to Indemnified Matters at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

4. All projects shall be subject to the Town's policies and procedures regarding Town acceptance on infrastructure.

5. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

6. Payment of the Fee in Lieu payments by the Developer is in full satisfaction of any component of the Road Improvements (as defined above) and by making such payment, each party fully and completely releases the other from current and future obligations relating to such component of the Road Improvements.

7. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

8. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference: CRESCENT COMMUNITIES

FOR THE DEVELOPER:

Elizabeth McMillan
Crescent Communities, LLC.
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
emcmillen@crescentcommunities.com

9. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties consent to the jurisdiction of Wake County.

10. This Agreement is not assignable by the Developer to an unaffiliated third-party without the prior written consent of the Town, which consent may be evidenced by written communication from the Town Manager. However, Developer may assign its rights and obligations under this Agreement to an entity in which Developer or any of its direct or indirect owners has an interest without the necessity of further consent.

11. The section and subsection headings in this Agreement have been included for convenience only, and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

12. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the

extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

13. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

14. It is anticipated that, upon completion of the Roadway Improvements, following any necessary holding periods, the roadway improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

15. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

16. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Description of Parcels

EXHIBIT B: Description of Town Land

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

(*Town Seal*)

TOWN OF HOLLY SPRINGS

BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
[ ] Linda McKinney, Town Clerk
[ ] Kathryn White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Antwan Morrison
Finance Director

CRESCENT COMMUNITIES, LLC

By:_____
Title:_____

EXHIBIT A

LEGAL DESCRIPTION (THE “PROPERTY”) OF 119.394 ACRES IN
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA.
COMMENCING on Town of Holly Springs Geodetic Monument “Alford 33”, having North Carolina State Plane
Coordinates of N: 693,650.52’ E: 2,041,575.94’; thence North 88°38’48” East, 1,067.79 feet to a 5/8” Capped
Iron Rebar Set in the northern 60’ public right-of-way line of Thomas Mill Road, having North Carolina State
Plane Coordinates of N: 693,675.74’ E: 2,042,643.43’; a common corner between Warren L. Holleman (DB
14479 PG 763) and Delores B. Wilson (DB 1903 PG 506), said point being the POINT AND PLACE OF BEGINNING; thence along and with the northern 60’ public right-of-way line of Thomas Mill Road the following
courses and distances: along a curve to the left having a radius of 20,030.00, an arc length of 3,302.29 feet and a chord bearing and distance of North 88°28’49” West, 282.73 feet to a Nail; thence North 88°48’51”
West, 1,015.21 feet to a 5/8” Capped Iron Rebar Set; thence along a curve to the left having a radius of 1,175.92 feet, an arc length of 3,302.29 feet and a chord bearing and distance of South 84°11’15” West, 286.68 feet to a 5/8” Capped Iron Rebar Set; thence leaving the northern 60’ public right-of-way line of Thomas Mill Road North 88°11’13” West, 7.89 feet to a 1” Iron Pipe, a common corner between Warren L.
Holleman (DB 14479 PG 763) and Terry Jones, et. al. (WB 15-E PG 1588); thence continuing North 88°11’13”
West, 974.46 feet to a 1/2” Iron Rod in the eastern 100’ public right-of-way line of Green Oaks Parkway, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Seqirus Inc. (DB 16104 PG 1384); thence along the eastern 100’ public right-of-way line of Green Oaks Parkway the following courses and distances: North 18°23’58” West, 138.21 feet to a 5/8” Capped Iron Rebar Set; thence along a curve to the left having a radius of 2,801.25 feet, an arc length of 796.66 feet and a chord bearing and distance of North
26°32’03” West, 793.97 feet to a 1/2” Iron Pipe, a common corner between Terry Jones, et. al. (WB 15-E PG
1588) and Helix Ventures, LLC (DB 18131 PG 1303); thence leaving the eastern 100’ public right-of-way line
of Green Oaks Parkway North 2°27’53” East, 371.78 feet to a 5/8” Capped Iron Rebar Set, a common corner
between Terry Jones, et. al. (WB 15-E PG 1588) and Helix Ventures, LLC (DB 18131 PG 1303) and Garland
Johnson, Jr. (DB 8389 PG 1882); thence North 87°38’36” West, 325.29 feet to a 1/2” Iron Pipe, a common
corner between Helix Ventures, LLC (DB 18131 PG 1303) and Garland Johnson, Jr. (DB 8389 PG 1882) and
Town of Holly Springs (DB 14910 PG 1064); thence North 0°39’52” East, 227.71 feet to a 5/8” Capped Iron
Rebar Set in the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152); thence
along the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152) the following courses and distances:along a curve to the right having a radius of 773.33 feet, an arc length of 124.90 feet and a chord bearing and distance of North 66°38’06” East 124.77 feet to a point; thence along a curve
to the right having a radius of 773.33 feet, an arc length of 16.62 feet and a chord bearing and distance of North 71°52’40” East 16.62 feet to a point; thence North 73°12’27” East, 132.69 feet to a 1/2” Iron Pipe

bent
and located 0.11 feet north of line, a common corner between Garland Johnson Jr. (DB 8389 PG 1882) and
Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780); thence North 73°04’14” East, 59.45
feet to a point; thence North 73°03’31” East, 131.22 feet to a 5/8” Capped Iron Rebar Set, a common corner between Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780) and David and Kathleen
Lockhart (DB 16014 PG 2253); thence North 73°55’43” East, 188.83 feet to a 5/8” Capped Iron Rebar Set,
a common corner between David and Kathleen Lockhart (DB 16014 PG 2253) and Leonard B. Shaffer and
Katherine W. Shaffer (DB 12917 PG 1569); thence North 73°52’07” East, 17.96 feet to a point; thence along
a curve to the right having a radius of 2,266.40 feet, an arc length of 224.67 feet and a chord bearing and distance of North 76°49’46” East 224.58 feet to a point; thence North 79°40’51” East, 176.77 feet to a point;
thence along a curve to the right having a radius of 6,846.07 feet, an arc length of 296.39 feet and a chord
bearing and distance of North 80°55’18” East 296.37 feet to a point; thence North 82°09’42” East, 94.51 feet
to a point; thence along a curve to the right having a radius of 1,158.19 feet, an arc length of 383.88 feet and
a chord bearing and distance of South 88°02’31” East 382.13 feet to a point; thence South 78°46’18” East, 273.79 feet to a point; thence South
78°21’23” East, 83.98 feet to a 5/8” Capped Iron Rebar Set, a common corner between Leonard B. Shaffer
and Katherine W. Shaffer (DB 12917 PG 1569) and Brenda B. Joyner and Ralph Joyner (DB 6240 PG 502);
thence along a curve to the left having a radius of 1,003.15 feet, an arc length of 115.92 feet and a chord bearing and distance of South 84°09’58” East 115.86 feet to a point; thence along a curve to the left having
a radius of 1,030.15 feet, an arc length of 20.00 feet and a chord bearing and distance of South 87°59’22” East 20.00 feet to a point; thence along a curve to the left having a radius of 1,154.78 feet, an arc length of
196.85 feet and a chord bearing and distance of North 86°16’50” East 196.61 feet to a point; thence North 80°34’13” East, 61.09 feet to a point; thence North 78°58’48” East, 147.16 feet to a point; thence North 78°57’11” East, 168.97 feet to a 5/8” Capped Iron Rebar Set, a common corner between Brenda B. Joyner
and Ralph Joyner (DB 6240 PG 502) and James Michael McNeil (DB 4222 PG 16); thence North 4°28’40”
East, 10.91 feet to a 5/8” Capped Iron Rebar Set; thence along a curve to the right having a radius of 1,1981.74 feet, an arc length of 185.39 feet and a chord bearing and distance of North 85°07’22” East 185.32
feet to a 1/2” Iron Pipe, a common corner between James Michael McNeil (DB 4222 PG 16) and Parrish Womble (WB 18-E PG 2893); thence along a curve to the right having a radius of 1,121.22 feet, an arc length
of 183.65 feet and a chord bearing and distance of South 87°30’18” East 183.45 feet to a point; thence South 82°48’06” East, 148.70 feet to an Axle, a common corner between Parrish Womble (WB 18-E PG 2893) and Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599); thence leaving the southern variable
width right-of-way line of Holly Springs New Hill Road (SR 1152) South 2°34’21” West, 474.43 feet to a 3/4”
Iron Pipe, a common corner between Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599), Delores B.
Wilson (DB 1903 PG 506) and Terry Jones, et. al. (WB 15-E PG 1588); thence South 2°54’48” West, 614.06
feet to a 3/4” Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Terry Jones, et. al.

(WB 15-E PG 1588) and Warren L. Holleman (DB 14479 PG 763); thence South 3°37’31” West, 681.36 feet to
a 1/2” Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Warren L. Holleman (DB
14479 PG 763) and Justin Stanley (DB 17473 PG 2663); thence continuing South 3°37’31” West, 53.24 feet to
the POINT AND PLACE OF BEGINNING containing 119.394 acres, more or less.



EXHIBIT B
The Town Land

All of that property northeast of the right-of-way of Green Oaks Parkway as shown in Book of Maps 2006, Page 2291, Wake County Registry.

Approximately 0.7700 acres labeled as Tract 2 and more particularly described in Deed Book 13263, Page 1468, Wake County Registry.

THE TOWN OF
Holly Springs

Ordinance Number: 21-51
Date Adopted: November 30, 2021
Effective Date: November 30, 2021

Street and Sidewalk Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of street and sidewalk projects.

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

SECTION III: The following amounts are appropriated for the project fund:

Street and Sidewalk Project Fund	
Expenditures:	
Street and Sidewalk Projects	98,530,432
Total	**98,530,432**

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

Street and Sidewalk Project Fund	
Revenues:	
Intergovernmental / State Grants	34,635,100
Transfers In	17,477,526
General Obligation Bond Proceeds	43,210,306
Limited Obligation Bond Proceeds	3,031,000
Developer Contributions	176,500
Total	**98,530,432**

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

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

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

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

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

The provisions of this ordinance shall become effective November 30, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 30th day of November 2021.

Attested to:

THE TOWN of HOLLY SPRINGS 1876 WAKE COUNTY NORTH CAROLINA

Dick Sears, Mayor

Linda McKinney, Town Clerk

THE TOWN OF
Holly Springs

Ordinance Number: 21-52
Date Adopted: November 30, 2021
Effective Date: November 30, 2021

Establishment of Street Capital Reserve Fund
HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, and purchasing, constructing, or maintaining capital equipment or facilities for street projects purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: General fund street improvement revenues as identified will be transferred into this fund effective November 30, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Streets Capital Reserve Fund	
Expenditures:	
Transfers Out	5,300,000
Total	**5,300,000**

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

Streets Capital Reserve Fund	
Revenues:	
Street Improvement Revenues	5,300,000
Total	**5,300,000**

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

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

The provisions of this ordinance shall become effective November 30, 2021 in accordance with the laws of the State of North Carolina.

Adopted this the 30th day of November 2021.

Attested to:

Dick Sears, Mayor

Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

New Business
Title: Naming of "Dick Sears Field at Ting Stadium"
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Adopt the name "Dick Sears Field at Ting Stadium" in honor of Mayor Sears' 20 years of public service as Mayor of Holly Springs.

Explanation:

- Mayor Sears was first elected in 2001 and has served the Holly Springs community faithfully over the past 20 years.
- During Mayor Sears' tenure, the Town has experienced tremendous growth in population, new commercial activity, and become one of the best places in North Carolina to live and grow a business.
- To recognize Mayor Sears' dedication and impact to the Holly Springs community, the Town Council is formally naming the field at Ting Stadium "Dick Sears Field".

Background:

- In adhering to his motto of "If it's Good for the Kids, it's Good for Holly Springs', Mayor Sears has helped make Holly Springs one of the best places to live in Wake County, North Carolina, and beyond.
- An avid fan of baseball and youth athletics, Mayor Sears was a driving force in getting Ting Park built in Holly Springs.
- The Mayor and his wife Mollie have been season ticket holders for the Salamanders since their opening season in 2015, when he threw out the first pitch.
- The Town Council would like to say "Thank you" for his 20 years of leadership and dedication to Holly Springs by officially naming one of his favorite places, the baseball field at Ting Park, "Dick Sears Field", so that for years to come, residents of all ages will remember the man who left his indelible mark on Holly Springs.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business
Title: Non-discrimination Ordinance
Strategic Priority Area: Organizational Excellence
Staff Resource: John Schifano, Town Attorney

Action(s):
Adopt Non-Discrimination Ordinance.

Explanation:

- On October 18, 2021, the Wake County Board of Commissioners on October 18, 2021 unanimously voted to adopt a local non-discrimination ordinance.
- The ordinance applies only to the unincorporated areas of the county outside of city or town limits when it goes into effect on February 1, 2022, unless a Wake County municipality independently adopts it.
- The ordinance allows a person who believes a business or organization has discriminated against them to file a complaint with the County Manager's Office for investigation. If the complaint falls within the county's jurisdiction and is factually validated, the county will offer a conciliation process to help resolve the dispute.
- Protected classes covered under the ordinance include: race, natural hair or hairstyles, ethnicity, creed, color, sex, pregnancy, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, National Guard or veteran status, religious belief or non-belief, age or disability.
- At the November 9, 2021 Town Council Workshop, the Town Attorney reviewed considerations associated with adoption of Wake County's non-discrimination ordinance.
- The Town Attorney discussed challenges involved in signing on to the County's ordinance, including enforcement, which requires an injunction in the event conciliation fails and requires an agreement to enforcement procedures through an interlocal agreement in order to opt-in.
- The consensus from Town Council was that there was not comfort in signing on to the County ordinance without knowing how enforcement would apply and requested staff bring back a draft ordinance that protects the same classes but without the injunction verbiage and continue to monitor and engage with Wake County and Raleigh on their implementation efforts associated with the new ordinance.
- The proposed ordinance is similar to the County's ordinance except it does not include "natural hair or hairstyles" in the protected class, and does not expressly exempt private organizations and churches. (The definition of "public accommodation" may or may not apply to those groups, depending on their function).
- The proposed penalty is a monetary penalty that is to be set annually in the Town's budget ordinance.
- After the November 9, 2021 Council Workshop, a majority of Council members also

requested an alternate resolution option (instead of an ordinance) that would affirm the Council's belief in inclusion, individual expression, and non-discrimination. A resolution option is included in the agenda packet for consideration.

Background:

- At the October 19, 2021 Town Council meeting, Council member Wolff requested that the town consider signing on to Wake County's non-discrimination ordinance. The Town Council directed the Town Attorney to draft an ordinance for Council to consider signing on to Wake County's ordinance.
- At the November 9, 2021 Town Council Workshop, the Town Attorney reviewed considerations associated with adoption of Wake County's non-discrimination ordinance and Council directed staff to bring back a draft ordinance.

Funding Source(s):

N/A

Attachment(s):

1. 21-50 Non Discriination Ordinance (Proposed)
2. 21-XX Non Discrimination Resolution Town Council Version

THE TOWN OF
Holly Springs

Ordinance Number: 21-50 (Proposed)
Date Submitted: November 30, 2021
Date Adopted: November 30, 2021

AN ORDINANCE TO CHAPTER 12 OF THE CODE OF ORDINANCES OF HOLLY SPRINGS TO ADD ARTICLE IX ENTITLED NON DISCRIMINATION TO PREVENT ACTS OF INTENTIONAL DISCRIMINATORY CONDUCT IN PLACES OF PUBLIC ACCOMODATION AND EMPLOYMENT IN THE TOWN LIMITS OF HOLLY SPRINGS

WHEREAS, The Town Council fully embraces and supports the social and economic gains advanced by the Civil Rights Act of 1964 and welcomes all people and recognizes the importance of diversity and the importance of all people being free from discrimination based on race, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability; and

WHEREAS, intentional discrimination and the tolerance of such discrimination is detrimental to the health, safety, welfare, and economic well being of the citizens of the Town and the peace and dignity which the Town seeks to promote for all of its residents, business, and visitors; and

WHEREAS, the Town in its business, employment, and recreation practices has a long and proud history of not engaging in discriminatory conduct, rejecting all forms of discrimination, prohibiting its employees and volunteers from such conduct, speaking out against such conduct, and proudly avers to continue this practice and commitment; and,

WHEREAS, S.L. 2016-3 (commonly known as “House Bill 2”) established statewide standards for discriminatory practices in employment and public accommodations, and preempted local governments from prohibiting or regulation discriminatory practices in employment and public accommodations; and

WHEREAS, S.L. 2017-4 repealed S.L. 2016-3 and, in Section 3, preempted local governments from enacting or amending ordinances regulating private employment practices or regulating public accommodations; and

WHEREAS, Section 3 of S.L. 2017-4 expired on December 1, 2020; and

WHEREAS, N.G.G.S. § 160A-174 authorizes the Town to define, prohibit, and regulate by ordinance such acts, omissions, or conditions that are detrimental to the health, safety, and welfare of its citizens and the peace and dignity of the town, so long as such regulations are consistent with the laws of the state and the United States; and,

WHEREAS, the Town declares that intentional discriminatory conduct and practices as outlined in this Ordinance inimical to the health, safety, and welfare of its citizens and violative to the peace and dignity of the town;

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Chapter 12: Unified Development Ordinance of the Town is amended as follows:

Part 1: Amend Chapter 12 in include the following new Article:

Article IX. Non Discrimination in Places of Public Accommodation and Employment

Sec 12-700. Definitions. The following definitions shall apply to this Article

(a) Employer. Any person employing one or more persons and any person acting in the interest of an employer, directly or indirectly.

(b) Gender Identity or Gender Expression. Having or being perceived as having gender related identity, expression, appearance, or behavior, whether or not that identity, expression, appearance, or behavior is different from that traditionally associated with the sex assigned to that individual at birth.

(c) Person. One or more individuals, partnerships, associations, organizations, corporations, legal representatives, unincorporated organizations, fiduciaries, and other organized groups of persons.

(d) Place of Public Accommodation. Includes, but is not limited to, any place, facility, store, other establishment, hotel, or motel, which supplies goods, services, or accommodations on the premises to the public or which solicits or accepts the patronage or trade of any person.

(e) Pregnancy. Includes, but is not limited to, pregnancy, childbirth, or any medical condition related to pregnancy or childbirth.

(f) Protected Class. Protected class means race, ethnicity, creed, color, sex, pregnancy, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, National Guard or veteran status, religious belief or non-belief, age, or disability

Sec 12-701. Discrimination in Places of Public Accommodation.

(a) It shall be unlawful for any person in a place of public accommodation to deny the full enjoyment of the accommodations, advantages, facilities or privileges thereof on the basis of a person's membership to a protected class.

Section 12-702. Discrimination in Employment Prohibited.

(a) It shall be unlawful for any person to discriminate another person in employment based on membership to a protected class.

Section 12-703. Penalties and Enforcement.

(a) Any person violating any provisions of this Chapter may be subject to an enforcement action brought by the Town under N.C.G.S. 160A-175 (c) which subjects the offender to a civil penalty to be recovered by the town in an amount set forth in the Town's annual budget ordinance. A violation of this Article shall not constitute a misdemeanor or infraction. This Article is not intended to limit the remedies available to any person under state or federal law

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Part 3: **REPEAL OF CONFLICTING ORDINANCES**
All ordinances or parts of the Town Code of Ordinances of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 4: **SEVERABILITY**
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5: **INCLUSION IN CODE**
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code of Ordinances of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 6: **EFFECTIVE DATE**
The provisions of this ordinance shall become effective November 30, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 30 day of November 2022.

Attested to:

Dick Sears, Mayor

Linda McKinney, Town Clerk

THE TOWN OF

Holly Springs

Resolution No.: 21-XX (Proposed)
Date Adopted: November 30, 2021
Effective Date: November 30, 2021

A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DENOUNCING DISCRIMINATORY PRACTICES AND DECLARING THE TOWN AN INCLUSIVE AND WELCOMING COMMUNITY.

WHEREAS, The Town Council fully embraces and supports the social and economic gains advanced by the Civil Rights Act of 1964 and welcomes all people and recognizes the importance of diversity, individual expression and living a life free from discrimination based on race, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability; and

WHEREAS, discrimination and the tolerance of discrimination is detrimental to the health, safety, welfare, and economic well-being of the Town and the peace and dignity which the Town seeks to promote for all of its residents, business, and visitors; and

WHEREAS, the Town in its business and employment practices also rejects all forms of discrimination and prohibits its employees and volunteers from such conduct, and,

NOW, THEREFORE, BE IT RESOLVED the Holly Springs Town Council denounces and condemns the practice of discrimination of any person based solely on the basis of a person's on race, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability, and hereby urges all residents, businesses, and visitors to do the same. Furthermore, the Town will continue to monitor the implementation of Wake County's non-discrimination ordinance and inter-local agreement efforts with further Town consideration when Wake County's implementation policies and practices are finalized.

Approved this, the 30 day of November, 2021.

ATTEST:

Dick Sears, Mayor

☐ Linda McKinney, Town Clerk

☐ Kathy White, Deputy Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

New Business
Title: Friendship Utilities Design-Build Services and Infrastructure Reimbursment Agreement
Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity
Staff Resource: Aaron Levitt, Utilities and Infrastructure

Action(s):

- Award the following contracts/agreements and authorize the Town Manager to sign and execute the anticipated forthcoming contracts:
  - Design-Build Phase 1 (Pre-Construction Services): Southern Cross Timmons Group ($1,917,687)
  - Early Procurment of pipe, equipment, materials, and Property Acquisition ($2,082,313)
  - Developer's Agreement (Helix Ventures, LLC)

Explanation:

- In August, Amgen announced plans to develop a new manufacturing facility in North America at the Holly Springs Friendship Innovation Park site.
- In order to serve the site and the northwest region (including Amgen) with water/sewer/reclaimed utilities, the Town will need to install approximately 9 miles of pipelines from the Business Park.
- The included infrastructure reimbursement agreement (IRA) commits the town to the following:
  - Completing the utility extension construction by February 28, 2023
  - Cost sharing with the Developer (Helix Ventures) for this expense where the Developer will contribute $5 million initially, plus a 50/50 cost share with the Town for any costs between $15 million to $17 million, then a 45/55 cost share with the Town (Town at 55%) of any construction associated expenses exceeding $17 million
  - Town and Developer must engage in Joint Cooperation during construction which means joint efforts to save money through the design build process, where possible
- In order to complete this keystone project on time and within budget, staff is proposing to complete the process using an alternative project delivery method, progressive design-build.
- The Design-Build method has the following characteristics which make it the preferred project delivery method:

    - Quick procurement of design/construction professionals
    - Reduced time to the start of construction
    - Design Flexibility
    - Reduced Risk for the Town
    - Reduced staff involvement
    - Budget stability
    - Reduced Risk
- The design-build process varies from prior project delivery methods the town has become accustomed to and a summary is provided below:
    - Design-build team selection (complete)
    - Begin pre-construction design (in process)
    - Receive an "all in" project budget with appropriate contingencies and allowances (Complete-See Budget)
    - Execution of Phase 1 services (pre-construction) contract (Town Council Vote 11-30-21)
    - Complete pre-construction design and provide TOHS a Guaranteed Maximum Price (GMP)
    - Early procurement of materials (mitigating supply chain delays)
    - Execution of Phase 2 service contract (construction)
    - Construction, inspections, and testing until the project is accepted and put into service (Feb 28, 2023)
- **At the time of publishing and distributing the November 30 Council meeting agenda, the final developer agreement with Helix Ventures was still under review and subject to further negotiation. If any adjustments to the draft agreement are recommended, staff will forward an updated version prior to the November 30 Council meeting.

Background:

- Former Friendship Utility Project
    - Prior to the Amgen Announcement, the town had completed design and permitting for utility lines to serve the NW area of TOHS (2010).
    - The formerly designed project was determined to need significant revisions mainly due to the following:
        - The actual utility demands for Amgen's facility far exceeded the forecasted demand which was developed using Sequirus as a template.
        - Since 2010, when the former project was designed, NCDEQ has changed it's requirements on minimum utility separations.
    - It was determined that portions of the former project design could be retained but a design-build project delivery method would be necessary to incorporate the previous design and complete the project according to schedule.

- Design-Build Team Selection
    - Statements of Qualifications were received for the design-build project on 6/29/21.
    - A consultant selection committee was created and reviewed/ranked the qualification statements.
    - Selected teams were invited to a presentation/interview.
    - The selection committee met and finalized its selection.
    - The selected firm (Southern Cross Timmons Group (SCTG) was notified and

immediately began preliminary design work and field investigations.

- Forthcoming agreement to be presented to Town Council in the Future
    - Design-Build Phase 2 (Construction Services): Southern Cross Timmons Group (Estimated at $21,530,000)

Funding Source(s):

Phase 1 design, pre-construction procurement, and property acquisition has been previously funded at the October 5, 2021, Town Council meeting. The below revenue projections are inclusive of the previously approved funds. Total project cost is estimated at $24M.

- Revenue Projections
    - $8,000,000 State Funds
    - $5,000,000 Developer Contribution
    - $2,000,000 Town Funds
    - $1,000,000 Town Funds (50% match for first $2M over $15M)
    - $1,000,000 Developer Contribution (50% match for first $2M over $15M)
    - ~$3,850,000 Town Funds (55% match for project costs over $17M)
    - ~$3,150,000 (45% match for project costs over $17M)
- $24M Total Project Cost

Attachment(s):

1. TOHS Friendship Infrastructure Contract 544 rev 111921
2. Friendship Reimbursement Agreement Town Council DRAFT

Progressive Design-Build Agreement

Document No. 544
First Edition, 2019

© Design-Build Institute of America
Washington, D.C.

Design-Build Institute of America - Contract Documents

LICENSE AGREEMENT

By using the DBIA Contract Documents, you agree to and are bound by the terms of this License Agreement.

1. **License.** The Design-Build Institute of America ("DBIA") provides DBIA Contract Documents and licenses their use worldwide. You acknowledge that DBIA Construction Documents are protected by the copyright laws of the United States. You have a limited nonexclusive license to: (a) Use DBIA Contract Documents on any number of machines owned, leased, or rented by your company or organization; (b) Use DBIA Contract Documents in printed form for bona fide contract purposes; and (c) Copy DBIA Contract Documents into any machine-readable or printed form for backup or modification purposes in support of your permitted use.
2. **User Responsibility.** You assume sole responsibility for the selection of specific documents or portions thereof to achieve your intended results, and for the installation, use, and results obtained from the DBIA Contract Documents. You acknowledge that you understand that the text of the DBIA Contract Documents has important legal consequences and that consultation with an attorney is recommended with respect to use or modification of the text. You will not represent that any of the contract documents you generate from DBIA Contract Documents are DBIA documents unless (a) the document text is used without alteration or (b) all additions and changes to, and deletions from, the text are clearly shown.
3. **Copies.** You may not use, copy, modify, or transfer DBIA Contract Documents, or any copy, modification, or merged portion, in whole or in part, except as expressly provided for in this license. Reproduction of DBIA Contract Documents in printed or machine-readable format for resale or educational purposes is expressly prohibited. You will reproduce and include DBIA's copyright notice on any printed or machine-readable copy, modification, or portion merged into another document or program.
4. **Transfers.** You may not transfer possession of any copy, modification or merged portion of DBIA Contract Documents to another party, except that a party with whom you are contracting may receive and use such transferred material solely for purposes of its contract with you. You may not sublicense, assign, or transfer this license except as expressly provided in this Agreement, and any attempt to do so is void.
5. **Term.** The license is effective for one year from the date of purchase. DBIA may elect to terminate it earlier, by written notice to you, if you fail to comply with any term or condition of this Agreement.
6. **Limited Warranty.** DBIA warrants the electronic files or other media by which DBIA Contract Documents are furnished to be free from defects in materials and workmanship under normal use during the Term. There is no other warranty of any kind, expressed or implied, including, but not limited to the implied warranties of merchantability and fitness for a particular purpose. Some states do not allow the exclusion of implied warranties, so the above exclusion may not apply to you. This warranty gives you specific legal rights and you may also have other rights which vary from state to state. DBIA does not warrant that the DBIA Contract Documents will meet your requirements or that the operation of DBIA Contract Documents will be uninterrupted or error-free.
7. **Limitations of Remedies.** DBIA's entire liability and your exclusive remedy shall be: the replacement of any document not meeting DBIA's "Limited Warranty," which is returned to DBIA with a copy of your receipt, or at DBIA's election, your money will be refunded. In no event will DBIA be liable to you for any damages, including any lost profits, lost savings or other incidental or consequential damages arising out of the use or inability to use DBIA Contract Documents even if DBIA has been advised of the possibility of such damages, or for any claim by any other party. Some states do not allow the limitation or exclusion of liability for incidental or consequential damages, so the above limitation or exclusion may not apply to you.
8. **Acknowledgement.** You acknowledge that you have read this agreement, understand it, and agree to be bound by its terms and conditions and that it will be governed by the laws of the District of Columbia. You further agree that it is the complete and exclusive statement of your agreement with DBIA which supersedes any proposal or prior agreement, oral or written, and any other communications between the parties relating to the subject matter of this agreement.

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INSTRUCTIONS
For DBIA Document No. 544 Progressive Design-Build Agreement (2019 Edition)

Checklist
Use this Checklist to ensure that the Agreement is fully completed and all exhibits are attached.

x	Page 1	Owner's name, address, and form of business
x	Page 1	Design-Builder's name, address, and form of business
x	Page 1	Project name and address
x	Section 3.1.7	Identify other exhibits to the Agreement
x	Section 5.3.2	Complete blanks for additional sum for use of Work Product
x	Section 6.2.1	Complete blanks for calendar days and note the optional language that is provided
TBD	Section 6.2.2	Insert any interim milestones (optional)
x	Section 6.4	Complete blanks for liquidated damages and note the optional provisions that are provided
x	Section 6.5	If the parties select the option provided they must insert an amount
NA	Section 6.6	Complete blanks for early completion bonus and note the optional provision that is provided
x	Section 6.7	Note the optional provisions that are provided
x	Section 7.1.1	Complete blank for Phase 1 Services price
TBD	Section 7.1.3	Insert basis for pricing specific Work (optional)
TBD	Section 7.2	Complete blank for Lump Sum pricing (optional)
TBD	Section 7.3	Choose markups for changes
TBD	Section 7.4	Choose basis for Fee and complete blanks
TBD	Section 7.4.2	Insert financial arrangements for adjustments and note optional provisions
TBD	Section 7.5.3	Complete blanks for markup; insert or attach personnel names, etc.
TBD	Section 7.5.4	Note optional language that is provided
TBD	Section 7.5.2.4	Note the optional provision that is provided
TBD	Section 7.7.4	Note the optional provision that is provided
X	Section 8.2.1	Complete blanks for day of month
X	Section 8.3.1	Complete blanks for retention percentage and note optional provision
NA	Section 8.3.2	Note optional provision
NA	Section 8.5	Complete blanks for interest rate
X	Section 9.1.3	Choose overhead/profit method for termination for convenience
NA	Section 9.2.1	Complete blanks for percentages
NA	Section 9.2.2	Complete blanks for percentages
X	Section 10.1.1	Insert Owner's Senior Representative's name, etc. (optional)
X	Section 10.1.2	Insert Owner's Representative's name, etc. (optional)
X	Section 10.2.1	Insert Design-Builder's Senior Representative's name, etc. (optional)
X	Section 10.2.2	Insert Design-Builder's Representative's name, etc. (optional)
X	Section 11.1	Attach Insurance Exhibit
X	Section 11.2	Insert amount and conditions of bonds or other security and note the options that are provided
X	Section 12	Insert any other provisions (optional) or exhibits or documents incorporated or referenced in the Agreement
X	Section 13	Complete blank for rate
TBD	Last Page	Owner's and Design-Builder's execution of the Agreement
X	Exhibit A	Detail Owners' Project Criteria as referenced in Section 2.1.1
X	Exhibit B	Detail Phase 1 Scope of Work as referenced in Section 2.2.1

General Instructions

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No.	Subject	Instruction
1.	Standard Forms	Standard form contracts have long served an important function in the United States and international construction markets. The common purpose of these forms is to provide an economical and convenient way for parties to contract for design and construction services. As standard forms gain acceptance and are used with increased frequency, parties are able to enter into contracts with greater certainty as to their rights and responsibilities.
2.	DBIA Standard Form Contract Documents	Since its formation in 1993, the Design-Build Institute of America ("DBIA") has regularly evaluated the needs of owners, design-builders, and other parties to the design-build process in preparation for developing its own contract forms. Consistent with DBIA's mission of promulgating best design-build practices, DBIA believes that the design-build contract should reflect a balanced approach to risk that considers the legitimate interests of all parties to the design-build process. DBIA's Standard Form Contract Documents reflect a modern risk allocation approach, allocating each risk to the party best equipped to manage and minimize that risk, with the goal of promoting best design-build practices.
3.	Use of Non-DBIA Documents	To avoid inconsistencies among documents used for the same project, DBIA's Standard Form Contract Documents should not be used in conjunction with non-DBIA documents unless the non-DBIA documents are appropriately modified on the advice of legal counsel. Moreover, care should also be taken when using different editions of the DBIA Standard Form Documents on the same project to ensure consistency.
4.	Legal Consequences	DBIA Standard Form Contract Documents are legally binding contracts with important legal consequences. Contracting parties are advised and encouraged to seek legal counsel in completing or modifying these Documents.
5.	Reproduction	DBIA hereby grants to purchasers a limited license to reproduce its Documents consistent with the License Agreement accompanying these Documents. At least two original versions of the Agreement should be signed by the parties. Any other reproduction of DBIA Documents is strictly prohibited.
6.	Modifications	Effective contracting is accomplished when the parties give specific thought to their contracting goals and then tailor the contract to meet the unique needs of the project and the design-build team. For that reason, these Documents may require modification for various purposes including, for example, to comply with local codes and laws, or to add special terms. DBIA's latest revisions to its Documents provide the parties an opportunity to customize their contractual relationship by selecting various optional contract clauses that may better reflect the unique needs and risks associated with the project. Any modifications to these Documents should be initialed by the parties. At no time should a document be re-typed in its entirety. Re-creating the document violates copyright laws and destroys one of the advantages of standard forms – familiarity with the terms.
7.	Execution	It is good practice to execute two original copies of the Agreement. Only persons authorized to sign for the contracting parties may execute the Agreement.

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Specific Instructions

Section	Title	Instruction
General	Purpose of This Agreement	DBIA Document No. 544 ("Agreement") should be used for progressive design-build projects. Progressive Design-Build allows an Owner to complete a Design-Build project in two phases. In Phase 1, the Owner completes preliminary design, sets the construction plan, and establishes the Phase 2 costs to complete final design and the planned construction. This Agreement allows for the Owner to pay the Design-Builder for design services and construction work in Phase 2 using Cost of the Work plus a Fee, with or without a Guaranteed Maximum Price ("GMP"), or Lump Sum. If there is uncertainty about Owner's final design Project Criteria after Phase 1, or the final design Project Criteria remain to be developed by Owner and Design-Builder together during Phase 2, a cost-plus/GMP contracting approach is desirable. If there is certainty as to Owner's Project Criteria and project design after Phase 1, a lump sum fixed price for the completion of all design and construction services in Phase 2 may be suitable, especially when the Owner procures Design-Builder's services by competitive means.
General	Purpose of These Instructions	These Instructions are not part of this Agreement, but are provided to aid the parties in their understanding of the Agreement and in completing the Agreement.
General	Related Documents	This Agreement shall be used in conjunction with the General Conditions of Contract. Other related Contract Documents are listed in Article 3 of this Agreement.
General	Date	On Page 1, enter the date when both parties reach a final understanding. It is possible, due to logistical reasons, that the dates when the parties execute the Agreement may be different. Once both parties execute the Agreement, the effective date of the Agreement will be the date recorded on Page 1. This date does not, however, determine Contract Time, which is measured according to the terms of Article 6.
General	Parties: Owner and Design-Builder	On Page 1 enter the legal name and full address of Owner and Design-Builder, as well as the legal form of each entity, e.g., corporation, partnership, limited partnership, limited liability company, or other.
2.3	Contract Price Amendment and Proposal	When a GMP or Lump Sum is established after execution of this Agreement for Phase 2 work, the Proposal must be attached to the Contract Price Amendment pursuant to Section 2.3.2.3. Both the Contract Price Amendment and Proposal will include those Basis of Design Documents Design-Builder uses as the basis for its Contract Price. This Agreement provides the parties flexibility in establishing the Phase 2 Contract Price. Parties can establish a GMP or Lump Sum for Phase 2 after entering into this Agreement, or elect to proceed on the basis of costs plus a fee, without a GMP or Lump Sum. If a GMP or Lump Sum method is elected, the GMP or Lump Sum should not be established until the Basis of Design Documents are sufficiently defined during Phase 1 to make the GMP or Lump Sum realistic and meaningful. Setting it too early does not permit reasonable opportunity for scope definition and evaluation of Project risk. On the other hand, setting it too late may not achieve Owner's objective of having an early price guarantee to enable it to make decisions relative to the Project.
2.3.1.4	Schedule	Given that expedited delivery is one of the primary factors driving many owners to select the design-build method, DBIA strongly believes that the parties should discuss and understand what each party must do to support the Project schedule. The entire Work, both design and construction, should be scheduled. The schedule should indicate the dates for the start and completion of the various stages of the Work, including the date when Owner information and approvals are required, and any Owner-created constraints. The Agreement also provides flexibility to establish the Scheduled Substantial Completion Date prior to submission of the Proposal.

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Section	Title	Instruction
2.3.2.3	Acceptance of Proposal	If Owner accepts the Proposal, the parties should amend this Agreement to add the final Proposal as a Contract Document pursuant to Section 3.1.2.
2.3.2.4	Failure to Accept the Proposal	This Agreement provides three options for Owner in the event it fails to accept the Proposal and two choices for Design-Builder if Owner fails to exercise any of the three options. These options are specifically designed to prevent one party from receiving a windfall in the event the parties cannot agree on the GMP or Lump Sum and the Agreement is terminated. This Agreement also states when the Agreement terminates or the Agreement is deemed completed if Owner fails to exercise one of the options. The parties should take note that if Owner exercises its option to terminate for convenience, or Design-Builder suspends performance, Design-Builder will not be entitled to payment for uncompleted Work provided by Section 9.2. However, additional payment for Owner's use of Work Product will be due Design-Builder pursuant to Section 5.3, if Owner proceeds to complete the Project using Design-Builder's Work Product.
3.1.5	Construction Documents	After execution of the Agreement, and consistent with the requirements of Section 2.4 of the General Conditions of Contract, Design-Builder will prepare Construction Documents, subject to Owner's review and approval.
3.1	Order of Precedence	The Contract Documents are listed in Section 3.1 in the order of their precedence. The Contract Price Amendment and Proposal are based on the Basis of Design Documents, which are comprised of various documents. The parties should strongly consider establishing the priority of the various documents comprising the Contract Price Amendment or Proposal to avoid disputes should discrepancies arise among the documents. Moreover, Section 3.1.7 recognizes that there may be other exhibits attached to this Agreement. If this is the case, the parties should discuss whether these exhibits should be part of the Basis of Design Documents. If these exhibits are not made part of the Basis of Design Documents, these exhibits will not take priority over the Basis of Design Documents in the event of a conflict.
4.3	Definitions	Terms, words and phrases used in the Agreement shall have the same meanings used in the General Conditions of Contract.
4.4	Design Specifications	The Owner is cautioned that consistent with legal precedent, if it includes design specifications in its Project Criteria the Design-Builder is entitled to rely on the information provided and to the extent said information is not accurate, the Design-Builder is entitled to an adjustment in the Contract Price and/or Contract Time. Accordingly, the Owner should consider using performance specifications to avoid such potential liability.
5.1	Work Product	This Agreement provides that the Design-Builder shall retain ownership of the Work Product it produces, but obligates Design-Builder to grant a limited license to Owner to use the Work Product according to the terms and circumstances described in Sections 5.2, 5.3, 5.4 and 5.5.
5.2	Owner's Limited License Upon Payment in Full	Design-Builder shall grant Owner, at Owner's sole risk, a limited license to use the Work Product at the completion of the Work in connection with Owner's occupation of the Project. This Section also provides the parties with the option of transferring ownership of some or all of the Work Product to the Owner upon payment in full for all Work performed. Generally, where the Owner desires ownership of Work Product, it is sufficient to transfer ownership of unique architectural and design elements.

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Section	Title	Instruction
5.3	Owner's Limited License Upon Owner's Termination for Convenience or Design-Builder's Election to Terminate	Owner should not use the Termination for Convenience Clause to obtain Design-Builder's valuable design concepts, and then seek lower bids from other design-builders. Therefore, where Owner terminates this Agreement for its convenience, and then decides to complete the Project with its own or third party forces, Design-Builder shall grant Owner the rights set forth in Section 5.2, provided Owner pays Design-Builder all amounts due Design-Builder as required by the Contract Documents, including paying Design-Builder an additional sum per Section 5.3.2 for the use of the Work Product. In the event Design-Builder elects to terminate this Agreement for cause, for reasons set forth in Section 11.4 of the General Conditions of Contract, these same conditions apply to Owner's use of the Work Product.
5.3.2	Additional Compensation	To minimize disputes, the parties should negotiate prior to the execution of the Agreement the amount Owner shall pay Design-Builder for the use of Design-Builder's Work Product in the event Owner terminates this Agreement for its convenience or Design-Builder elects to terminate this Agreement for cause. Enter this amount.
5.4	Owner's Limited License upon Design-Builder's Default	If Design-Builder is properly terminated for default, Owner is granted a limited license to use the Work Product, to complete the Project, and Owner shall thereafter have the same rights and obligations as set forth in Section 5.2.
5.5	Owner's Indemnification for Use of Work Product	Owner's use or alteration of the Work Product shall be at its sole risk, and Owner must agree to defend, indemnify, and hold harmless Design-Builder and anyone working by or through Design-Builder, including Design Consultants of any tier.
6.1	Date of Commencement	Design-Builder's obligation to commence work is triggered by its receipt of a Notice to Proceed unless the parties mutually agree otherwise.
6.2.1	Substantial Completion of the Entire Work	Enter the calendar days of duration by which Substantial Completion has to be achieved. The parties in this Section have the option of modifying the definition of Substantial Completion set forth in the General Conditions of Contract. If this option is selected, Substantial Completion will be deemed to be achieved no later than the date a Temporary Certificate of Occupancy is issued if applicable to the Project.
6.2.2	Interim Milestones	It may be that some portions of the Work must be completed in phases or within a prescribed period of time to accommodate Owner's needs. The parties may, at their option, identify these portions of the Work to be completed prior to Substantial Completion of the entire Work. Enter the calendar days, starting from the Date of Commencement, for achieving Substantial Completion of these identified portions of the Work. If these portions of the Work are required to be substantially completed by certain milestone dates, enter those dates. As presently drafted, no remedy is provided to the Owner if an interim milestone is not met. If the Owner has special requirements as it relates to interim milestones, the Owner may want to consider a remedy for the Design-Builder's failure to meet an interim milestone, as well as providing a bonus to the Design-Builder for satisfying such interim milestone.

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Section	Title	Instruction
6.4	Liquidated Damages	Owner should make a good faith evaluation of the amount that is reasonably necessary to compensate it for delay. Owner should not establish liquidated damages to penalize Design-Builder. Moreover, in the event a GMP or Lump Sum is not established upon execution of the Agreement, it appears prudent for the parties to refrain from establishing liquidated damages until such time as the GMP or Lump Sum is established. Section 6.4 establishes a grace period between the Scheduled Substantial Completion Date and the assessment of liquidated damages in order to prevent disputes as to which party bears responsibility for only a few days of delay. The parties should enter the calendar days that may pass following the Scheduled Substantial Completion Date before liquidated damages will be assessed. The parties are also provided the option of establishing liquidated damages if the Design-Builder fails to achieve Final Completion within a specified number of days after Substantial Completion. If this option is selected, the parties must negotiate the number of days, as well as the liquidated damages amount. The parties in negotiating liquidated damages should keep in mind that the amount of liquidated damages for failing to achieve Final Completion should be a considerably scaled down amount and should reflect the financial harm to the Owner. In no case should the total amount of liquidated damages for the Project exceed an amount that is reasonably necessary to compensate Owner for Project delay. The parties also have the option here of eliminating liquidated damages altogether in which case the Owner can recover actual damages for Project delay at an amount that is capped by the parties. The Owner is cautioned that it still cannot recover consequential damages under Section 10.5.1 of the General Conditions of Contract.
6.5	Liquidated Damages Cap	The parties can agree to cap liquidated damages at a negotiated amount.
6.6	Early Completion Bonus	If the Project economics justify liquidated damages, then it is appropriate to couple these liquidated damages with an early completion bonus. The parties should enter the number of calendar days prior to the Scheduled Substantial Completion Date that will set the Bonus Date. Also, enter the amount of the bonus to be paid per day that will allow Owner to share with Design-Builder the economic benefits of early completion. Moreover, in the event a GMP or Lump Sum is not established upon execution of the Agreement, it appears prudent for the parties to refrain from establishing an early completion bonus until such time as the GMP or Lump Sum is established. The parties also have the option in Section 5.6 of capping the early completion bonus at a negotiated amount.
6.7	Compensation for Force Majeure Events	The parties are provided the opportunity of providing the Design-Builder the right to receive compensation for Force Majeure Events. By selecting this option, the parties agree to modify Section 8.2.2 of the General Conditions of Contract, in which case the parties must negotiate how many cumulative days of Force Majeure delays must occur before the Design-Builder is entitled to either a negotiated amount per day for delay or the direct costs it has incurred as a result of such delay.
7.1	GMP or Lump Sum at Agreement Execution	Enter the GMP or Lump Sum for Phase 2 Services, if appropriate. Attach as an amendment to this Agreement the Basis of Design Documents used to establish the GMP or Lump Sum. These documents comprise the Contract Price Amendment which shall become a Contract Document pursuant to Section 3.1.2 of the Agreement. The Design-Builder does not guarantee any specific line item provided as part of a GMP. By selecting the alternate option if using a GMP, the Design-Builder agrees to guarantee the line item in its GMP for general conditions costs only. The Design-Builder agrees that it is responsible for paying general conditions costs in excess of this line item. The Design-Builder does not guarantee any other line items in the GMP.

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Section	Title	Instruction
7.1.3	Optional Pricing	This Agreement allows the parties the flexibility to establish within the Contract Price a different payment basis for certain portions of the Work which may be necessary to permit Design-Builder to furnish Owner with a GMP or Lump Sum.
7.4.1	Design-Builder's Fee	Enter the amount of Design-Builder's Fee as a sum certain or as a percentage of the Cost of the Work. Design-Builder's Fee shall be commensurate with the services it provides and the risk it assumes in providing single point responsibility to Owner.
7.4.2	Adjustments to Design-Builder's Fee	For additive Change Orders, the parties must negotiate the Fee the Design-Builder will receive. For deductive Change Orders, the parties have the option by checking the appropriate box of whether there will be no additional reduction or whether there will be an additional reduction based on a negotiated percentage.
7.5.1.3	Wages for Design-Builder's Employees at Principal or Branch Offices	DBIA endorses reimbursing salaries and associated benefits of Design-Builder's Project personnel, such as accountants, stationed at offices other than the field office, when to do so is more efficient and cost effective. Enter the percentage markup to be applied for Project-related overhead associated with such personnel. Insert, or attach as an exhibit, a list of such personnel and their job functions.
7.5.1.4	Employee Benefits	It may be simpler for the parties to agree on a multiplier (rather than actual costs) to compensate the Design-Builder for employee benefits. Accordingly, the parties may want to insert the multiplier to be applied to the wages and salaries of its reimbursable employees.
7.5.1.7	Costs for Defective/Non-Conforming Work	The Cost of the Work shall include the costs to repair or correct defective or non-conforming Work (including warranty or corrective work performed after Substantial Completion) unless caused by Design-Builder's negligence. DBIA believes that Design-Builder should not be penalized for inadvertent mistakes which are inevitable when designing and constructing a Project. To do so would encourage ultra-conservatism in every task, the ultimate cost of which would be greater than a proactive approach to performing the Work, which includes ordinary mistakes or inadvertence.
7.5.1.23	Warranty Escrow	At this section, the parties are provided the opportunity to establish prior to Final Completion an escrow account in a negotiated amount to be used to reimburse the Design-Builder for its costs incurred in performing warranty Work if a GMP is used. If funds remain in the escrow account after the expiration of the warranty period, the funds are returned to the Owner subject to Design-Builder's share of any savings. Note that even if the escrow account is exhausted, if funds remain under the GMP, the Owner is still obligated to reimburse the Design-Builder for its warranty Work.
7.7.4	Allowance Value	This section recognizes that the parties may agree that certain items of Work should be treated as an Allowance Item and priced based on Allowance values. The Allowance Value for which the Design-Builder will be entitled to receive compensation includes direct cost of labor, materials, equipment, transportation, taxes, and insurance associated with the Allowance Item. All other costs associated with the Allowance Item, such as design fees, general conditions costs, and Fee are deemed to be included in the Contract Price. However, by checking the box, the parties agree that in the event the actual cost of the Allowance Item is greater than or less than the Allowance Value by a negotiated percentage, then Design-Builder's right to Fee and markup shall be determined pursuant to Section 7.4.2.

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Section	Title	Instruction
7.6.2	GMP Contingency	Enter the amount of Design-Builder's Contingency if using a GMP. The Contingency is for the exclusive use of the Design-Builder and covers all unanticipated costs incurred that are not the basis of a Change Order. This section sets forth by way of example only the type of costs that would be funded out of the Contingency. Other costs such as, but not limited to, any deductibles the Design-Builder is obligated to pay would be subject to reimbursement. The Design-Builder is also required to provide the Owner with a monthly status report accounting for the Contingency, including all reasonably foreseen uses and potential uses, of the Contingency for the upcoming three months. While not provided for in the Contingency provision, DBIA recognizes that there may be situations where the Owner will want to recapture the Contingency prior to Final Completion. For example, the Owner may want to use amounts in the Contingency to fund changes to the Project. The Owner's desire must be balanced against the Design-Builder's need to use the Contingency to fund unanticipated costs for which it is liable. An option to consider to accommodate both interests is to establish an "Owner's Contingency" and a "Design-Builder's Contingency" in the GMP. If this option is used, any savings clause in the agreement should be drafted appropriately to address these pools of funds.
7.6.3	Savings	One of the benefits of a GMP approach is the possibility that with good management by Design-Builder and timely support from Owner the actual Cost of the Work and Fee may be less than the GMP. This creates a savings pool that should result in a benefit to both Design-Builder and Owner. Sharing these savings creates an incentive for Design-Builder to save costs. Some factors to consider in determining how the Savings are shared include the timing for the establishment of the GMP and the amount of Design-Builder's Fee established under Section 7.4.1.
7.6.3.1	Savings Calculations	This section provides that if the actual Cost of the Work and Design-Builder's Fee is less than the GMP, as such GMP may have been adjusted, the savings, if any, shall be shared. The Agreement offers two choices for distributing Savings. Choose a method and enter the appropriate figures.
7.8	Performance Incentives	In addition, for the potential of the Design-Builder to share in Savings as set forth in Section 7.6.3, there may be other performance incentives that will influence Project success. Such incentives may include award fees tied to the Design-Builder achieving certain standards relative to client satisfaction, safety, and personnel retention. The parties are encouraged to discuss the use of such incentives during negotiation of this Agreement. Any agreement on the use of incentives should be set forth in an exhibit attached to this Agreement.
8.2.1	Progress Payments	Enter the day of the month when Design-Builder shall submit its Application for Payment.
8.3.1	Retainage	Enter the percentage Owner will retain from Progress Payments to Design-Builder until fifty percent (50%) of the Work is completed. Owner should recognize that it creates undue hardship to hold retainage on Subcontractors that have completed their work early in the Project. Owner should accordingly consider releasing retainage on Subcontractors that complete work early in the Project, providing that these Subcontractors have satisfactorily performed their portion of the Work. The parties are provided the option of modifying the retainage provision by checking the box. This option excludes from retainage the Design-Builder's General Conditions costs and amounts paid to Design-Builder's Design Consultant. The rationale for selecting this option is that the Design-Builder is obligated to pay its General Conditions costs in full each month and that under the design-bid-build delivery method, the Owner typically does not retain sums from its Designer.

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Section	Title	Instruction
8.3.2	Release of Retainage	This section requires the Owner to release retainage to the Design-Builder. If the Design-Builder and Owner have established a warranty reserve in accordance with Section 7.5.23, the parties shall establish an escrow account at this time.
8.5	Interest	The parties should enter the rate at which interest will accrue on Design-Builder's payments if unpaid five (5) days after due. Late payment creates a hardship for Design-Builder, its Design Consultants, and Subcontractors.
8.6	Record Keeping	The Owner is provided access to Design-Builder's accounting information as it relates to Costs of the Work. However, if the parties have agreed to multipliers or markups, the time to challenge and negotiate those percentages is at the time the parties execute the Agreement and not during the Project or after it has been completed. Accordingly, the Owner can at any time audit these percentages only to confirm that such percentage has been properly charged and not to challenge the composition of such percentage.
9.1.3	Termination for Convenience: Overhead and Profit	The parties should choose prior to execution of the Agreement the method that will be used to determine overhead and profit paid to Design-Builder in the event Owner terminates Design-Builder for its convenience. The parties may choose to set percentage rates for overhead and profit prior to execution of the Agreement, or may choose to determine reasonable sums to be paid for overhead and profit at the time of the termination. If the parties choose to set overhead and profit rates prior to execution of the Agreement, the percentages should be entered in Section 9.1.3.
9.2	Termination for Convenience: Additional Payments	Although it is important for Owner to have a process for terminating this Agreement for convenience, the process must consider the interests of Design-Builder. If Owner terminates this Agreement for its own convenience, compensating Design-Builder for its costs will not be adequate because Design-Builder will have committed its resources for a small amount of revenue. Therefore, in addition to the overhead and profit paid in Section 9.1, Owner shall pay Design-Builder an additional sum, calculated as a percentage of the remaining balance of the Contract Price or, if a GMP or Lump Sum has not been established, the remaining balance of the most recent estimated Contract Price. Enter the percentages Owner shall pay Design-Builder if Owner terminates this Agreement for its own convenience prior to or after the start of construction.
9.3	Termination for Convenience: Owner's Use of Work Product	Owner should not use the Termination for Convenience clause to obtain Design-Builder's valuable design concepts and then seek lower bids from another design-builder. If Owner terminates this Agreement for its own convenience, and chooses to proceed with the Project using Design-Builder's Work Product, Owner should pay an additional sum for the use of Design-Builder's Work Product pursuant to Section 5.3.
Article 10	Representatives of the Parties	Enter the name, title, address and telephone number of Owner's Senior Representative and Owner's Representative at Sections 10.1.1 and 10.1.2, respectively. Enter the name, title, address and telephone number of Design-Builder's Senior Representative and Design-Builder's Representative at Sections 10.2.1 and 10.2.2, respectively. The parties can elect to establish these Representatives during the performance of the Project rather than at the time of execution of this Agreement. If Representatives are identified after execution of the Agreement, an appropriate amendment should be made to the Agreement at the time these individuals are designated.
11.1	Insurance	Attach an Insurance Exhibit setting forth in detail the insurance coverages required for the Project. Parties are advised to familiarize themselves with the terms of Article 5 of the General Conditions of Contract, Insurance and Bonds, and to consult their insurance advisor.

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Section	Title	Instruction
11.2	Bonds	Enter the type and amount of bonds or other performance security required for the Project. Where bonding is not required by statute, Owner may want to evaluate the project risks versus the bonding costs in deciding what type of performance security to require.
12.1	Other Provisions	Insert any other provisions. For example, the parties may elect to have disputes resolved through litigation rather than arbitration, in which case the following optional language in this Section should be included.
12.2	Listing of Exhibits	Include a listing of exhibits and documents incorporated or referenced in the Agreement. This listing includes the exhibits and documents referenced in the Agreement. Additional documents or exhibits referenced in the Agreement should be listed here.
13	Limitation of Liability	This provision establishes a limit of liability of Design-Builder's liability for the Project.

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Progressive Design-Build Agreement

This document has important legal consequences. Consultation with an attorney is recommended with respect to its completion or modification.

This **AGREEMENT** is made as of the 30th day of November in the year of 2021, by and between the following parties, for services in connection with the Project identified below:

OWNER:
(Name and address)

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

DESIGN-BUILDER:
(Name and address)

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

PROJECT DESIGNER:
Timmons Group, Inc.
5410 Trinity Road
Suite 102
Raleigh, NC 27607

PROJECT:
(Include Project name and location as it will appear in the Contract Documents)
As described in Exhibit A

Friendship Public Utilities Extension (TOHS #08-138)
Holly Springs New Hill Road

In consideration of the mutual covenants and obligations contained herein, Owner and Design-Builder agree as set forth herein.

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Article 1

General

1.1 Duty to Cooperate. Owner and Design-Builder commit at all times to cooperate fully with each other, and proceed on the basis of trust and good faith to permit each party to realize the benefits afforded under this Agreement.

1.2 Definitions. Terms, words and phrases used in this Agreement shall have the meanings given them in DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder* (2010 Edition) ("General Conditions of Contract").

1.3 Design Services. Design-Builder shall, consistent with applicable state licensing laws, provide design services, including ~~architectural,~~ engineering, and other design professional services required by this Agreement. Such design services shall be provided through qualified, licensed design professionals who are either (i) employed by Design-Builder, or (ii) procured by Design-Builder from independent sources. Nothing in this Agreement is intended to create any legal or contractual relationship between Owner and any independent design professional.

Article 2

Design-Builder's Services and Responsibilities

2.1 General Services.

2.1.1 Owner shall provide Design-Builder with Owner's Project Criteria describing Owner's program requirements and objectives for the Project as set forth in Exhibit A. Owner's Project Criteria shall include Owner's use, space, price, time, site, performance, and expandability requirements. Owner's Project Criteria may include conceptual documents, design specifications, design performance specifications, and other technical materials and requirements prepared by or for Owner.

2.1.2 If Owner's Project Criteria have not been developed prior to the execution of this Agreement, Design-Builder will assist Owner in developing Owner's Project Criteria, with such service deemed to be an additional service for which additional compensation shall be paid by Owner to Design-Builder. If Owner has developed Owner's Project Criteria prior to executing this Agreement, Design-Builder shall review and prepare a written evaluation of such criteria, including recommendations to Owner for different and innovative approaches to the design and construction of the Project. The parties shall meet to discuss Design-Builder's written evaluation of Owner's Project Criteria and agree upon what revisions, if any, should be made to such criteria.

2.2 Phased Services.

2.2.1 Phase 1 Services. Design-Builder shall perform the services of design, pricing, and other services for the Project based on Owner's Project Criteria, as may be revised in accordance with Section 2.1 hereof, as set forth in Exhibit B, Scope of Services. Design-Builder shall perform such services to the level of completion required for Design-Builder and Owner to establish the Contract Price for Phase 2, as set forth in Section 2.3 below. The Contract Price for Phase 2 shall be developed during Phase 1 on an “open-book” basis. Design-Builder’s Compensation for Phase 1 Services is set forth in Section 7.0 herein. The level of completion required for Phase 1 Services is defined in Exhibit B, Scope of Services (either as a percentage of design completion or by defined deliverables).

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2.2.2 Phase 2 Services. Design-Builder's Phase 2 services shall consist of the completion of design services for the Project, the procurement of all materials and equipment for the Project, the performance of construction services for the Project, the start-up, testing, and commissioning of the Project, and the provision of warranty services, all as further described in the Contract Price Amendment. Upon receipt of Design-Builder's proposed Contract Price for Phase 2, Owner may proceed as set forth in Article 2.3.

2.3 Proposal. Upon completion of the Phase 1 Services and any other Basis of Design Documents upon which the parties may agree, Design-Builder shall submit a proposal to Owner (the "Proposal") for the completion of the design and construction for the Project for the Contract Price, which may be based on Lump Sum or Design-Builder's Fee and Cost of the Work with an option for a Guaranteed Maximum Price (GMP).

2.3.1 The Proposal shall include the following unless the parties mutually agree otherwise:

2.3.1.1 The Contract Price that may be based on a Lump Sum or Design-Builder's Fee and Cost of the Work, with an option for a GMP, which shall be the sum of:

i. Design-Builder's Fee as defined in Section 7.4.1 hereof;
ii. The estimated Cost of the Work as defined in Section 7.5 hereof, inclusive of any Design-Builder's Contingency as defined in Section 7.6.2 hereof; and
iii. If applicable, any prices established under Section 7.1.3 hereof;

2.3.1.2 The Basis of Design Documents, which may include, by way of example, Owner's Project Criteria, which are set forth in detail and are attached to the Proposal;

2.3.1.3 A list of the assumptions and clarifications made by Design-Builder in the preparation of the Proposal, which list is intended to supplement the information contained in the drawings and specifications and is specifically included as part of the Basis of Design Documents;

2.3.1.4 The Scheduled Substantial Completion Date upon which the Proposal is based, to the extent said date has not already been established under Section 6.2.1 hereof, and a schedule upon which the Scheduled Substantial Completion Date is based and a Project Schedule for the Work;

2.3.1.5 If applicable, a list of Allowance Items, Allowance Values, and a statement of their basis;

2.3.1.6 If applicable, a schedule of alternate prices;

2.3.1.7 If applicable, a schedule of unit prices;

2.3.1.8 If applicable, a statement of Additional Services which may be performed but which are not included in the Proposal, and which, if performed, shall be the basis for an increase in the Contract Price and/or Contract Time(s);

2.3.1.9 If applicable, a Savings provision;

2.3.1.10 If applicable, Performance Incentives;

2.3.1.11 The time limit for acceptance of the Proposal; and

2.3.1.12 An Owner's permit list, a list detailing the permits and governmental approvals that Owner will bear responsibility to obtain.

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2.3.2 Review and Adjustment to Proposal.

2.3.2.1 After submission of the Proposal, Design-Builder and Owner shall meet to discuss and review the Proposal. If Owner has any comments regarding the Proposal, or finds any inconsistencies or inaccuracies in the information presented, it shall promptly give written notice to Design-Builder of such comments or findings. If appropriate, Design-Builder shall, upon receipt of Owner's notice, make appropriate adjustments to the Proposal.

2.3.2.3 Acceptance of Proposal. If Owner accepts the Proposal, as may be amended by Design-Builder, the Contract Price and its basis shall be set forth in an amendment to this Agreement, when mutually agreed between the parties (Contract Price Amendment). Once the parties have agreed upon the Contract Price and Owner has issued a Notice to Proceed with Phase 2, Design-Builder shall perform the Phase 2 Services, all as further described in the Contract Price Amendment, as it may be revised.

2.3.2.4 Failure to Accept the Proposal. If Owner rejects the Proposal, or fails to notify Design-Builder in writing on or before the date specified in the Proposal that it accepts the Proposal, the Proposal shall be deemed withdrawn and of no effect. In such event, Owner and Design-Builder shall meet and confer as to how the Project will proceed, with Owner having the following options:

i. Owner may suggest modifications to the Proposal, whereupon, if such modifications are accepted in writing by Design-Builder, the Proposal shall be deemed accepted and the parties shall proceed in accordance with Section 2.3.2.3 above;

ii. Owner may authorize Design-Builder to continue to proceed with the Work on the basis of reimbursement as provided in Section 7.1.2 hereof without a Contract Price, in which case all references in this Agreement to the Contract Price shall not be applicable; or

iii. Owner may terminate this Agreement for convenience in accordance with Article 9 hereof; provided, however, in this event, Design-Builder shall not be entitled to the payment provided for in Section 9.2 hereof.

If Owner fails to exercise any of the above options, Design-Builder shall have the right to (a) continue with the Work as if Owner had elected to proceed in accordance with Item 2.3.2.4 ii. above, and be paid by Owner accordingly, unless and until Owner notifies it in writing to stop the Work, (b) suspend performance of Work in accordance with Section 11.3.1 of the General Conditions of Contract, provided, however, that in such event Design-Builder shall not be entitled to the payment provided for in Section 9.2 hereof, or (c) may give written notice to Owner that it considers this Agreement completed. If Owner fails to exercise any of the options under Section 2.3.2.4 within ten (10) days of receipt of Design-Builder's notice, then this Agreement shall be deemed completed. If Owner terminates the relationship with Design-Builder under Section 2.3.2.4(iii), or if this Agreement is deemed completed under this paragraph, then Design-Builder shall have no further liability or obligations to Owner under this Agreement.

Article 3

Contract Documents

3.1 The Contract Documents are comprised of the following:

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3.1.1 All written modifications, amendments, minor changes, and Change Orders to this Agreement issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Agreement Between Owner and Design-Builder* (2010 Edition) ("General Conditions of Contract");

3.1.2 The Contract Price Amendment referenced in Section 2.3.2.3 herein or the Proposal accepted by Owner in accordance with Section 2.3 herein.

3.1.3 This Agreement, including all exhibits (List for example, performance standard requirements, performance incentive arrangements, markup exhibits, allowances, unit prices, or exhibit detailing offsite reimbursable personnel) but excluding, if applicable, the Contract Price Amendment;

3.1.4 The General Conditions of Contract;

3.1.5 Construction Documents prepared and approved in accordance with Section 2.4 of the General Conditions of Contract;

3.1.6 Exhibit A – Owner's Project Criteria
Exhibit B – Scope of Services
Exhibit C – Phase 1 Pricing Methodology
Exhibit D – Project Schedule
Exhibit E – Insurance Exhibit

3.1.7 The following other documents, if any:
Project design documents (drawings and specifications) to be prepared during Phase 1 of the project will be the basis of setting contract price for Phase 2 Services.

Article 4

Interpretation and Intent

4.1 Design-Builder and Owner, at the time of acceptance of the Proposal by Owner in accordance with Section 2.3 hereof, shall carefully review all the Contract Documents, including the various documents comprising the Basis of Design Documents for any conflicts or ambiguities. Design-Builder and Owner will discuss and resolve any identified conflicts or ambiguities prior to execution of the Agreement, or if applicable, prior to Owner's acceptance of the Proposal.

4.2 The Contract Documents are intended to permit the parties to complete the Work and all obligations required by the Contract Documents within the Contract Time(s) for the Contract Price. The Contract Documents are intended to be complementary and interpreted in harmony so as to avoid conflict, with words and phrases interpreted in a manner consistent with construction and design industry standards. In the event inconsistencies, conflicts, or ambiguities between or among the Contract Documents are discovered after Owner's acceptance of the Proposal, Design-Builder and Owner shall attempt to resolve any ambiguity, conflict, or inconsistency informally, recognizing that the Contract Documents shall take precedence in the order in which they are listed in Section 3.1 hereof. *(Note, the parties are strongly encouraged to establish in the Contract Price Amendment or Proposal (as applicable) the priority of the various documents comprising such exhibit or proposal.)*

4.3 Terms, words, and phrases used in the Contract Documents, including this Agreement, shall have the meanings given them in the General Conditions of Contract.

4.4 If Owner's Project Criteria contain design specifications: (a) Design-Builder is entitled to reasonably rely on the accuracy of the information represented in the design specifications and their compatibility with other information set forth in Owner's Project Criteria, including any design performance specifications; and (b) Design-Builder shall be entitled to an adjustment in its Contract Price and/or

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Contract Time(s) to the extent Design-Builder's cost and/or time of performance have been adversely impacted by such inaccurate design specification.

4.5 The Contract Documents form the entire agreement between Owner and Design-Builder and by incorporation herein are as fully binding on the parties as if repeated herein. No oral representations or other agreements have been made by the parties except as specifically stated in the Contract Documents.

Article 5

Ownership of Work Product

5.1 Work Product. All drawings, specifications and other documents and electronic data, including such documents identified in the General Conditions of Contract, furnished by Design-Builder to Owner under this Agreement ("Work Product") are deemed to be instruments of service and Design-Builder shall retain the ownership and property interests therein, including but not limited to any intellectual property rights, copyrights, and/or patents, subject to the provisions set forth in Sections 5.2 through 5.5 below.

5.2 Owner's Limited License upon Project Completion and Payment in Full to Design-Builder. Upon Owner's payment in full for all Work performed under the Contract Documents, Design-Builder shall grant Owner a limited license to use the Work Product in connection with Owner's occupancy of the Project, conditioned on Owner's express understanding that its alteration of the Work Product without the involvement of Design-Builder is at Owner's sole risk and without liability or legal exposure to Design-Builder or anyone working by or through Design-Builder, including Design Consultants of any tier (collectively the "Indemnified Parties"), and on the Owner's obligation to provide the indemnity set forth in Section 5.5 herein.

5.3 Owner's Limited License upon Owner's Termination for Convenience or Design-Builder's Election to Terminate. If Owner terminates this Agreement for its convenience as set forth in Article 9 hereof, or if Design-Builder elects to terminate this Agreement in accordance with Section 11.4 of the General Conditions of Contract, Design-Builder shall, upon Owner's payment in full of the amounts due Design-Builder under the Contract Documents, grant Owner a limited license to use the Work Product to complete the Project and subsequently occupy the Project, and Owner shall thereafter have the same rights as set forth in Section 5.2 above, conditioned on the following:

5.3.1 Use of the Work Product is at Owner's sole risk without liability or legal exposure to any Indemnified Party, and on the Owner's obligation to provide the indemnity set forth in Section 5.5 herein, and

5.3.2 Owner agrees to pay Design-Builder the additional sum of Dollars ($ 0.00) as compensation for the right to use the Work Product to complete the Project and subsequently use the Work Product in accordance with Section 5.2 if Owner resumes the Project through its employees, agents, or third parties.

5.4 Owner's Limited License upon Design-Builder's Default. If this Agreement is terminated due to Design-Builder's default pursuant to Section 11.2 of the General Conditions of Contract, then Design-Builder grants Owner a limited license to use the Work Product to complete the Project and subsequently occupy the Project, and Owner shall thereafter have the same rights and obligations as set forth in Section 5.2 above. Notwithstanding the preceding sentence, if it is ultimately determined that Design-Builder was not in default, Owner shall be deemed to have terminated the Agreement for convenience, and Design-Builder shall be entitled to the rights and remedies set forth in Section 5.3 above.

5.5 Owner's Indemnification for Use of Work Product. Owner recognizes that in the event of an early termination of the Work, whether for convenience or for cause, Design-Builder will not have the opportunity to finish or to finalize its Work Product. Therefore, if Owner uses the Work Product, in whole or in part, or if Owner is required to indemnify any Indemnified Parties based on the use or alteration of the Work Product under any of the circumstances identified in this Article 5, Owner shall defend,

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indemnify, and hold harmless the Indemnified Parties from and against any and all claims, damages, liabilities, losses, and expenses, including attorneys' fees, arising out of or resulting from the use or alteration of the Work Product, to the fullest extent permitted by applicable law.

Article 6

Contract Time

6.1 Date of Commencement. The Phase 1 Services shall commence within five (5) days of Design-Builder's receipt of Owner's Notice to Proceed unless the parties mutually agree otherwise in writing. The Work shall commence within five (5) days of Design-Builder's receipt of Owner's Notice to Proceed for Phase 2 Services ("Date of Commencement") if the Proposal is accepted and the Contract Price Amendment is amended to this Agreement unless the parties mutually agree otherwise in writing.

6.2 Substantial Completion and Final Completion.

6.2.1 Substantial Completion of the entire Work shall be achieved no later than February 28, 2023 (__N/A_____) calendar days after the Date of Commencement ("Scheduled Substantial Completion Date").

[At the parties' option, the following supplemental language may be inserted at the end of Section 6.2.1.]

☒ The parties agree that the definition for Substantial Completion set forth in Section 1.2.18 of the General Conditions of Contract is hereby modified to read as follows:

"*Substantial Completion* is the date on which the Work, or an agreed upon portion of the Work, is sufficiently complete in accordance with the Contract Documents so that Owner can occupy and use the Project or a portion thereof for its intended purposes, ~~provided, however, that Substantial Completion shall be deemed to have been achieved no later than the date of issuance of a Temporary Certificate of Occupancy issued by the local building official, if a Temporary Certificate of Occupancy is applicable to the Project.~~"

6.2.2 Interim milestones and/or Substantial Completion of identified portions of the Work shall be achieved as follows: *(Insert any interim milestones ("Scheduled Interim Milestone Dates") for portions of the Work with different scheduled dates for Substantial Completion.)*

Interim milestones if applicable will be identified in the Proposal.

6.2.3 Final Completion of the Work or identified portions of the Work shall be achieved as expeditiously as reasonably practicable. Final Completion is the date when all Work is complete pursuant to the definition of Final Completion set forth in Section 1.2.7 of the General Conditions of Contract.

6.2.4 All of the dates set forth in this Article 6 ("Contract Time(s)") shall be subject to adjustment in accordance with the General Conditions of Contract.

6.3 Time is of the Essence. Owner and Design-Builder mutually agree that time is of the essence with respect to the dates and times set forth in the Contract Documents.

6.4 Liquidated Damages. Design-Builder understands that if Substantial Completion is not attained by the Scheduled Substantial Completion Date, Owner will suffer damages which are difficult to determine and accurately specify. Design-Builder agrees that if Substantial Completion is not attained by _____ (____28_____) days after the Scheduled Substantial Completion Date (the "LD Date"), Design-Builder shall pay Owner ___One Thousand_____ Dollars ($____1000___) as liquidated damages for each day that Substantial Completion extends beyond the LD Date. *(If a GMP*

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is not established upon execution of this Agreement, the parties should consider setting liquidated damages after GMP negotiations.)

[The parties may want to consider the following supplemental language within Section 6.4 if they want to assess liquidated damages for failing to meet Final Completion. In this case, the first sentence in Section 6.2.3 should be deleted and replaced with the following language.]

☐ Design-Builder understands that if Final Completion is not achieved within _____ days of Substantial Completion Date, Owner will suffer damages which are difficult to determine and accurately specify. Design-Builder agrees that if Final Completion is not achieved within _____ (_____) days of Substantial Completion, Design-Builder shall pay to Owner _____ Dollars ($_____), as liquidated damages for each calendar day that Final Completion is delayed beyond the above-referenced number of days.

[In lieu of the liquidated damages specified in Section 6.4 or the alternate provided herein, the Parties may decide that the Agreement will provide for actual damages in the event of Project delay, with Owner being cautioned that there is a waiver of consequential damages under Section 10.5.1 of the General Conditions of Contract. In this case, delete Sections 6.4 and 6.5 and insert the following.]

☐ 6.4 Design-Builder and Owner have agreed not to provide for liquidated damages in this Agreement for failure of Design-Builder to achieve the Contract Time(s) set forth in this Article 6. Design-Builder understands, however, that Owner may suffer actual damages in the event the Contract Time(s) set forth herein are not achieved. Owner shall be able to recover damages from Design-Builder to the extent it can demonstrate that said actual damages have been incurred, are directly related and caused by Design-Builder's failure to meet the Contract Time(s) set forth herein, and are not waived by Section 10.5.1 of the General Conditions of Contract. Notwithstanding the foregoing in no event shall Design-Builder's liability for actual damages for delays exceed _____ Dollars ($_____).

6.5 Any liquidated damages assessed pursuant to this Agreement shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties, and any other damages, whether special or consequential, and of whatsoever nature, incurred by Owner which are occasioned by any delay in achieving Substantial Completion, Interim Milestone Dates (if any) or Final Completion.

[The Parties may also desire to cap the liquidated damages payable under this Agreement, in which case the following language should be included at the end of Section 6.5.]

☒ Owner and Design-Builder agree that the maximum aggregate liability Design-Builder has for any liquidated damages that may be assessed under this Agreement shall be Fifty Thousand Dollars ($ 50,000).

6.6 Early Completion Bonus. If Substantial Completion is attained on or before January 31, 2023 (N/A) days before the Scheduled Substantial Completion Date (the "Bonus Date"), Owner shall pay Design-Builder at the time of Final Payment under Section 8.4 hereof an early completion bonus of One Thousand Dollars ($ 1,000) for each day that Substantial Completion is attained earlier than the Bonus Date. *(If a GMP is not established upon execution of this Agreement, the parties should consider setting the early completion bonus after GMP negotiations. If an early completion bonus is applicable to any dates set forth in Section 6.2.2 or 6.2.3 hereof, this Section 6.6 will need to be modified accordingly.)*

[The Parties may also desire to cap the early completion bonus payable under Section 6.6 in which case the following language should be included.]

☐ Owner and Design-Builder agree that the maximum aggregate amount that Design-Builder shall receive as the early Completion Bonus is Fifty Thousand Dollars ($ 50,000).

6.7 ***[The Parties may also desire to modify Article 8.2.2 of the General Conditions of Contract relative to compensability of delays that would cause the Contract Time(s) to be extended. In such case, the following option can be used.]***

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☒ In addition to Design-Builder's right to a time extension for those events set forth in Section 8.2.1 of the General Conditions of Contract, Design-Builder shall also be entitled to an appropriate adjustment of the Contract Price for those events set forth in Section 8.2.1 of the General Conditions of Contract, provided, however, for Force Majeure Events, Design-Builder shall be entitled to an increase in the Contract Price providing that: (i) said events must exceed 30 cumulative days before Design-Builder is entitled to additional compensation; and (ii) said additional compensation shall be limited to:

[Check one box only]

☐ $ _____ dollars a day for each day work is delayed beyond the Scheduled Substantial Completion Date.

or

☒ the direct costs and expenses Design-Builder can demonstrate it has reasonably actually incurred as a result of such event.

Article 7

Contract Price

7.1 Contract Price.

7.1.1 Owner shall pay Design-Builder in accordance with Article 6 of the General Conditions of Contract the sum of One Million Nine Hundred Seventeen Thousand Six Hundred Eighty Seven Dollars ($ 1,917,687.00) for the Phase 1 Services, subject to adjustments made in accordance with the General Conditions of Contract. Unless otherwise provided in the Contract Documents, the Phase 1 Services compensation is deemed to include all sales, use, consumer and other taxes mandated by applicable Legal Requirements.

The Contract sum for Phase 1 Services has been determined based on the Design-Builder's (Contractor's) costs for Phase 1 Services, plus the costs of Designer's services, as outlined in Exhibit A attached and made part of this Agreement. Exibit A provides for language to purchase materials prior to execution of Phase 2 Services.

7.1.2 For Phase 2 Services, Owner shall pay Design-Builder in accordance with Article 7 of the General Conditions of Contract a contract price ("Contract Price") equal to the Lump Sum amount set forth in Section 7.2 hereof or in the Contract Price Amendment, or equal to the Design-Builder's Fee (as defined in Section 7.4 hereof) plus the Cost of the Work (as defined in Section 7.5 hereof), subject to any GMP established in Section 7.6 hereof or as set forth in the Contract Price Amendment and any adjustments made in accordance with the General Conditions of Contract.

The Contract Price for Phase 2 services will be determined at the completion of Phase 1 Services and will be as outlined in the Design-Builder's Proposal. Contract language in the following sections of Article 7 may be incorporated into this agreement by Amendment as determined to be applicable to the Proposal,

~~7.1.3 For the specific Work set forth below, Owner agrees to pay Design-Builder, as part of the Contract Price, on the following basis: *(This is an optional section intended to provide the parties with flexibility to identify and price limited services.)*~~

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7.2 Lump Sum. Owner shall pay Design-Builder in accordance with Article 6 of the General Conditions of Contract the sum of _____ Dollars ($ _____) ("Contract Price") for the Work for Phase 2 Services, subject to adjustments made in accordance with the General Conditions of Contract. Unless otherwise provided in the Contract Documents, the Contract Price is deemed to include all sales, use, consumer and other taxes mandated by applicable Legal Requirements.

7.3 Markups for Changes. If the Contract Price requires an adjustment due to changes in the Work, and the cost of such changes is determined under Sections 9.4.1.3 or 9.4.1.4 of the General Conditions of Contract, the following markups shall be allowed on such changes:

7.3.1 For additive Change Orders, including additive Change Orders arising from both additive and deductive items, it is agreed that Design-Builder shall receive a Fee of _____ percent (_____%) of the additional costs incurred for that Change Order, plus any other markups set forth at Exhibit _____ hereto.

7.3.2 For deductive Change Orders, including deductive Change Orders arising from both additive and deductive items, the deductive amounts shall include:

[Check one box only]

☐ No additive reduction to account for Design-Builder's Fee or any other markup.

or

☒ An amount equal to the sum of: (a) _____ percent (_____%) applied to the direct costs of the net reduction (which amount will account for a reduction associated with Design-Builder's Fee); plus (b) any other markups set forth at Exhibit _____ hereto applied to the direct costs of the net reduction.

7.4 Design-Builder's Fee.

7.4.1 Design-Builder's Fee shall be:

(Choose one of the following:)

☐ _____ Dollars ($ _____), as adjusted in accordance with Section 7.4.2 below.

or

☐ _____ percent (_____%) of the Cost of the Work, as adjusted in accordance with Section 7.4.2 below.

7.4.2 Design-Builder's Fee will be adjusted as follows for any changes in the Work:

7.4.2.1 For additive Change Orders, including additive Change Orders arising from both additive and deductive items, it is agreed that Design-Builder shall receive a Fee of _____ percent (_____%) of the additional Costs of the Work incurred for that Change Order, plus any other markups set forth at Exhibit _____ hereto.

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7.4.2.2 For deductive Change Orders, including deductive Change Orders arising from both additive and deductive items, the deductive amounts shall include:

[Check one box only]

☐ No additional reduction to account for Design-Builder's Fee or any other markup.

or

☐ An amount equal to the sum of: (a) _____ percent (_____ %) applied to the direct costs of the net reduction (which amount will account for a reduction associated with Design-Builder's Fee); plus (b) any other markups set forth at Exhibit ___ hereto applied to the direct costs of the net reduction.

7.5 Cost of the Work.

7.5.1 The term Cost of the Work shall mean costs reasonably incurred by Design-Builder in the proper performance of the Work. The Cost of the Work shall include only the following:

7.5.1.1 Wages of direct employees of Design-Builder performing the Work at the Site or, with Owner's agreement, at locations off the Site, provided, however, that the costs for those employees of Design-Builder performing design services shall be calculated on the basis of prevailing market rates for design professionals performing such services or, if applicable, those rates set forth in an exhibit to this Agreement.

7.5.1.2 Wages or salaries of Design-Builder's supervisory and administrative personnel engaged in the performance of the Work and who are located at the Site or working off-Site to assist in the production or transportation of material and equipment necessary for the Work.

7.5.1.3 Wages or salaries of Design-Builder's personnel stationed at Design-Builder's principal or branch offices, but only to the extent said personnel are identified in Exhibit __ _____ and performing the function set forth in said Exhibit. The reimbursable costs of personnel stationed at Design-Builder's principal or branch offices shall include a _____ percent (_____%) markup to compensate Design-Builder for the Project-related overhead associated with such personnel.

7.5.1.4 Costs incurred by Design-Builder for employee benefits, premiums, taxes, insurance, contributions and assessments required by law, collective bargaining agreements, or which are customarily paid by Design-Builder, to the extent such costs are based on wages and salaries paid to employees of Design-Builder covered under Sections 7.5.1.1 through 7.5.1.3 hereof.

[In lieu of the language in Section 7.5.1.4 above, Design-Builder and Owner may want to include the following language:]

☐ A multiplier of _____ percent (_____ %) shall be applied to the wages and salaries of the employees of Design-Builder covered under Sections 7.5.1.1 through 7.5.3.3 hereof.

7.5.1.5 The reasonable portion of the cost of travel, accommodations and meals for Design-Builder's personnel necessarily and directly incurred in connection with the performance of the Work.

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~~7.5.1.6 Payments properly made by Design-Builder to Subcontractors and Design Consultants for performance of portions of the Work, including any insurance and bond premiums incurred by Subcontractors and Design Consultants.~~

~~7.5.1.7 Costs incurred by Design-Builder in repairing or correcting defective, damaged or nonconforming Work (including any warranty or corrective Work performed after Substantial Completion), provided that such Work was beyond the reasonable control of Design-Builder, or caused by the ordinary mistakes or inadvertence, and not the negligence, of Design-Builder or those working by or through Design-Builder. If the costs associated with such Work are recoverable from insurance, Subcontractors or Design Consultants, Design-Builder shall exercise best efforts to obtain recovery from the appropriate source and provide a credit to Owner if recovery is obtained.~~

~~7.5.1.8 Costs, including transportation, inspection, testing, storage, and handling of materials, equipment, and supplies incorporated or reasonably used in completing the Work.~~

~~7.5.1.9 Costs less salvage value of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the workers that are not fully consumed in the performance of the Work and which remain the property of Design-Builder, including the costs of transporting, inspecting, testing, handling, installing, maintaining, dismantling, and removing such items.~~

~~7.5.1.10 Costs of removal of debris and waste from the Site.~~

~~7.5.1.11 The reasonable costs and expenses incurred in establishing, operating and demobilizing the Site office, including the cost of facsimile transmissions, long-distance telephone calls, postage and express delivery charges, telephone service, photocopying, and reasonable petty cash expenses.~~

~~7.5.1.12 Rental charges and the costs of transportation, installation, minor repairs and replacements, dismantling and removal of temporary facilities, machinery, equipment and hand tools not customarily owned by the workers, which are provided by Design-Builder at the Site, whether rented from Design-Builder or others, and incurred in the performance of the Work.~~

~~7.5.1.13 Premiums for insurance and bonds required by this Agreement or the performance of the Work.~~

~~7.5.1.14 All fuel and utility costs incurred in the performance of the Work.~~

~~7.5.1.15 Sales, use, or similar taxes, tariffs, or duties incurred in the performance of the Work.~~

~~7.5.1.16 Legal costs, court costs, and costs of mediation and arbitration reasonably arising from Design-Builder's performance of the Work, provided such costs do not arise from disputes between Owner and Design-Builder.~~

~~7.5.1.17 Costs for permits, royalties, licenses, tests and inspections incurred by Design-Builder as a requirement of the Contract Documents.~~

~~7.5.1.18 The cost of defending suits or claims for infringement of patent rights arising from the use of a particular design, process, or product required by Owner, paying legal judgments against Design-Builder resulting from such suits or claims, and paying settlements made with Owner's consent.~~

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7.5.1.19 Deposits which are lost, except to the extent caused by Design-Builder's negligence.

7.5.1.20 Costs incurred in preventing damage, injury, or loss in case of an emergency affecting the safety of persons and property.

7.5.1.21 Accounting and data processing costs related to the Work.

7.5.1.22 Other costs reasonably and properly incurred in the performance of the Work to the extent approved in writing by Owner.

[Design-Builder and Owner may want to consider adding the following Section 7.5.1.23 to address the payment of warranty work:]

☐ 7.5.1.23 Owner and Design-Builder agree that an escrow account in the amount of _____ Dollars ($_____) shall be established prior to Final Completion, which escrow shall be used to reimburse Design-Builder for the Costs of the Work incurred after Final Completion to perform warranty Work. The escrow agreement will provide that any sums not used at the expiration of the warranty period shall be returned to Owner, subject to any savings Design-Builder may be entitled to under this Agreement. In the event the warranty escrow account is exhausted, but funds remain under the GMP, Owner shall be obligated to pay Design-Builder the Costs of the Work incurred after Final Completion to perform warranty Work up to the GMP.

7.5.2 Non-Reimbursable Costs. The following shall be excluded from the Cost of the Work:

7.5.2.1 Compensation for Design-Builder's personnel stationed at Design-Builder's principal or branch offices, except as provided for in Sections 7.5.1.1, 7.5.1.2, and 7.5.1.3 hereof.

7.5.2.2 Overhead and general expenses, except as provided for in Section 7.5.1 hereof, or which may be recoverable for changes to the Work.

7.5.2.3 The cost of Design-Builder's capital used in the performance of the Work.

7.5.2.4 If the parties have agreed on a GMP, costs that would cause the GMP, as adjusted in accordance with the Contract Documents, to be exceeded.

(The parties shall comply with the following Section 7.6 based upon whether the GMP is agreed upon before the execution of this Agreement or will be developed and agreed upon after execution of this Agreement. If the parties do not use a GMP, this Section 7.5 shall be deemed inapplicable and compensation to Design-Builder shall be based on those fees and costs identified in the balance of this Article 7.)

7.6 The Guaranteed Maximum Price.

7.6.1 Design-Builder guarantees that it shall not exceed the GMP of _____ Dollars ($_____). Documents used as a basis for the GMP shall be identified in the Contract Price Amendment to this Agreement. Design-Builder does not guarantee any specific line item provided as part of the GMP, and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item. Design-Builder agrees, however, that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with the Contract Documents. *(While the Contract Price Amendment will be developed in advance or concurrently with the execution of this Agreement, it is recommended that such exhibit include the items set forth in Section 2.3 above, to ensure that the basis for the GMP is well understood).*

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[In lieu of 7.6.1, Owner and Design-Builder may want to include the following language.]

☐ Design-Builder guarantees that it shall not exceed the GMP of _____ Dollars ($_____). Documents used as basis for the GMP shall be identified as the Contract Price Amendment to this Agreement. Design-Builder does not guarantee any specific line item provided as part of the GMP, provided, however, that it does guarantee the line item for its general project management and general conditions costs, in the amount of _____ Dollars ($_____), and as set forth in the Contract Price Amendment ("General Conditions Cap"). Design-Builder agrees that it will be responsible for paying the applicable general conditions costs in excess of the General Conditions Cap, as well as be responsible for all costs of completing the Work which exceed the GMP, as said general conditions line item and the GMP may be adjusted in accordance with the Contract Documents, including but not limited to the markups for Change Orders set forth in Section 7.3 herein.

7.6.2 The GMP includes a Contingency in the amount of _____ Dollars ($_____) which is available for Design-Builder's exclusive use for unanticipated costs it has incurred that are not the basis for a Change Order under the Contract Documents. By way of example, and not as a limitation, such costs may include: (a) trade buy-out differentials; (b) overtime or acceleration; (c) escalation of materials; (d) correction of defective, damaged or nonconforming Work, design errors or omissions, however caused; (e) Subcontractor defaults; or (f) those events under Section 8.2.2 of the General Conditions of Contract that result in an extension of the Contract Time but do not result in an increase in the Contract Price. The Contingency is not available to Owner for any reason, including changes in scope or any other item which would enable Design-Builder to increase the GMP under the Contract Documents. Design-Builder shall provide Owner notice of all anticipated charges against the Contingency, and shall provide Owner as part of the monthly status report required by Section 2.1.2 of the General Conditions of Contract an accounting of the Contingency, including all reasonably foreseen uses or potential uses of the Contingency in the upcoming three (3) months. Design-Builder agrees that with respect to any expenditure from the Contingency relating to a Subcontractor default or an event for which insurance or bond may provide reimbursement, Design-Builder will in good faith exercise reasonable steps to obtain performance from the Subcontractor and/or recovery from any surety or insurance company. Design-Builder agrees that if Design-Builder is subsequently reimbursed for said costs, then said recovery will be credited back to the Contingency.

7.6.3 Savings.

7.6.3.1 If the sum of the actual Cost of the Work and Design-Builder's Fee (and, if applicable, any prices established under Section 7.1.3 hereof) is less than the GMP, as such GMP may have been adjusted over the course of the Project, the difference ("Savings") shall be shared as follows:

(Choose one of the following:)

☐ _____ percent (_____%) to Design-Builder and _____ percent (_____%) to Owner.

or

☐ The first _____ Dollars ($ _____) of Savings shall be provided to (choose either Design-Builder or Owner) _____, with the balance of Savings, if any, shared _____ percent (_____%) to Design-Builder and _____percent (_____%) to Owner.

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7.6.3.2 Savings shall be calculated and paid as part of Final Payment under Section 8.4 hereof, with the understanding that to the extent Design-Builder incurs costs after Final Completion which would have been payable to Design-Builder as a Cost of the Work, the parties shall recalculate the Savings in light of the costs so incurred, and Design-Builder shall be paid by Owner accordingly.

7.7 Allowance Items and Allowance Values.

7.7.1 Any and all Allowance Items, as well as their corresponding Allowance Values, are set forth in the Contract Price Amendment or the Proposal.

7.7.2 Design-Builder and Owner have worked together to review the Allowance Items and Allowance Values based on design information then available to determine that the Allowance Values constitute reasonable estimates for the Allowance Items. Design-Builder and Owner will continue working closely together during the preparation of the design to develop Construction Documents consistent with the Allowance Values. Nothing herein is intended in any way to constitute a guarantee by Design-Builder that the Allowance Item in question can be performed for the Allowance Value.

7.7.3 No work shall be performed on any Allowance Item without Design-Builder first obtaining in writing advanced authorization to proceed from Owner. Owner agrees that if Design-Builder is not provided written authorization to proceed by the date set forth in the Project schedule, due to no fault of Design-Builder, Design-Builder may be entitled to an adjustment of the Contract Time(s) and Contract Price.

7.7.4 The Allowance Value includes the direct cost of labor, materials, equipment, transportation, taxes, and insurance associated with the applicable Allowance Item. All other costs, including design fees, Design-Builder's overall project management and general conditions costs, overhead and Fee, are deemed to be included in the original Contract Price, and are not subject to adjustment notwithstanding the actual amount of the Allowance Item.

[Alternatively, the parties may want to delete Section 7.7.4 and add the following provision.]

☐ In the event the actual direct cost of labor, materials, equipment, transportation, taxes, and insurance associated with the applicable Allowance Item is _____ percent (_____%) greater than or less than the Allowance Value, Design-Builder and Owner agree that Design-Builder's right to Fee and markup shall be determined in accordance with Section 7.4.

7.7.5 Whenever the actual costs for an Allowance Item is more than or less than the stated Allowance Value, the Contract Price shall be adjusted accordingly by Change Order, subject to Section 7.7.4. The amount of the Change Order shall reflect the difference between actual costs incurred by Design-Builder for the particular Allowance Item and the Allowance Value.

7.8 Performance Incentives.

7.8.1 Owner and Design-Builder have agreed to the performance incentive arrangements set forth in Exhibit _____.

[The parties are encouraged to discuss and agree upon performance incentives that will influence project success. These incentives may consist of Award Fees, incentives for safety, personnel retention, client satisfaction, and similar items.]

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Article 8

Procedure for Payment

8.1 ~~Payment for Preliminary Services. Design-Builder and Owner agree upon the following method for partial and final payment to Design-Builder for the services hereunder: *(Insert terms.)*~~

8.2 Contract Price Progress Payments.

8.2.1 Design-Builder shall submit to Owner on the last business ( ) day of each month, beginning with the first month after the Date of Commencement, Design-Builder's Application for Payment in accordance with Article 6 of the General Conditions of Contract.

8.2.2 Owner shall make payment within Twenty-One (21) days after Owner's receipt of each properly submitted and accurate Application for Payment in accordance with Article 6 of the General Conditions of Contract, but in each case less the total of payments previously made, and less amounts properly withheld under Section 6.3 of the General Conditions of Contract.

8.2.3 If Design-Builder's Fee under Section 7.4 hereof is a fixed amount, the amount of Design-Builder's Fee to be included in Design-Builder's monthly Application for Payment and paid by Owner shall be proportional to the percentage of the Work completed, less payments previously made on account of Design-Builder's Fee.

8.3 Retainage on Progress Payments.

8.3.1 Owner will retain Five percent (5%) of each Application for Payment provided, however, that when fifty percent (50%) of the Work has been satisfactorily completed by Design-Builder and Design-Builder is otherwise in compliance with its contractual obligations, Owner will not retain any additional retention amounts from Design-Builder's subsequent Applications for Payment. Owner will also reasonably consider reducing retainage for Subcontractors completing their work early in the Project.

~~[Design-Builder and Owner may want to consider substituting the following retainage provision.]~~

~~☐ Owner will retain _____ percent (_____%) of the cost of Work, exclusive of General Conditions costs, and any amounts paid to Design-Builder's Design Consultant, from each Application for Payment provided, however, that when fifty percent (50%) of the Work has been satisfactorily completed by Design-Builder and Design-Builder is otherwise in compliance with its contractual obligations, Owner will not retain any additional amounts from Design-Builder's subsequent Applications for Payment. Owner will also reasonably consider reducing retainage for Subcontractors completing their work early in the Project.~~

8.3.2 Within fifteen (15) days after Substantial Completion of the entire Work or, if applicable, any portion of the Work, pursuant to Section 6.6 of the General Conditions of Contract, Owner shall release to Design-Builder all retained amounts relating, as applicable, to the entire Work or completed portion of the Work, less an amount equal to: (a) the reasonable value of all remaining or incomplete items of Work as noted in the Certificate of Substantial Completion; and (b) all other amounts Owner is entitled to withhold pursuant to Section 6.3 of the General Conditions of Contract.

~~[If Owner and Design-Builder have established a warranty reserve pursuant to Section 7.5.1.23 above, the following provision should be included.]~~

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☐ If a warranty reserve has been established pursuant to Section 7.5.1.23 above, Owner shall at the time of Substantial Completion retain the agreed-upon amounts and establish an escrow account as contemplated by Section 7.5.1.23 above.

8.4 Final Payment. Design-Builder shall submit its Final Application for Payment to Owner in accordance with Section 6.7 of the General Conditions of Contract. Owner shall make payment on Design-Builder's properly submitted and accurate Final Application for Payment (less any amount the parties may have agreed to set aside for warranty work) within ten (10) days after Owner's receipt of the Final Application for Payment, provided that: (a) Design-Builder has satisfied the requirements for final payment set forth in Section 6.7.2 of the General Conditions of Contract.

8.5 Interest. Payments due and unpaid by Owner to Design-Builder, whether progress payments or final payment, shall bear interest commencing five (5) days after payment is due at the rate of percent (_5 %) per month until paid.

8.6 Record Keeping and Finance Controls. Design-Builder acknowledges that this Agreement is to be administered on an "open book" arrangement relative to Costs of the Work. Design-Builder shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management, using accounting and control systems in accordance with generally accepted accounting principles and as may be provided in the Contract Documents. During the performance of the Work and for a period of three (3) years after Final Payment, Owner and Owner's accountants shall be afforded access to, and the right to audit from time to time, upon reasonable notice, Design-Builder's records, books, correspondence, receipts, subcontracts, purchase orders, vouchers, memoranda, and other data relating to the Work, all of which Design-Builder shall preserve for a period of three (3) years after Final Payment. Such inspection shall take place at Design-Builder's offices during normal business hours unless another location and time is agreed to by the parties. Any multipliers or markups agreed to by the Owner and Design-Builder as part of this Agreement are only subject to audit to confirm that such multiplier or markup has been charged in accordance with this Agreement, but the composition of such multiplier or markup is not subject to audit. Any lump sum agreed to by the Owner and Design-Builder as part of this Agreement is not subject to audit.

Article 9

Termination for Convenience

9.1 Upon ten (10) days' written notice to Design-Builder, Owner may, for its convenience and without cause, elect to terminate this Agreement. In such event, Owner shall pay Design-Builder for the following:

9.1.1 All services performed and Work executed and for proven loss, cost, or expense in connection with the services and Work;

9.1.2 The reasonable costs and expenses attributable to such termination, including demobilization costs and amounts due in settlement of terminated contracts with Subcontractors and Design Consultants; and

9.1.3 ***(Choose one of the following:)***

☐ The fair and reasonable sums for overhead and profit on the sum of items 9.1.1 and 9.1.2 above.

or

☒ Overhead and profit in the amount of Fifteen percent (15 %) on the sum of items 9.1.1 and 9.1.2 above.

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~~9.2 In addition to the amounts set forth in Section 9.1 above, Design-Builder shall be entitled to receive one of the following as applicable:~~

~~9.2.1 If Owner terminates this Agreement prior to commencement of construction, Design-Builder shall be paid _____ percent (_____%) of the remaining balance of the Contract Price or, if a GMP has not been established, the remaining balance of the most recent estimated Contract Price.~~

~~9.2.2 If Owner terminates this Agreement after commencement of construction, Design-Builder shall be paid _____ percent (_____%) of the remaining balance of the Contract Price or, if a GMP has not been established, the remaining balance of the most recent estimated Contract Price.~~

9.3 If Owner terminates this Agreement pursuant to Section 9.1 above and proceeds to design and construct the Project through its employees, agents or third parties, Owner's rights to use the Work Product shall be as set forth in Section 5.3 hereof. Such rights may not be transferred or assigned to others without Design-Builder's express written consent and such third parties' agreement to the terms of Article 5.

[The following Article 10 should only be used if Owner and Design-Builder agree to establish their respective representatives at the time the Agreement is executed rather than during the performance of the Project.]

Article 10

Representatives of the Parties

10.1 Owner's Representatives.

10.1.1 Owner designates the individual listed below as its Senior Representative ("Owner Senior Representative"), which individual has the authority and responsibility for avoiding and resolving disputes under Section 10.2.3 of the General Conditions of Contract: *(Identify individual's name, title, address, and telephone numbers.)*

Aaron Levitt, Principal Engineer

10.1.2 Owner designates the individual listed below as its Owner's Representative, which individual has the authority and responsibility set forth in Section 3.4 of the General Conditions of Contract: (*Identify individual's name, title, address, and telephone numbers.)*

Aaron Levitt, Principal Engineer

10.2 Design-Builder's Representatives.

10.2.1 Design-Builder designates the individual listed below as its Senior Representative ("Design-Builder's Senior Representative"), which individual has the authority and responsibility for avoiding and resolving disputes under Section 10.2.3 of the General Conditions of Contract: *(Identify individual's name, title, address, and telephone numbers.)*

John Maddux, Jr, President

10.2.2 Design-Builder designates the individual listed below as its Design-Builder's Representative, which individual has the authority and responsibility set forth in Section 2.1.1 of the General Conditions of Contract: (*Identify individual's name, title, address, and telephone numbers.)*

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John Maddux, Jr, President

Article 11

Bonds and Insurance

11.1 Insurance. Design-Builder and Owner shall procure the insurance coverages set forth in the Insurance Exhibit attached hereto and in accordance with Article 5 of the General Conditions of Contract.

11.2 Bonds and Other Performance Security. Design-Builder shall provide the following performance bond and labor and material payment bond or other performance security:

Performance Bond.
(Check one box only. If no box is checked, then no bond is required.)

☐ Required ☒ Not Required

Payment Bond.
(Check one box only. If no box is checked, then no bond is required.)

☐ Required ☒ Not Required

Other Performance Security.
~~***(Check one box only. If no box is checked, then no other performance security is required. If the "Required" box is checked, identify below the specific performance security that is being required and all salient commercial terms associated with that security.)***~~

☒ Required ☐ Not Required

A 100% Payment and Performance Bond will not be required for Phase 1 Design Services, but will be required for Phase 2 Design and Construction Services. If material is procured and stored prior to entering into Phase 2 contract, the design builder will secure insurance for said material if it exceeds the current insurance limits as described in "Exhibit E" at a cost plus allowable markup.

Article 12

Other Provisions

12.1 Other provisions, if any, are as follows: *(Insert any additional provisions.)*

12.2 Listing of Exhibits and documents incorporated herein:

Exhibit A – Owner's Project Criteria
Exhibit B – Scope of Services
Exhibit C – Phase 1 Pricing Methodology
Exhibit D – Project Schedule
Exhibit E – Insurance Exhibit

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DBIA Document No. 535, Standard Form of General Conditions of Contract Between Owner and Design-Builder (2010 Edition) ("General Conditions of Contract")
Contract Price Amendment, if any.

~~***[Section 2.3.1 of the General Conditions of Contract sets forth a traditional negligence standard as it relates to the Design-Builder's performance of design professional services. If the Basis of Design Documents identify specific performance standards that can be objectively measured, the parties by including the following language agree that the Design-Builder is obligated to achieve such standards.]***~~

~~☐ Notwithstanding Section 2.3.1 of the General Conditions of Contract, if the parties agree upon specific performance standards in the Basis of Design Documents, the design professional services shall be performed to achieve such standards.~~

~~***[In lieu of Sections 10.3.1 through 10.3.3 of the General Conditions of Contract, the Parties may want to delete such sections and include the following alternative disputes proceeding clause.]***~~

~~☐ Any claims, disputes, or controversies between the parties arising out of or related to the Agreement, or the breach thereof, which have not been resolved in accordance with the procedures set forth in Section 10.2 of the General Conditions of Contract shall be resolved in a court of competent jurisdiction in the state in which the Project is located.~~

Article 13

Limitation of Liability

13.1 Limitation. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Design-Builder, its Design Consultants, and Subcontractors, surety (if any) and their respective officers, directors, employees, and agents, and any of them, to Owner and anyone claiming by, through or under Owner, for any and all claims, losses, liabilities, costs, or damages whatsoever arising out of, resulting from, or in any way related to, the Project or this Agreement from any cause, including but not limited to the negligence, indemnity, professional errors or omissions, strict liability, breach of contract, or warranty (express or implied) shall not exceed the limits of the "Exhibit E" documents. The parties agree that specific consideration has been given by the Design-Builder for this limitation and that it is deemed adequate.

In executing this Agreement, Owner and Design-Builder each individually represents that it has the necessary financial resources to fulfill its obligations under this Agreement, and each has the necessary corporate approvals to execute this Agreement, and perform the services described herein.

OWNER:	**DESIGN-BUILDER:**
_____	_____
(Name of Owner)	*(Name of Design-Builder)*
_____	_____
(Signature)	*(Signature)*

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_____	_____
(Printed Name)	*(Printed Name)*
_____	_____
(Title)	*(Title)*
Date: _____	Date: _____

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Design-Build Institute of America
1331 Pennsylvania Ave. NW, 4th Floor
Washington, DC 20004

(202) 682-0110
dbia@dbia.org

Progressive Design-Build Agreement
EXHIBIT A – Owner's Project Criteria

Owner:

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

Design-Builder:

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

Project:

Friendship Public Utilities Extension (TOHS #08-138) Holly Springs New Hill Road

Owner's Project Criteria:

The Project will consist Design and Construction of the following primary components:

a. 24" Water Main Extension to the Friendship Industrial Site; approximately 11,650 linear feet
b. 12" Reclaimed Water Main Extension to the Friendship Industrial Site; approximately 11,500 linear feet
c. Wastewater Force Main Extension from the proposed Friendship Wastewater Pump Station, to the Utley Creek Wastewater Treatment Plant; approximately 27,315 linear feet; size of main yet to be finalized. *The Force Main that was priced by Design-Builder on 8/11/2021, is expected to increase in size from 12" to 16".*
d. Wastewater Pump Station and site improvements at the Friendship Industrial Site. *The capacity of the Pump Station that was priced by Design-Builder on 8/11/2021, is expected to increase from 1,000 gallon per minute (GPM) to an initial capacity of 1,250 GPM and future capacity of 2,100 GPM.*

All project components are subject to change (length, size, capacity) during Phase 1 and will be reflected in the Design-Builders Proposal for Phase 2 Services.

Substantial Completion date is set as February 28th, 2023.

Progressive Design-Build Agreement
EXHIBIT B – Scope of Services

Owner:

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

Design-Builder:

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

Project:

Friendship Public Utilities Extension (TOHS #08-138) Holly Springs New Hill Road

Scope of Services:

The Scope of Services for Phase 1 are defined below. Phase 2 Scope of Services will be defined in the Design-Builders Proposal for Phase 2 Services.

Phase 1 Services

Design-Builder Services (SouthernCross Utilities, Inc.)

The following Design-Builder Services will be provided during Phase 1:

1. Overall project management of the Design-Build Team
2. Coordination and design consultation of Design Consultant
3. Project cost estimating
4. Phase 2 Proposal preparation
5. Coordination of advance materials procurement
6. CPM Schedule Administration

Design Consultant Services (Timmons Group, Inc.)

The following Design Consultant Services will be provided:

A. Designer Services:

Designer Services outlined below are based on the guidelines of the American Society of Civil Engineers (ASCE) Manual of Practice (MOP) 45 "How to Select and Effectively with Consulting Engineers" that outlines recommended practice for procurement of Engineering Services. Designer Services will follow the traditional six phase project approach, edited for Design-Build project approach, ~~delete~~ (add), as follows:

Design Services (to be provided on a Lump Sum basis)

1. Study and Report Phase. *Analysis of the owner's needs, conceptual design, and conceptual opinion of probable construction costs.*

2. Preliminary Design Phase. *Preparation of final design criteria, preliminary drawings, outline specifications, and preliminary opinion of construction costs.*

3. Final Design Phase. *Preparation of contract plan drawings, specifications, permit applications, constructability review, opinions of probable construction cost, and other contract documents.*

4. ~~Bidding or~~ Negotiating Phase. *Assistance to the owner (and Design-Builder) with the ~~bidding or~~ negotiating process for project construction.*

5. Construction Phase. *Representation of the ~~owner~~ (Design-Builder) during construction and observation of construction.*

6. Operation Phase. *Assistance to the owner (and Design-Builder) in the start-up, including periodic input and inspection during initial operation.*

Special Services (to be provided on a Cost-Plus basis)

In addition to Design Services, the project Designer (Timmons Group, Inc.) will provide non-design Special Services as outlined in ASCE MOP 45 as follows:

1. Geotechnical engineering, including test borings, sampling and analysis and recommendations.
2. Environmental assessments, evaluation, and testing, including developing environmental compliance requirements.
3. Preparation of environmental permit applications and supporting documentation for execution and submission to permit agencies.
4. Topographic surveys, establishment of boundaries and monuments, preparation of easement descriptions, and related computations and drawings.
5. Preparation of environmental assessment and impact statements, if required.
6. Subsurface Utility Engineering (SUE) for underground utility location and mapping.

B. Phase 1 Design-Build Contract Services:

Design Services

1. Study and Report Phase
    a. Attend and participate in meetings as requested by Design-Builder and Owner as necessary to facilitate the efficient and timely delivery of the Project.

    b. Review previously prepared reports and designs by other consultants in an effort to confirm project scope and identify potential conflicts and opportunities to better define and value engineer the Project.

    c. Consult with the Design-Build team, Owner and Owner's Consultants to confirm design parameters of proposed infrastructure.

    d. Coordinate and hold meetings with regulatory agencies that will be required to issue permits prior to the Construction Phase. They include but are not limited to the following:
        i. NC Department of Environmental Quality (DEQ) – Public Water Supply Section (re: potable water main permitting)
        ii. NC DEQ – Non-Discharge Branch (re: reclaimed water main permitting)
        iii. NC DEQ – Pretreatment and Collection Systems (re: pump station and force main permitting)
        iv. NC Department of Transportation (re: encroachment permitting)
        v. US Army Corps of Engineers (re: environmental permitting)

    e. Pipelines:
        i. Prepare preliminary alignment exhibits to identify potential construction, easement acquisition and permitting challenges.
        ii. Prepare quantity take-off for Design-Builder's use in preparation of Project Cost Estimate and Recommended Project Budget.
        iii. Identify environmental resources that could impact project permitting, cost and schedule.

    f. Pump Station:
        i. Prepare preliminary exhibits (plan and section) indicating general equipment configuration to include:
            1. Grinder
            2. Wetwell
            3. Valve Vault
            4. Odor Control
            5. Electrical Equipment Building
            6. Generator
            7. Emergency Pump Connection
            8. Hoist or crane
            9. Site improvements; roads, fencing
        ii. Prepare preliminary hydraulic calculations for pumps and force main to confirm proof of concept.
        iii. Consult with vendors to make preliminary equipment selection for grinder and pumps.
        iv. Assist Design-Builder in preparation of Project Cost Estimate and Recommended Project Budget.

2. Preliminary Design Phase

Upon confirmation of the project design parameters identified in the Study and Report Phase, the Designer will perform the Preliminary Design Phase services to include the following:

a. Pipelines:
    i. Prepare base construction drawings for use in design to include the following:
        1. Topographic survey; planimetric features and contours
        2. Property lines
        3. Property ownership
        4. Underground utilities
        5. Environmental resources
        6. Existing surface profiles
    ii. Prepare Preliminary Design drawings to include the following:
        1. Cover sheet
        2. Schedule of drawings (including those anticipate in Final Design)
        3. Preliminary Construction details
        4. Preliminary Plan and Profile views of new pipelines
    iii. Prepare quantity take-off for Design-Builder's use in preparation of Project Cost Estimates and Recommended Project Budget.
    iv. Further identify and confirm environmental resources that could impact project permitting, cost and schedule.
    v. Where applicable, prepare detailed calculations of material selection for installation of pipe by Horizontal Direction Drill (HDD) method.
    vi. Where applicable, prepare detailed calculations for material selection for installation of pipe by Dry Jack and Bore method.

b. Pump Station:
    i. Prepare Preliminary Design drawings to include the following:
        1. Cover sheet
        2. Schedule of drawings (including those anticipate in Final Design)
        3. Preliminary Construction details
        4. Preliminary Site Layout Plan
        5. Preliminary Site Grading Plan
        6. Preliminary Mechanical Plan and Sections; prepared in BIM
        7. Preliminary Electrical Plan to include a preliminary Electrical Riser Diagram of main equipment components.
    ii. Prepare detailed design calculations for pump station wetwell sizing, force main capacity, system curves and updated pump selection.

c. Advanced Purchase of materials:
    i. Assist the Design-Builder and Owner to identify type, size and quantity of pipe to be purchased during the Phase 1 Contract Services.
d. Attend and participate in meetings as requested by Design-Builder and Owner as necessary to facilitate the efficient and timely delivery of the Project.

3. Final Design Phase

Upon completion and acceptance of the Preliminary Design by the Owner, the Designer will perform limited Final Design Phase services to include the following:

a. Pipelines:
    i. Continue to advance the project design drawings (plans, profiles, details, construction notes) to a 50% level that are sufficient for the Design-Builder to prepare the Proposal (price and terms) for commencement of Phase 2 Contract Services.
    ii. Prepare quantity take-off for Design-Builder's use in preparation the Proposal.

iii. Further identify and confirm environmental resources that could impact project permitting, cost and schedule.
iv. Update HDD and Dry Jack and Bore calculations prepared in earlier design phase.

b. Pump Station:
   i. Continue to advance the project design drawings to a 60% level that are sufficient for the Design-Builder to prepare the Proposal (price and terms) for commencement of Phase 2 Contract Services.
   ii. Prepare limited Final Design drawings to include the following:
      1. Cover sheet
      2. Schedule of drawings (including those anticipate in Final Design)
      3. Construction details
      4. Site Layout Plan
      5. Site Grading Plan
      6. Mechanical Plan and Sections; prepared in BIM
      7. Structural Plan and Sections, indicating intended configuration of structural elements. Reinforcing will be designed in Phase 2 of the Contract.
      8. Electrical Site Plan
      9. Electrical Floor Plan
      10. Electrical Panel Schedules and Riser Diagram
   iii. Update detailed design calculations for pump station wetwell sizing, force main capacity, system curves and updated pump selection.

c. Attend and participate in meetings as requested by Design-Builder and Owner as necessary to facilitate the efficient and timely delivery of the Project.

4. Negotiating Phase

During Phase 1 of the Project, the Designer will assist the Design-Builder and Owner in the negotiation of the Phase 2 Contract.

Special Services

5. Topographic Survey
   a. Topographic limits will include the pump station site and access road, the necessary pipeline corridors along Friendship Road, Holly Springs New Hill, Green Oaks Parkway, the proposed Utley Creek corridor as well as within the Utley Creek WWTP site, as necessary.
   b. The Designer will provide new and “supplemental” field run topographical survey for the project to include location of visible improvements, storm and sanitary sewer alignments with invert data and surface indications of subsurface utilities. Contouring to be plotted at a 1’ interval. Wetland flags will be field located.
   c. Services include research, fieldwork, and office calculations necessary to accurately locate property boundaries according to the requirements established by NC General Statutes. Existing easements will be shown.
   d. A North Carolina 811 ticket will be initiated for the project area and utilities located as marked. Any underground utilities deemed private or not marked cannot be field located.
   e. All land surveying efforts provided will meet or exceed the Minimum Standards of Land Surveying in North Carolina as adopted by the Board under regulatory authority of Title

21, Chapter 56, Section .1600 of the North Carolina Administrative Code, and the North Carolina G.S. 47-30 Requirements.

6. Geotechnical
    a. Geotechnical field exploration and laboratory testing will be provided for critical areas of construction and as determined by the Design-Builder.
    b. A geotechnical engineering report will be provided for the pump station site and pipeline corridors. The reports will include the following:
        i. Site plan showing borings locations of the exploration.
        ii. Description of the exploration sampling methods as well as soil test boring logs.
        iii. Cross-section figure of borings
        iv. Water levels encountered in the borings.
        v. Laboratory test results.
        vi. Recommended foundation type for the pump station, including allowable foundation capacity, embedment, and estimated settlement.
        vii. General information regarding site preparation including re-use of on-site soils as fill, identification of deleterious soils encountered in the borings, impact of weather and construction equipment on grading, fill compaction recommendations, and preparation of soil subgrades.
        viii. Seismic site classification recommendation in general accordance with the current North Carolina Building Code.

7. Environmental
    a. The Designer will review existing, readily obtainable environmental information within the project area such as USGS mapping, aerial photography, NWI mapping and soil survey information. A wetland delineation of the subject property will be performed in accordance with the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and appropriate Regional Supplement. A stream determination will be conducted using the North Carolina Department of Environmental Quality (NCDEQ) Stream Identification methodology, version 4.11. The flagged wetland limits will be GPS located for mapping purposes (Note that GPS location is for confirmation and planning purposes and is not a substitute for traditional field survey, and in the event wetlands and streams may be impacted by the project jurisdictional features should be located by traditional survey means). A preliminary wetland delineation map showing the approximate size, shape and location of wetlands and/or waters of the U.S. present on the subject property will then be prepared.
    b. The Designer will facilitate the confirmation of wetland and stream locations through feature flagging and submittal of a Jurisdictional Determination (JD) package to the USACE and a Buffer Determination Request to NCDEQ Division of Water Resources (DWR) (or appropriate local government agency). This package will consist of a narrative, delineation map, wetland delineation field data sheets, and stream data forms. The buffer determination package will include similar maps of the streams and stream data forms. The Designer will conduct a joint site visit with the USACE and NCDEQ DWR (or appropriate local government agency) to review the site conditions, flagged wetland limits and confirm findings. A Preliminary Jurisdictional Determination (PJD) concurrence letter for the wetland delineation will be obtained from the USACE and a Buffer Determination Letter will be obtained from DWR (or appropriate local government agency).

8. Subsurface Utility Engineering (SUE)

a. Underground utility survey will be performed to designate and map underground facilities within the project's topographic survey limits described above. This utility survey will include horizontal designation through geophysical methods and is defined as Quality Level "B" by the American Society of Civil Engineers (ASCE). The accuracies of the markings are subject to the depth and electrical conductivity of the utility as well as site conditions and manhole access. Plastic and fiber optics lines without tracer wires may be unlocatable. This service does not include the use of ground penetrating radar. Exclusions: laterals and roof drains; irrigation systems; and abandoned lines.

C. Phase 2 Design-Build Contract Services:

The following Designer Services will be provided in Phase 2 of the Design-Build Contract. The scope of these services may be adjusted as applicable to the Design-Builder's Proposal submitted at the conclusion of Phase 1 Contract Services:

Design Services

1. Final Design Phase will include the following:

   a. The Designer will advance all Construction Documents (Drawings and Specifications) to a 100% completion and submit applicable Construction Documents with supporting documentation to regulatory agencies for issuance of construction permits.

   b. The Designer will address comments from regulatory agencies and make resubmittals as necessary for issuance of construction permits.

   c. The Designer will continue to attend and participate in meetings as requested by Design-Builder and Owner as necessary to facilitate the efficient and timely delivery of the Project.

2. Construction Phase

The Designer will provide the following services:

   a. Review Shop Drawings and maintain a submittal log.

   b. Address RFIs from Design-Builder and Owner.

   c. Make periodic site visits to confirm to visually observe construction progress. Full-time construction inspections services are excluded.

   d. Notify the Design-Builder of any concerns observed during site visits.

   e. Review test reports for concrete and soil compaction.

   f. Attend periodic progress meetings with Design-Builder, Owner or other stakeholder as applicable to the construction stage.

   g. Assist the Design-Builder and Owner in reconciling punch list at the end of the Construction Phase.

h. Submit Engineer's Certification form to NC DEQ at the completion of construction. Partial certifications may be submitted if requested by the Owner.

3. Operation Phase

Assist the Design-Builder and Owner in startup of new infrastructure improvements to include the following:

a. Assist in coordinating startup of pump station equipment and provision of Operations and Maintenance (O&M) training by equipment vendors and/or factory representatives.

b. Assist in confirming proper hydraulic performance of pipelines.

c. Assemble O&M manuals and shop drawings into an electronic document (PDF) for future use by the Owner.

24" Water Main Extension to the Friendship Industrial Site; approximately 11,650 linear feet

a. 12" Reclaimed Water Main Extension to the Friendship Industrial Site; approximately 11,500 linear feet
b. Wastewater Force Main Extension from the proposed Friendship Wastewater Pump Station, to the Utley Creek Wastewater Treatment Plant; approximately 27,315 linear feet; size of main yet to be finalized. *Force Main that was priced by Design-Builder on 8/11/2021, is expected to increase in size from 12" to 16".*
c. Wastewater Pump Station and site improvements at the Friendship Industrial Site. *The capacity of the Pump Station that was priced by Design-Builder on 8/11/2021, is expected to increase from 1,000 gallon per minute (GPM) to an initial capacity of 1,250 GPM and future capacity of 2,100 GPM.*

All project components are subject to change (length, size, capacity) during Phase 1 and will be reflected in the Design-Builders Proposal for Phase 2 Services.

EXHIBIT C
Phase 1 Pricing Methodology
Progressive Design-Build Agreement

Owner:

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

Design-Builder:

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

Project:

Friendship Public Utilities Extension (TOHS #08-138) Holly Sprints New Hill Road

Phase 1 Pricing Methodology:

The cost of Phase 1 Services is based on the following:

Builder Costs (SouthernCross Utilities, Inc.)

Builder Costs are based on the cost anticipated to be incurred to facilitate the advancement of the Project to Phase 2. These costs include all materials, labor, equipment, markups, overhead and profit associated with site due diligence, estimating, design and project scope coordination, meetings, etc. associated with the delivery of Phase 1 Services.

Phase 1 Builder Costs will also include the advanced purchase of pipeline materials (pipe, valves, fittings, etc.) if it is mutually agreed by the Design-Builder and Owner that such purchases are advantageous to the successful delivery of the Project in accordance with the desired Project Schedule and Budget. All purchases shall be approved by the Owner in advance to committing to such purchases. Terms of advanced purchases shall be specified in a Proposal presented to the Owner. The Proposal shall include documentation supporting the cost of the purchase and applicable Design-Builder markups. Payment schedule for advanced purchases shall be included in the terms of the purchase Proposal.

Designer Costs (Timmons Group, Inc.)

Designer's Costs will be established based on the guidelines of the American Society of Civil Engineers (ASCE) Manual of Practice 45 "How To Work Effectively With Consulting Engineers" that outlines recommended practice for procurement of Engineering Services.

Designer Costs are based on a combination of costs to perform Pre-Design Phase Services plus Design Phase services.

Pre-Design Phase Services include topographic surveys, environmental investigations, sub-surface utility engineering (SUE), geotechnical investigations and other miscellaneous services required to establish the Project Scope. Pre-Design Phase Services will be invoiced based on the actual costs of these services to include appropriate Builder markup on subcontractor.

Design Phase Services will include the costs of project design and preparation of Phase 1 Project Drawings to the percent completion as follows:

Pump Station; 60%
Pipelines; 50%

Phase 1 Design fees will be based on a percentage of the estimated cost of construction following guidelines of ASCE MOP 45. Phase 1 Design Services are based on the advanced conceptual drawings dated 1-21-2010 and 7-20-2012 and priced by SouthernCross Utilities, Inc. on 8/11/2021.

Phase 1 Design fees are based on the following:

Pump Station; 11% of estimated construction cost; completed to 60% = 6.6%
Pipelines; 8% of estimated construction cost; completed to 50% = 4%

The balance of Design fees to complete the Final Design in Phase 2 will be stipulated in the Design-Builder's Proposal at the conclusion of Phase 1.

It is anticipated that the Designer's Phase 2 services will also include Construction Phase and Commissioning and Closeout Phase services; fees for these services will be stipulated in the Design-Builder's Proposal at the conclusion of Phase 1. For the purpose of establishing the Project Budget, it is recommended that fees for these phases be as follows:

Construction Phase	2% of estimated construction cost
Commissioning and Closeout Phase	0.5% of estimated construction cost

Total projected Designer's Fees (Design + Construction + Commissioning and Closeout Phases) are as follows:

Pump Station; 11+2+0.5 = 13.5%
Pipelines; 8+2+0.5 = 10.5%

Phase 1 Pricing Summary:

Builder Services (SouthernCross Utilities, Inc.)

1. Phase 1 Builder Services; Lump Sum	$303,000.00

Designer Services (Timmons Group, Inc.)

2. Pre-Design Phase Services; Cost Plus recommended budget	$600,000.00
3. Design Phase Services; Lump Sum	$1,014,687.00
Total Phase 1 Design-Builder Fees (1+2+3+4)	**$1,917,687.00**

Friendship Public Utilities Extension Preconstruction Costs

Construction Cost Summary | *Phase 1 Design Fee Summary* | *Phase 1 & 2 Design Fees*

PROJECT SECTION	BUDGETARY COST	CONTINGENCY %	CONTINGENCY COST	SUB TOTAL	Timmons Group Phase 1 Fee Percentage	Timmons Group Phase 1 Design Fees	SCUI Markup Phase 1 Percent	SCUI Phase 1 Markup Total	Phase 1 Totals	Timmons Group Phase 1 & 2 Fee Percentage	Timmons Group Phase 1 & 2 Fees
Pump Station	$ 2,843,314.00	20%	$ 568,662.80	$ 3,411,976.80	6.6%	$ 225,190.47	15.0%	$ 33,778.57	$ 258,969.04	13.5%	$ 460,616.87
Section A Utilities	$ 5,146,305.00	15%	$ 771,945.75	$ 5,918,250.75	4.0%	$ 236,730.03	15.0%	$ 35,509.50	$ 272,239.53	10.5%	$ 621,416.33
Section B Utilities	$ 6,246,137.50	15%	$ 936,920.63	$ 7,183,058.13	4.0%	$ 287,322.33	15.0%	$ 43,098.35	$ 330,420.67	10.5%	$ 754,221.10
Section C Utilities	$ 2,772,781.25	20%	$ 554,556.25	$ 3,327,337.50	4.0%	$ 133,093.50	15.0%	$ 19,964.03	$ 153,057.53	10.5%	$ 349,370.44
Pre-Design Phase Services (Cost Plus)	$ -	0%	$ -	$ -	0.0%	$ -	0.0%	$ -	$ 600,000.00		$ 600,000.00
SCUI Preconstruction Fees (See Attached)	$ -	0%	$ -	$ -					$ 303,000.00		
								Total Phase 1 Fees:	$ 1,917,687.00		$ 2,785,625.00

PROJECT CONSTRUCTION TOTALS:

Construction Cost Before Contengency:	$ 17,008,538
Contengency Total:	$ 2,832,085
Total Opinion of Propable Construction Cost:	**$ 19,840,623**

Phase 1 Grand Total: $ 1,917,687

TOTAL ESTIMATED PROJECT BUDGET:

Total Estimated Timmons Group Fees:	$ 2,785,625
SCUI Markup on Timmons Group Fees; 15%	$ 417,844
Total Opinion of Propable Construction Cost:	$ 19,840,623
P&P Bond:	$ 403,272
Phase 1 Total + Estimated Phase 2 Total:	**$ 23,447,364**

SCUI Pre-Construction Fees

	Hours	Week	Total Hours	Hourly Rate	Total Cost
Estimator	**20**	**30**	600	$ 175.00	$ 105,000.00
Project Manager	**15**	**30**	450	$ 300.00	$ 135,000.00
Operations Manager	**7**	**30**	210	$ 300.00	$ 63,000.00
Total Precon Costs					**$ 303,000.00**

FRIENDSHIP DEVELOPMENT
Quantities Summary

August 11, 2021

POTABLE WATER MAIN

Item	Description	Unit Price	Units	A	B	C	Cost A	Cost B	Cost C
1	Pipe Size and Material								
1a	24" DIP	$ 300	LF	7000	4650		$ 2,100,000	$ 1,395,000	$ -
1b	24" PVC	$ 275	LF				$ -	$ -	$ -
1c	12" DIP	$ 125	LF				$ -	$ -	$ -
1d	12" PVC	$ 110	LF				$ -	$ -	$ -
2	Valves								
2a	24" Butterfly Valve	$ 15,000	EA	7	5		$ 105,000	$ 69,750	$ -
2b	12" Gate Valve	$ 6,500	EA	0	0		$ -	$ -	$ -
2c	Air Release Valve	$ 6,000	EA	4	2		$ 24,000	$ 12,000	$ -
2d	Fire Hydrant (24" main)	$ 8,500	EA	7	5		$ 59,500	$ 39,525	$ -
2e	Fire Hydrant (12" main)	$ 7,500	EA	0	0		$ -	$ -	$ -
3	Crossings								
3a	HDD Wetland/Culvert Crossing	$ 500	LF	0	2000		$ -	$ 1,000,000	$ -
3b	Temporary Stream Crossing (50' per crossing)	$ 350	LF	0	50		$ -	$ 17,500	$ -
3c	Jack and Bore Road Crossing	$ 500	LF	60	0		$ 30,000	$ -	$ -
3d	Open Cut Road Crossing	$ 150	LF	0	40		$ -	$ 6,000	$ -
4	Traffic								
4a	MOT	$ 20	LF	7000	2600		$ 140,000	$ 52,000	$ -
5	Clearing								
5a	In Road Clearing (Standard)	$ 20	LF	6940	2610		$ 138,800	$ 52,200	$ -
5b	Out of Road Clearing (Heavy)	$ 40	LF	0	0		$ -	$ -	$ -
6	Additional Items								
6a	Connection to Existing Main	$ 7,500	EA	0	1		$ -	$ 7,500	$ -
						SUB TOTAL:	$ 2,597,300	$ 2,651,475	$ -
						Cost / LF	$ 371	$ 570	
						TOTAL WM:	$		5,248,775
								Cost / LF:	$ 451

RECLAIMED WATER MAIN

Item	Description	Unit Price	Units	A	B	C	Cost A	Cost B	Cost C
1	Pipe Size and Material								
1a	16" DIP	$ 175	LF				$ -	$ -	$ -
1b	16" PVC	$ 150	LF				$ -	$ -	$ -
1c	12" DIP	$ 125	LF	6950	4550		$ 868,750	$ 568,750	$ -
1d	12" PVC	$ 110	LF				$ -	$ -	$ -
2	Valves								
2a	16" Butterfly Valve	$ 8,000	EA	0	0		$ -	$ -	$ -
2b	12" Gate Valve	$ 6,500	EA	7	5		$ 45,175	$ 29,575	$ -
2c	Air Release Valve	$ 6,000	EA	4	2		$ 24,000	$ 12,000	$ -
3	Crossings								
3a	HDD Wetland/Culvert Crossing	$ 350	LF	0	2000		$ -	$ 700,000	$ -
3b	Temporary Stream Crossing (50' per crossing)	$ 250	LF	0	50		$ -	$ 12,500	$ -
3c	Jack and Bore Road Crossings	$ 400	LF	60	0		$ 24,000	$ -	$ -
3d	Open Cut Road Crossing	$ 150	LF	0	0		$ -	$ -	$ -
4	Traffic								
4a	MOT	$ 20	LF	6950	2500		$ 139,000	$ 50,000	$ -
5	Clearing								
5a	In Road Clearing (Standard)	$ 20	LF	6890	2550		$ 137,800	$ 51,000	$ -
5b	Out of Road Clearing (Heavy)	$ 40	LF	0	0		$ -	$ -	$ -
6	Additional Items								
6a	Connection to Existing Main	$ 5,000	EA	0	1		$ -	$ 5,000	$ -
						SUB TOTAL:	$ 1,238,725	$ 1,428,825	$ -
						Cost / LF	$ 178	$ 314	
						TOTALRWM:	$		2,667,550
								Cost / LF:	$ 232

SANITARY FORCE MAIN

Item	Description	Unit Price	Units	A	B	C	Cost A	Cost B	Cost C
1	Pipe Size and Material								
1a	20" DIP w/ Coating	$ 320	LF				$ -	$ -	$ -
1b	20" PVC	$ 250	LF				$ -	$ -	$ -
1c	18" DIP w/ Coating	$ 300	LF				$ -	$ -	$ -
1d	18" PVC	$ 255	LF				$ -	$ -	$ -
1e	16" DIP w/ Coating	$ 205	LF				$ -	$ -	$ -
1f	16" PVC	$ 150	LF				$ -	$ -	$ -
1g	12" DIP w/ Coating	$ 145	LF	6640	7950	12725	$ 962,800	$ 1,152,750	$ 1,845,125
1h	12" PVC	$ 110	LF				$ -	$ -	$ -
2	Valves								
2a	20" Plug Valve	$ 10,000	EA	0	0	0	$ -	$ -	$ -
2b	18" Plug Valve	$ 9,000	EA	0	0	0	$ -	$ -	$ -
2c	16" Plug Valve	$ 8,000	EA	0	0	0	$ -	$ -	$ -
2d	12" Plug Valve	$ 6,500	EA	3	4	6	$ 21,580	$ 25,838	$ 41,356
2e	Combination Air Valve	$ 7,500	EA	5	1	5	$ 37,500	$ 7,500	$ 37,500
3	Crossings								
3a	HDD Wetland/Culvert Crossing	$ 350	LF	0	2000	1000	$ -	$ 700,000	$ 350,000
3b	Temporary Stream Crossing (50' per crossing)	$ 250	LF	0	50	100	$ -	$ 12,500	$ 25,000
3c	Jack and Bore Road Crossings	$ 400	LF	60	80	0	$ 24,000	$ 32,000	$ -
3d	Open Cut Road Crossing	$ 15	LF	0	30	0	$ -	$ 450	$ -
4	Traffic								
4a	MOT	$ 20	LF	6640	5900	11625	$ 132,800	$ 118,000	$ 232,500
5	Clearing								
5a	In Road Clearing (Standard)	$ 20	LF	6580	5840	0	$ 131,600	$ 116,800	$ -
5b	Out of Road Clearing (Heavy)	$ 40	LF	0	0	11315	$ -	$ -	$ 226,300
6	Additional Items								
6a	Connection to Existing WWTP	$ 15,000	EA	0	0	1	$ -	$ -	$ 15,000
						SUB TOTAL:	$ 1,310,280	$ 2,165,838	$ 2,772,781
						Cost / LF	$ 197	$ 272	$ 218
						TOTAL FM:	$		6,248,899
								Cost / LF:	$ 229

PUMP STATION

Item	Description	Unit Price	Units	Quantity	Cost PS	*Onsite Costs*	*Offsite Costs*
1	Site Work	$ 100,000	LS	1	$ 100,000	$ *100,000*	$ -
2	Clearing	$ 4,000	AC	6.3	$ 25,264	$ *25,264*	$ -
3	Access Road	$ 250	LF	3300	$ 825,000	$ -	$ *825,000*
4	DOT Entrance	$ 30,000	LS	1	$ 30,000	$ *30,000*	$ -
5	12" Force Main	$ 145	LF	3300	$ 478,500	$ -	$ *478,500*
6	Combination Air Valve	$ 7,500	EA	3	$ 22,500	$ -	$ *22,500*
7	12" Plug Valves	$ 6,500	EA	3	$ 21,450	$ -	$ *21,450*
8	12" Water Main	$ 125	LF	3300	$ 412,500	$ -	$ *412,500*

9	Air Release Valve	$ 6,000		3	$ 18,000	$ *18,000*			
10	12" Gate Valve	$ 6,500	EA	3	$ 21,450	$ *21,450*			
11	RPZ Assembly	$ 7,500	EA	1	$ 7,500	$ *7,500*			
12	Grinder	$ 85,000	LS	1	$ 85,000	$ *85,000*			
13	Wet Well	$ 75,000	LS	1	$ 75,000	$ *75,000*			
14	Valve Vault	$ 45,000	LS	1	$ 45,000	$ *45,000*			
15	Crane	$ 20,000	LS	1	$ 20,000	$ *20,000*			
16	Building	$ 35,000	LS	1	$ 35,000	$ *35,000*			
17	Electrical	$ 75,000	LS	1	$ 75,000	$ *75,000*			
18	Pumps	$ 100,000	LS	1	$ 100,000	$ *100,000*			
19	Controls	$ 50,000	LS	1	$ 50,000	$ *50,000*			
20	Generator Set	$ 100,000	LS	1	$ 100,000	$ *100,000*			
21	Odor Control	$ 50,000	LS	1	$ 50,000	$ *50,000*			
22	Fencing	$ 30	LF	580	$ 17,400	$ *17,400*			
23	Graveled Yard	$ 15	SY	2250.00	$ 33,750	$ *33,750*			
24	Stormwater Management / Water Quality	$ 150,000	LS	1	$ 150,000	$ *50,000*	$ *100,000*		
25	Road Culverts	$ 125	LF	360	$ 45,000	$ -	$ *45,000*		
						$ *938,364*	$ *1,904,950*		
					TOTAL PS :			**$**	**2,843,314**

PROJECT SECTION	COST	CONTINGENCY		SUB TOTAL
Pump Station	$ 2,843,314	20%	$ 568,663	$ 3,411,977
Section A Utilities	$ 5,146,305	15%	$ 771,946	$ 5,918,251
Section B Utilities	$ 6,246,138	15%	$ 936,921	$ 7,183,058
Section C Utilities	$ 2,772,781	20%	$ 554,556	$ 3,327,338

Project Cost Before Contengency: $ 17,008,538

Contengency Total: $ 2,832,085

TOTAL OPINION OF PROBABLE PROJECT COST: $ 19,840,623

Progressive Design-Build Agreement
EXHIBIT D – Project Schedule

Owner:

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

Design-Builder:

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

Project:

Friendship Public Utilities Extension (TOHS #08-138) Holly Springs New Hill Road

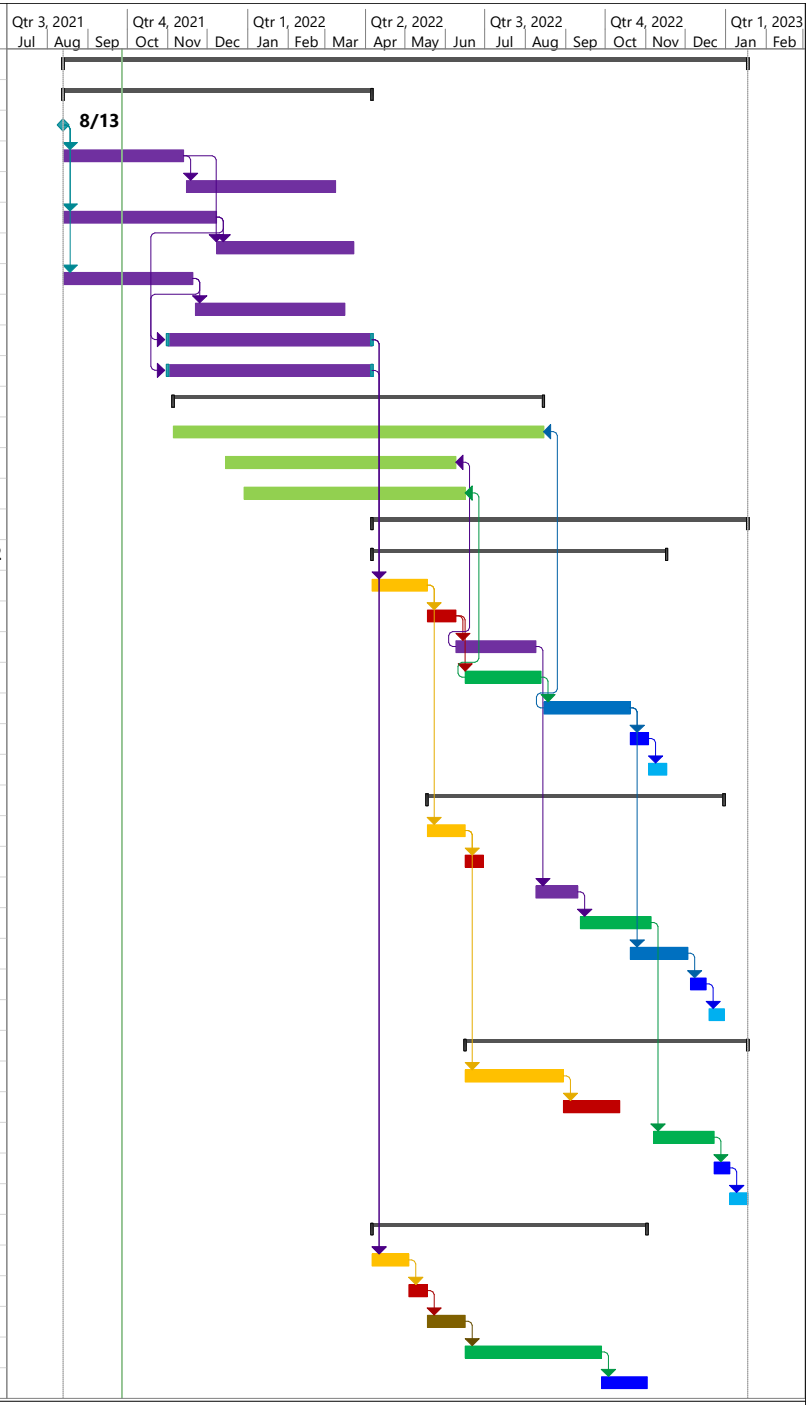
Project Schedule

The following preliminary Project Schedule represents the Design-Builders understanding of the Project delivery at the time of executing the Phase 1 Agreement. This schedule will be updated and revised as the Project progresses. Notwithstanding other articles of this agreement, it is agreed and understood that the project schedule is subject to mutually agreed upon adjustments from time to time due to impacts outside of the direct control of one or more parties.

See Attached Schedule

EXHIBIT D

ID	Task Name	Duration	Start	Finish
1	**TOHS Public Utility Extension**	**349 days**	**Fri 8/13/21**	**Tue 1/17/23**
2	**Design / Permitting**	**155 days**	**Fri 8/13/21**	**Tue 4/5/22**
3	TOHS Kick Off Meeting	0 days	Fri 8/13/21	Fri 8/13/21
4	Design (Pipeline Phases 1 & 2)	65 days	Fri 8/13/21	Fri 11/12/21
5	Permitting (Pipeline Phases 1 & 2)	70 days	Mon 11/15/21	Tue 3/8/22
6	Design (Pipeline Phase 3)	75 days	Fri 8/13/21	Tue 12/7/21
7	Permitting (Pipeline Phase 3)	70 days	Wed 12/8/21	Tue 3/22/22
8	Design (Pump Station)	70 days	Fri 8/13/21	Fri 11/19/21
9	Permitting (Pump Station)	70 days	Mon 11/22/21	Tue 3/15/22
10	Environmental Review and Permitting (Water & Reclaimed)	100 days	Mon 11/1/21	Tue 4/5/22
11	Environmental Review and Permitting (Pump Station & Force Main)	100 days	Mon 11/1/21	Tue 4/5/22
12	**Material Procurement**	**180 days**	**Fri 11/5/21**	**Mon 8/15/22**
13	Pipe Procurement (24" DIP)	180 days	Fri 11/5/21	Mon 8/15/22
14	Pipe Procurement (12" Reclaim Purple C900)	120 days	Wed 12/15/21	Thu 6/9/22
15	Pipe Procurement (16" Force Main Green C900)	120 days	Wed 12/29/21	Thu 6/16/22
16	**Construction**	**194 days**	**Wed 4/6/22**	**Tue 1/17/23**
17	**Phase 1 - FPS to White Oak Creek**	**151 days**	**Wed 4/6/22**	**Wed 11/16/22**
18	Initial Surveying / EC / Utility Locate	30 days	Wed 4/6/22	Tue 5/17/22
19	Clearing	15 days	Wed 5/18/22	Wed 6/8/22
20	Reclaimed WL Installation (7,000 LF)	35 days	Thu 6/9/22	Mon 8/8/22
21	Force Main Installation (6,750 LF)	34 days	Thu 6/16/22	Fri 8/12/22
22	Waterline Installation (7,000 LF)	47 days	Mon 8/15/22	Wed 10/19/22
23	Testing	10 days	Thu 10/20/22	Wed 11/2/22
24	Punch List	10 days	Thu 11/3/22	Wed 11/16/22
25	**Phase 2 - White Oak Creek to Trinity Creek / OIP**	**152 days**	**Wed 5/18/22**	**Fri 12/30/22**
26	Initial Surveying / EC / Utility Locate	20 days	Wed 5/18/22	Wed 6/15/22
27	Clearing	10 days	Thu 6/16/22	Wed 6/29/22
28	Reclaimed WL Installation (4,550 LF)	23 days	Tue 8/9/22	Fri 9/9/22
29	Force Main Installation (7,950 LF)	40 days	Mon 9/12/22	Fri 11/4/22
30	Waterline Installation (4,650 LF)	31 days	Thu 10/20/22	Fri 12/2/22
31	Testing	10 days	Mon 12/5/22	Fri 12/16/22
32	Punch List	10 days	Mon 12/19/22	Fri 12/30/22
33	**Phase 3 - Fuji West / Utley Creek to WWTP**	**144 days**	**Thu 6/16/22**	**Tue 1/17/23**
34	Initial Surveying / EC	45 days	Thu 6/16/22	Mon 8/29/22
35	Clearing	30 days	Tue 8/30/22	Tue 10/11/22
36	Force Main Installation (13,000 LF)	33 days	Mon 11/7/22	Thu 12/22/22
37	Testing	8 days	Fri 12/23/22	Tue 1/3/23
38	Punch List	10 days	Wed 1/4/23	Tue 1/17/23
39	**Phase 4 - Friendship Pump Station**	**140 days**	**Wed 4/6/22**	**Tue 11/1/22**
40	Initial Surveying / EC	20 days	Wed 4/6/22	Tue 5/3/22
41	Clearing	10 days	Wed 5/4/22	Tue 5/17/22
42	Initial Site Work	20 days	Wed 5/18/22	Wed 6/15/22
43	Pump Station Construction	65 days	Thu 6/16/22	Tue 9/27/22
44	Pump Station Start Up and Commisioning	25 days	Wed 9/28/22	Tue 11/1/22



Progressive Design-Build Agreement
EXHIBIT E – Insurance Exhibit for Phase 1 Design Services Only

Owner:

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

Design-Builder:

SouthernCross Utilities, Inc.
1011 Schaub Drive, Suite 106
Raleigh, NC 27612

Project:

Friendship Public Utilities Extension (TOHS #08-138) Holly Springs New Hill Road

Design-Builder Insurance (SouthernCross Utilities Inc.)

The Design-Build team will maintain the following Insurance and Surety for the duration of the Project:

Designer (Timmons Group)

Certificate of Insurance naming the Town of Holly Springs as Certificate Holder is attached.

SOUTCRO OP ID: SDK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/25/2021

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

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

PRODUCER INSURANCE SERV CTR -APEX APEX BRANCH 1111 PEMBERTON HILL RD APEX, NC 27502-3958 JOHN M. MULCAHY 919-387-0560	CONTACT NAME: SHERRY KATTERMANN PHONE (A/C, No, Ext): 919-387-0560 FAX (A/C, No): 919-387-0570 E-MAIL ADDRESS: skattermann@iscfay.com
INSURED SOUTHERNCROSS UTILITIES, INC. 1011 SCHAUB DRIVE, SUITE 106 RALEIGH, NC 27606	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : PENN NATIONAL INSURANCE — 14990 INSURER B : BUILDERS MUTUAL INSURANCE CO. — 10844 INSURER C : GUIDEONE INSURANCE COMPANY — 14167 INSURER D : INSURER E : INSURER F :

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	[ ] CLAIMS-MADE [X] OCCUR			CL90709435	05/12/2021	05/12/2022	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
A	AUTOMOBILE LIABILITY							
	X ANY AUTO			AU90709435	05/12/2021	05/12/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			UL90709435	05/12/2021	05/12/2022	EACH OCCURRENCE	$ 5,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 5,000,000
	[ ] DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP1032701	05/12/2021	05/12/2022	X PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	POLLUTION $2500 DED			ENV562001503	05/23/2021	05/23/2022	AGGEGRATE EA. CLAIM	1,000,000 1,000,000

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

CERTIFICATE HOLDER

TOWNOF3

TOWN OF HOLLY SPRINGS
128 S MAIN STREET
HOLLY SPRINGS, NC 27540

CANCELLATION

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

AUTHORIZED REPRESENTATIVE
JOHN M. MULCAHY

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/5/2021

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PRODUCER McGriff Insurance Services, Inc. 2108 W. Laburnum Ave Suite 300 PO Box 17370 Richmond VA 23227	**CONTACT NAME:** Dana Gregory **PHONE (A/C, No, Ext):** 804-678-5029 **FAX (A/C, No):** 888-751-3010 **E-MAIL ADDRESS:** certificatesvawv@mcgriffinsurance.com
INSURED 35TIMMOGRO Timmons Group Inc 1001 Boulders Parkway Suite 300 Richmond VA 23225	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Continental Insurance Company — 35289 **INSURER B :** XL Specialty Insurance Company — 37885 **INSURER C :** Valley Forge Insurance Company — 20508 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1666409490 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			6050247042	11/11/2021	11/11/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 15,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			6050247039	11/11/2021	11/11/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			6050247056	11/11/2021	11/11/2022	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6050025679	11/11/2021	11/11/2022	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	*Professional Liab.	N		DPR9968700	11/11/2021	11/11/2022	Per Claim Aggregate Deductible	$5,000,000 $5,000,000 $250,000

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

*Umbrella coverage does not extend over Professional Liability

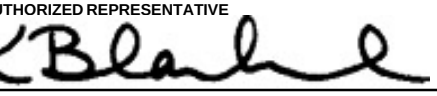
CERTIFICATE HOLDER

Town of Holly Springs
128 S. Main Street
Holly Springs NC 21044

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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CNA

CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

It is understood and agreed that this endorsement amends the **COMMERCIAL GENERAL LIABILITY COVERAGE PART** as follows. If any other endorsement attached to this policy amends any provision also amended by this endorsement, then that other endorsement controls with respect to such provision, and the changes made by this endorsement with respect to such provision do not apply.

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CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

1. ADDITIONAL INSUREDS

a. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization described in paragraphs **A.** through **I.** below whom a **Named Insured** is required to add as an additional insured on this **Coverage Part** under a written contract or written agreement, provided such contract or agreement:

(1) is currently in effect or becomes effective during the term of this **Coverage Part**; and

(2) was executed prior to:

(a) the **bodily injury** or **property damage**; or

(b) the offense that caused the **personal and advertising injury**,

for which such additional insured seeks coverage.

b. However, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

(1) a higher limit of insurance than required by such contract or agreement; or

(2) coverage broader than required by such contract or agreement, and in no event broader than that described by the applicable paragraph **A.** through **I.** below.

Any coverage granted by this endorsement shall apply only to the extent permissible by law.

A. Controlling Interest

Any person or organization with a controlling interest in a **Named Insured**, but only with respect to such person or organization's liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of:

1. such person or organization's financial control of a **Named Insured**; or

2. premises such person or organization owns, maintains or controls while a **Named Insured** leases or occupies such premises;

provided that the coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

B. Co-owner of Insured Premises

A co-owner of a premises co-owned by a **Named Insured** and covered under this insurance but only with respect to such co-owner's liability for **bodily injury**, **property damage** or **personal and advertising injury** as co-owner of such premises.

C. Engineers, Architects or Surveyors Engaged By You

An architect, engineer or surveyor engaged by the **Named Insured**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by the **Named Insured's** acts or omissions, or the acts or omissions of those acting on the **Named Insured's** behalf:

a. in connection with the **Named Insured's** premises; or

b. in the performance of the **Named Insured's** ongoing operations.

But the coverage hereby granted to such additional insureds does not apply to **bodily injury**, **property damage** or **personal and advertising injury** arising out of the rendering of or failure to render any professional services by, on behalf of, or for the **Named Insured**, including but not limited to:

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1. the preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. supervisory, inspection, architectural or engineering activities.

D. Lessor of Equipment

Any person or organization from whom a **Named Insured** leases equipment, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused, in whole or in part, by the **Named Insured's** maintenance, operation or use of such equipment, provided that the **occurrence** giving rise to such **bodily injury**, **property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease.

E. Lessor of Land

Any person or organization from whom a **Named Insured** leases land but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of the ownership, maintenance or use of such land, provided that the **occurrence** giving rise to such **bodily injury**, **property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

F. Lessor of Premises

An owner or lessor of premises leased to the **Named Insured**, or such owner or lessor's real estate manager, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of the ownership, maintenance or use of such part of the premises leased to the **Named Insured**, and provided that the **occurrence** giving rise to such **bodily injury** or **property damage**, or the offense giving rise to such **personal and advertising injury**, takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

G. Mortgagee, Assignee or Receiver

A mortgagee, assignee or receiver of premises but only with respect to such mortgagee, assignee or receiver's liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of the **Named Insured's** ownership, maintenance, or use of a premises by a **Named Insured**.

The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

H. State or Governmental Agency or Subdivision or Political Subdivisions – Permits

A state or governmental agency or subdivision or political subdivision that has issued a permit or authorization but only with respect to such state or governmental agency or subdivision or political subdivision's liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of:

1. the following hazards in connection with premises a **Named Insured** owns, rents, or controls and to which this insurance applies:

a. the existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decorations and similar exposures; or

b. the construction, erection, or removal of elevators; or

c. the ownership, maintenance or use of any elevators covered by this insurance; or

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2. the permitted or authorized operations performed by a **Named Insured** or on a **Named Insured's** behalf.

The coverage granted by this paragraph does not apply to:

a. **Bodily injury**, **property damage** or **personal and advertising injury** arising out of operations performed for the state or governmental agency or subdivision or political subdivision; or

b. **Bodily injury** or **property damage** included within the **products-completed operations hazard**.

With respect to this provision's requirement that additional insured status must be requested under a written contract or agreement, the Insurer will treat as a written contract any governmental permit that requires the **Named Insured** to add the governmental entity as an additional insured.

I. Trade Show Event Lessor

1. With respect to a **Named Insured's** participation in a trade show event as an exhibitor, presenter or displayer, any person or organization whom the **Named Insured** is required to include as an additional insured, but only with respect to such person or organization's liability for **bodily injury**, **property damage** or **personal and advertising injury** caused by:

a. the **Named Insured's** acts or omissions; or

b. the acts or omissions of those acting on the **Named Insured's** behalf,

in the performance of the **Named Insured's** ongoing operations at the trade show event premises during the trade show event.

2. The coverage granted by this paragraph does not apply to **bodily injury** or **property damage** included within the **products-completed operations hazard**.

2. ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY TO ADDITIONAL INSURED'S INSURANCE

The **Other Insurance** Condition in the **COMMERCIAL GENERAL LIABILITY CONDITIONS** Section is amended to add the following paragraph:

If the **Named Insured** has agreed in writing in a contract or agreement that this insurance is primary and non-contributory relative to an additional insured's own insurance, then this insurance is primary, and the Insurer will not seek contribution from that other insurance. For the purpose of this Provision **2.**, the additional insured's own insurance means insurance on which the additional insured is a named insured. Otherwise, and notwithstanding anything to the contrary elsewhere in this Condition, the insurance provided to such person or organization is excess of any other insurance available to such person or organization.

3. ADDITIONAL INSURED – EXTENDED COVERAGE

When an additional insured is added by this or any other endorsement attached to this **Coverage Part**, **WHO IS AN INSURED** is amended to make the following natural persons **Insureds**.

If the additional insured is:

a. An individual, then his or her **spouse** is an **Insured**;

b. A partnership or joint venture, then its partners, members and their **spouses** are **Insureds**;

c. A limited liability company, then its members and managers are **Insureds**; or

d. An organization other than a partnership, joint venture or limited liability company, then its executive officers, directors and shareholders are **Insureds**;

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but only with respect to locations and operations covered by the additional insured endorsement's provisions, and only with respect to their respective roles within their organizations.

Please see the **ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES** provision of this endorsement for additional coverage and restrictions applicable to **spouses** of natural person **Insureds**.

4. BOATS

Under **COVERAGES**, **Coverage A** – **Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to add the following additional exception to the exclusion entitled **Aircraft, Auto or Watercraft**:

This exclusion does not apply to:

Any watercraft owned by the **Named Insured** that is less than 30 feet long while being used in the course of the **Named Insured's** inspection or surveying work.

5. BODILY INJURY – EXPANDED DEFINITION

Under **DEFINITIONS**, the definition of **bodily injury** is deleted and replaced by the following:

Bodily injury means physical injury, sickness or disease sustained by a person, including death, humiliation, shock, mental anguish or mental injury sustained by that person at any time which results as a consequence of the physical injury, sickness or disease.

6. BROAD KNOWLEDGE OF OCCURRENCE/ NOTICE OF OCCURRENCE

Under **CONDITIONS**, the condition entitled **Duties in The Event of Occurrence, Offense, Claim or Suit** is amended to add the following provisions:

A. BROAD KNOWLEDGE OF OCCURRENCE

The **Named Insured** must give the Insurer or the Insurer's authorized representative notice of an **occurrence**, offense or **claim** only when the **occurrence**, offense or **claim** is known to a natural person **Named Insured**, to a partner, executive officer, manager or member of a **Named Insured**, or to an **employee** designated by any of the above to give such notice.

B. NOTICE OF OCCURRENCE

The **Named Insured's** rights under this **Coverage Part** will not be prejudiced if the **Named Insured** fails to give the Insurer notice of an **occurrence**, offense or **claim** and that failure is solely due to the **Named Insured's** reasonable belief that the **bodily injury** or **property damage** is not covered under this **Coverage Part**. However, the **Named Insured** shall give written notice of such **occurrence**, offense or **claim** to the Insurer as soon as the **Named Insured** is aware that this insurance may apply to such **occurrence**, offense or **claim**.

7. BROAD NAMED INSURED

WHO IS AN INSURED is amended to delete its Paragraph **3.** in its entirety and replace it with the following:

3. Pursuant to the limitations described in Paragraph **4.** below, any organization in which a **Named Insured** has management control:

a. on the effective date of this **Coverage Part**; or

b. by reason of a **Named Insured** creating or acquiring the organization during the **policy period**,

qualifies as a **Named Insured**, provided that there is no other similar liability insurance, whether primary, contributory, excess, contingent or otherwise, which provides coverage to such organization, or which would have

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provided coverage but for the exhaustion of its limit, and without regard to whether its coverage is broader or narrower than that provided by this insurance.

But this **BROAD NAMED INSURED** provision does not apply to:

(a) any partnership, limited liability company or joint venture; or

(b) any organization for which coverage is excluded by another endorsement attached to this **Coverage Part**.

For the purpose of this provision, management control means:

A. owning interests representing more than 50% of the voting, appointment or designation power for the selection of a majority of the Board of Directors of a corporation; or

B. having the right, pursuant to a written trust agreement, to protect, control the use of, encumber or transfer or sell property held by a trust.

4. With respect to organizations which qualify as **Named Insureds** by virtue of Paragraph **3.** above, this insurance does not apply to:

a. **bodily injury** or **property damage** that first occurred prior to the date of management control, or that first occurs after management control ceases; nor

b. **personal or advertising injury** caused by an offense that first occurred prior to the date of management control or that first occurs after management control ceases.

5. The insurance provided by this **Coverage Part** applies to **Named Insureds** when trading under their own names or under such other trading names or doing-business-as names (dba) as any **Named Insured** should choose to employ.

8. CONTRACTUAL LIABILITY – RAILROADS

With respect to operations performed within 50 feet of railroad property, the definition of **insured contract** is replaced by the following:

Insured Contract means:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire to premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured** you with permission of the owner is not an **insured contract**;

b. A sidetrack agreement;

c. Any easement or license agreement;

d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

e. An elevator maintenance agreement;

f. That part of any other contract or agreement pertaining to the **Named Insured's** business (including an indemnification of a municipality in connection with work performed for a municipality) under which the **Named Insured** assumes the tort liability of another party to pay for **bodily injury** or **property damage** to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** does not include that part of any contract or agreement:

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(1) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

(a) Preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage;

(2) Under which the **Insured**, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in **(1)** above and supervisory, inspection, architectural or engineering activities.

9. ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES

The estates, executors, heirs, legal representatives, administrators, trustees, beneficiaries and **spouses** of any natural person **Insured** or living trust shall also be insured under this policy; provided, however, coverage is afforded to such estates, executors, heirs, legal representatives, administrators, trustees, beneficiaries and **spouses** only for **claims** arising solely out of their capacity or status as such and, in the case of a **spouse**, where such **claim** seeks **damages** from marital community property, jointly held property or property transferred from such natural person **Insured** to such **spouse**. No coverage is provided for any act, error or omission of an estate, heir, legal representative, or **spouse** outside the scope of such person's capacity or status as such, provided, however, that the **spouse** of a natural person **Named Insured**, and the **spouses** of members or partners of joint venture or partnership **Named Insureds** are **Insureds** with respect to such **spouses'** acts, errors or omissions in the conduct of the **Named Insured's** business.

10. EXPECTED OR INTENDED INJURY – EXCEPTION FOR REASONABLE FORCE

Under **COVERAGES**, **Coverage A** – **Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Expected or Intended Injury** and replace it with the following:

This insurance does not apply to:

Expected or Intended Injury

Bodily injury or **property damage** expected or intended from the standpoint of the **Insured**. This exclusion does not apply to **bodily injury** or **property damage** resulting from the use of reasonable force to protect persons or property.

11. GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION

A. A separate Location General Aggregate Limit, equal to the amount of the General Aggregate Limit, is the most the Insurer will pay for the sum of:

1. All **damages** under **Coverage A**, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

2. All medical expenses under **Coverage C**,

that arise from **occurrences** or accidents which can be attributed solely to ongoing operations at that location. Such payments shall not reduce the General Aggregate Limit shown in the Declarations, nor the Location General Aggregate Limit of any other location.

B. All:

1. **Damages** under **Coverage B**, regardless of the number of locations involved;

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2. **Damages** under **Coverage A**, caused by **occurrences** which cannot be attributed solely to ongoing operations at a single location, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

3. Medical expenses under **Coverage C** caused by accidents which cannot be attributed solely to ongoing operations at a single location,

will reduce the General Aggregate Limit shown in the Declarations.

C. For the purpose of this **GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION** Provision, "location" means:

1. a premises the **Named Insured** owns or rents; or

2. a premises not owned or rented by any **Named Insured** at which the **Named Insured** is performing operations pursuant to a contract or written agreement. If operations at such a location have been discontinued and then restarted, or if the authorized parties deviate from plans, blueprints, designs, specifications or timetables, the location will still be deemed to be the same location.

For the purpose of determining the applicable aggregate limit of insurance, premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad shall be considered a single location.

D. The limits shown in the Declarations for Each Occurrence, for Damage To Premises Rented To You and for Medical Expense continue to apply, but will be subject to either the Location General Aggregate Limit or the General Aggregate Limit, depending on whether the **occurrence** can be attributed solely to ongoing operations at a particular location.

E. When coverage for liability arising out of the **products-completed operations hazard** is provided, any payments for **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**, regardless of the number of locations involved, will reduce the Products-Completed Operations Aggregate Limit shown in the Declarations.

F. The provisions of **LIMITS OF INSURANCE** not otherwise modified by this **GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION** Provision shall continue to apply as stipulated.

12. IN REM ACTIONS

A quasi in rem action against any vessel owned or operated by or for the **Named Insured**, or chartered by or for the **Named Insured**, will be treated in the same manner as though the action were in personam against the **Named Insured**.

13. INCIDENTAL HEALTH CARE MALPRACTICE COVERAGE

Solely with respect to **bodily injury** that arises out of a **health care incident**:

A. Under **COVERAGES**, **Coverage A – Bodily Injury And Property Damage Liability**, the **Insuring Agreement** is amended to replace Paragraphs **1.b.(1)** and **1.b.(2)** with the following:

b. This insurance applies to **bodily injury** provided that the professional health care services are incidental to the **Named Insured's** primary business purpose, and only if:

(1) such **bodily injury** is caused by an **occurrence** that takes place in the **coverage territory**.

(2) the **bodily injury** first occurs during the **policy period**. All **bodily injury** arising from an **occurrence** will be deemed to have occurred at the time of the first act, error, or omission that is part of the **occurrence**; and

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B. Under **COVERAGES**, **Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to:

i. add the following to the **Employers Liability** exclusion:

This exclusion applies only if the **bodily injury** arising from a **health care incident** is covered by other liability insurance available to the **Insured** (or which would have been available but for exhaustion of its limits).

ii. delete the exclusion entitled **Contractual Liability** and replace it with the following:

This insurance does not apply to:

Contractual Liability

the **Insured's** actual or alleged liability under any oral or written contract or agreement, including but not limited to express warranties or guarantees.

iii. to add the following additional exclusions:

This insurance does not apply to:

Discrimination

any actual or alleged discrimination, humiliation or harassment, including but not be limited to **claims** based on an individual's race, creed, color, age, gender, national origin, religion, disability, marital status or sexual orientation.

Dishonesty or Crime

Any actual or alleged dishonest, criminal or malicious act, error or omission.

Medicare/Medicaid Fraud

any actual or alleged violation of law with respect to Medicare, Medicaid, Tricare or any similar federal, state or local governmental program.

Services Excluded by Endorsement

Any **health care incident** for which coverage is excluded by endorsement.

C. DEFINITIONS is amended to:

i. add the following definitions:

Health care incident means an act, error or omission by the **Named Insured's employees** or **volunteer workers** in the rendering of:

a. professional health care services on behalf of the **Named Insured** or

b. Good Samaritan services rendered in an emergency and for which no payment is demanded or received.

Professional health care services means any health care services or the related furnishing of food, beverages, medical supplies or appliances by the following providers in their capacity as such but solely to the extent they are duly licensed as required:

a. Physician;

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b. Nurse;

c. Nurse practitioner;

d. Emergency medical technician;

e. Paramedic;

f. Dentist;

g. Physical therapist;

h. Psychologist;

i. Speech therapist;

j. Other allied health professional; or

Professional health care services does not include any services rendered in connection with human clinical trials or product testing.

ii. delete the definition of **occurrence** and replace it with the following:

Occurrence means a **health care incident**. All acts, errors or omissions that are logically connected by any common fact, circumstance, situation, transaction, event, advice or decision will be considered to constitute a single **occurrence**;

iii. amend the definition of **Insured** to:

a. add the following:

the **Named Insured's employees** are **Insureds** with respect to:

(1) **bodily injury** to a co-**employee** while in the course of the co-**employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to a **volunteer worker** while performing duties related to the conduct of the **Named Insured's** business;

when such **bodily injury** arises out of a **health care incident**.

the **Named Insured's volunteer workers** are **Insureds** with respect to:

(1) **bodily injury** to a co-**volunteer worker** while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to an **employee** while in the course of the **employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business;

when such **bodily injury** arises out of a **health care incident**.

b. delete Subparagraphs **(a)**, **(b)**, **(c) and (d)** of Paragraph **2.a.(1)** of **WHO IS AN INSURED**.

D. The **Other Insurance** condition is amended to delete Paragraph **b.(1)** in its entirety and replace it with the following:

Other Insurance

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b. Excess Insurance

(1) To the extent this insurance applies, it is excess over any other insurance, self insurance or risk transfer instrument, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by the **Named Insured** to be excess of this coverage.

14. JOINT VENTURES / PARTNERSHIP / LIMITED LIABILITY COMPANIES

A. Past Joint Ventures, Partnerships, Limited Liability Companies

The following is added to **WHO IS AN INSURED:**

If the **Named Insured** was a joint venturer, partner, or member of a limited liability company and such joint venture, partnership or limited liability company terminated prior to or during the **policy period**, such **Named Insured** is an **Insured** with respect to its interest in such joint venture, partnership or limited liability company but only to the extent that:

a. any offense giving rise to **personal and advertising injury** occurred prior to such termination date, and the **personal and advertising injury** arising out of such offense, first occurred after such termination date;

b. the **bodily injury** or **property damage** first occurred after such termination date; and

c. there is no other valid and collectible insurance purchased specifically to insure the partnership, joint venture or limited liability company.

If the joint venture, partnership or limited liability company is or was insured under a **consolidated (wrap-up) insurance program**, then such insurance will always be considered valid and collectible for the purpose of paragraph **c.** above. But this provision will not serve to exclude **bodily injury**, **property damage** or **personal and advertising injury** that would otherwise be covered under the **Architects, Engineers And Surveyors General Liability Extension Endorsement** provision entitled **WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS**. Please see that provision for the definition of **consolidated (wrap-up) insurance program**.

B. Participation In Current Professional Joint Ventures

The following is added to **WHO IS AN INSURED**:

The **Named Insured** is also an **Insured** for participation in a current joint venture that is not named on the Declarations, but only if such joint venture meets all of the following criteria:

a. Each and every one of the **Named Insured's** co-venturers are architectural, engineering or surveying firms only; and

b. There is no other valid and collectible insurance purchased specifically to insure the joint venture.

However, the **Named Insured** is an **Insured** only for the conduct of such **Named Insured's** business within such a joint venture. The **Named Insured** is not insured for liability arising out of the acts or omissions of other co-venturers, nor of their partners, members or employees.

C. WHO IS AN INSURED is amended to delete its last paragraph and replace it with the following:

Except as provided under this **Architects, Engineers And Surveyors General Liability Extension Endorsement** or by the attachment of another endorsement (if any), no person or organization is an **Insured** with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a **Named Insured** in the Declarations.

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15. LEGAL LIABILITY – DAMAGE TO PREMISES / ALIENATED PREMISES / PROPERTY IN THE NAMED INSURED'S CARE, CUSTODY OR CONTROL

A. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete exclusion **j. Damage to Property** in its entirety and replace it with the following:

This insurance does not apply to:

j. Damage to Property

Property damage to:

(1) Property the **Named Insured** owns, rents, or occupies, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

(2) Premises the **Named Insured** sells, gives away or abandons, if the **property damage** arises out of any part of those premises;

(3) Property loaned to the **Named Insured**;

(4) Personal property in the care, custody or control of the **Insured**;

(5) That particular part of real property on which the **Named Insured** or any contractors or subcontractors working directly or indirectly on the **Named Insured's** behalf are performing operations, if the **property damage** arises out of those operations; or

(6) That particular part of any property that must be restored, repaired or replaced because **your work** was incorrectly performed on it.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to **property damage** (other than damage by fire) to premises rented to the **Named Insured** or temporarily occupied by the **Named Insured** with the permission of the owner, nor to the contents of premises rented to the **Named Insured** for a period of 7 or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in **LIMITS OF INSURANCE**.

Paragraph **(2)** of this exclusion does not apply if the premises are **your work**.

Paragraphs (**3), (4), (5)** and **(6)** of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraph **(6)** of this exclusion does not apply to **property damage** included in the **products-completed operations hazard**.

Paragraphs **(3)** and **(4)** of this exclusion do not apply to **property damage** to:

i. tools, or equipment the **Named Insured** borrows from others, nor

ii. other personal property of others in the **Named Insured's** care, custody or control while being used in the **Named Insured's** operations away from any **Named Insured's** premises.

However, the coverage granted by this exception to Paragraphs **(3)** and **(4)** does not apply to:

a. property at a job site awaiting or during such property's installation, fabrication, or erection;

b. property that is **mobile equipment** leased by an **Insured**;

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c. property that is an **auto**, aircraft or watercraft;

d. property in transit; or

e. any portion of **property damage** for which the **Insured** has available other valid and collectible insurance, or would have such insurance but for exhaustion of its limits, or but for application of one of its exclusions.

A separate limit of insurance and deductible apply to such property of others. See **LIMITS OF INSURANCE** as amended below.

B. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete its last paragraph and replace it with the following:

Exclusions **c.** through **n.** do not apply to damage by fire to premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured** with permission of the owner, nor to damage to the contents of premises rented to a **Named Insured** for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **LIMITS OF INSURANCE**.

C. The following paragraph is added to **LIMITS OF INSURANCE**:

Subject to **5.** above, $25,000 is the most the Insurer will pay under **Coverage A** for **damages** arising out of any one **occurrence** because of the sum of all **property damage** to borrowed tools or equipment, and to other personal property of others in the **Named Insured's** care, custody or control, while being used in the **Named Insured's** operations away from any **Named Insured's** premises. The Insurer's obligation to pay such **property damage** does not apply until the amount of such **property damage** exceeds $1,000. The Insurer has the right but not the duty to pay any portion of this $1,000 in order to effect settlement. If the Insurer exercises that right, the **Named Insured** will promptly reimburse the Insurer for any such amount.

D. Paragraph **6.**, Damage To Premises Rented To You Limit, of **LIMITS OF INSURANCE** is deleted and replaced by the following:

6. Subject to Paragraph **5.** above, (the Each Occurrence Limit), the Damage To Premises Rented To You Limit is the most the Insurer will pay under **Coverage A** for **damages** because of **property damage** to any one premises while rented to the **Named Insured** or temporarily occupied by the **Named Insured** with the permission of the owner, including contents of such premises rented to the **Named Insured** for a period of 7 or fewer consecutive days. The Damage To Premises Rented To You Limit is the greater of:

a. $500,000; or

b. The Damage To Premises Rented To You Limit shown in the Declarations.

E. Paragraph **4.b.(1)(a)(ii)** of the **Other Insurance** Condition is deleted and replaced by the following:

(ii) That is property insurance for premises rented to the **Named Insured**, for premises temporarily occupied by the **Named Insured** with the permission of the owner; or for personal property of others in the **Named Insured's** care, custody or control;

16. LIQUOR LIABILITY

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Liquor Liability**.

This **LIQUOR LIABILITY** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

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17. MEDICAL PAYMENTS

A. LIMITS OF INSURANCE is amended to delete Paragraph **7.** (the Medical Expense Limit) and replace it with the following:

7. Subject to Paragraph **5.** above (the Each Occurrence Limit), the Medical Expense Limit is the most the Insurer will pay under **Coverage C** for all medical expenses because of **bodily injury** sustained by any one person. The Medical Expense Limit is the greater of:

(1) $15,000 unless a different amount is shown here: $N,NNN,NNN,NNN; or

(2) the amount shown in the Declarations for Medical Expense Limit.

B. Under **COVERAGES**, the **Insuring Agreement** of **Coverage C** – **Medical Payments** is amended to replace Paragraph **1.a.(3)(b)** with the following:

(b) The expenses are incurred and reported to the Insurer within three years of the date of the accident; and

18. NON-OWNED AIRCRAFT

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended as follows:

The exclusion entitled **Aircraft, Auto or Watercraft** is amended to add the following:

This exclusion does not apply to an aircraft not owned by any **Named Insured**, provided that:

1. the pilot in command holds a currently effective certificate issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;

2. the aircraft is rented with a trained, paid crew to the **Named Insured**; and

3. the aircraft is not being used to carry persons or property for a charge.

19. NON-OWNED WATERCRAFT

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete subparagraph **(2)** of the exclusion entitled **Aircraft, Auto or Watercraft**, and replace it with the following.

This exclusion does not apply to:

(2) a watercraft that is not owned by any **Named Insured**, provided the watercraft is:

(a) less than 75 feet long; and

(b) not being used to carry persons or property for a charge.

20. PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION

A. Under **DEFINITIONS**, the definition of **personal and advertising injury** is amended to add the following tort:

Discrimination or humiliation that results in injury to the feelings or reputation of a natural person.

B. Under **COVERAGES**, **Coverage B – Personal and Advertising Injury Liability**, the paragraph entitled **Exclusions** is amended to:

1. delete the Exclusion entitled **Knowing Violation Of Rights Of Another** and replace it with the following:

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This insurance does not apply to:

Knowing Violation of Rights of Another

Personal and advertising injury caused by or at the direction of the **Insured** with the knowledge that the act would violate the rights of another and would inflict **personal and advertising injury**. This exclusion shall not apply to discrimination or humiliation that results in injury to the feelings or reputation of a natural person, but only if such discrimination or humiliation is not done intentionally by or at the direction of:

(a) the **Named Insured**; or

(b) any **executive officer**, director, stockholder, partner, member or manager (if the **Named Insured** is a limited liability company) of the **Named Insured**.

2. add the following exclusions:

This insurance does not apply to:

Employment Related Discrimination

discrimination or humiliation directly or indirectly related to the employment, prospective employment, past employment or termination of employment of any person by any **Insured**.

Premises Related Discrimination

discrimination or humiliation arising out of the sale, rental, lease or sub-lease or prospective sale, rental, lease or sub-lease of any room, dwelling or premises by or at the direction of any **Insured**.

Notwithstanding the above, there is no coverage for fines or penalties levied or imposed by a governmental entity because of discrimination.

The coverage provided by this **PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION** Provision does not apply to any person or organization whose status as an **Insured** derives solely from

Provision **1. ADDITIONAL INSURED** of this endorsement; or

attachment of an additional insured endorsement to this **Coverage Part**.

21. PERSONAL AND ADVERTISING INJURY - CONTRACTUAL LIABILITY

A. Under **COVERAGES**, **Coverage B –Personal and Advertising Injury Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Contractual Liability**.

B. Solely for the purpose of the coverage provided by this **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** provision, the following changes are made to the section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B:**

1. Paragraph **2.d.** is replaced by the following:

d. The allegations in the **suit** and the information the Insurer knows about the offense alleged in such **suit** are such that no conflict appears to exist between the interests of the **Insured** and the interests of the indemnitee;

2. The first unnumbered paragraph beneath Paragraph **2.f.(2)(b)** is deleted and replaced by the following:

So long as the above conditions are met, attorney's fees incurred by the Insurer in the defense of that indemnitee, necessary litigation expenses incurred by the Insurer, and necessary litigation expenses incurred

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by the indemnitee at the Insurer's request will be paid as **defense costs**. Such payments will not be deemed to be **damages** for **personal and advertising injury** and will not reduce the limits of insurance.

C. This **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** Provision does not apply if **Coverage B –Personal and Advertising Injury Liability** is excluded by another endorsement attached to this **Coverage Part**.

This **PERSONAL AND ADVERTISING INJURY - CONTRACTUAL LIABILITY** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

22. PROPERTY DAMAGE – ELEVATORS

A. Under **COVERAGES**, **Coverage A** – **Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended such that the **Damage to Your Product** Exclusion and subparagraphs **(3)**, **(4)** and **(6)** of the **Damage to Property** Exclusion do not apply to **property damage** that results from the use of elevators.

B. Solely for the purpose of the coverage provided by this **PROPERTY DAMAGE – ELEVATORS** Provision, the **Other Insurance** conditions is amended to add the following paragraph:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is Property insurance covering property of others damaged from the use of elevators.

23. RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

WHO IS INSURED is amended to include as **Insureds** natural persons who are retired partners, members, directors or employees, but only for **bodily injury**, **property damage** or **personal and advertising injury** that results from services performed for the **Named Insured** under the **Named Insured's** direct supervision. All limitations that apply to **employees** and **volunteer workers** also apply to anyone qualifying as an **Insured** under this Provision.

24. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

A. Paragraph **1.b.** is amended to delete the $250 limit shown for the cost of bail bonds and replace it with a $5,000. limit; and

B. Paragraph **1.d.** is amended to delete the limit of $250 shown for daily loss of earnings and replace it with a $1,000. limit.

25. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named Insured's Coverage Part**, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

26. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

1. the **Named Insured's** ongoing operations; or

2. **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

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1. is in effect or becomes effective during the term of this **Coverage Part**; and

2. was executed prior to the **bodily injury**, **property damage** or **personal and advertising injury** giving rise to the **claim**.

27. WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS

Note: The following provision does not apply to any public construction project in the state of Oklahoma, nor to any construction project in the state of Alaska, that is not permitted to be insured under a **consolidated (wrap-up) insurance program** by applicable state statute or regulation.

If the endorsement **EXCLUSION – CONSTRUCTION WRAP-UP** is attached to this policy, or another exclusionary endorsement pertaining to Owner Controlled Insurance Programs (O.C.I.P.) or Contractor Controlled Insurance Programs (C.C.I.P.) is attached, then the following changes apply:

A. The following wording is added to the above-referenced endorsement:

With respect to a **consolidated (wrap-up) insurance program** project in which the **Named Insured** is or was involved, this exclusion does not apply to those sums the **Named Insured** become legally obligated to pay as **damages** because of:

1. **Bodily injury**, **property damage**, or **personal or advertising injury** that occurs during the **Named Insured's** ongoing operations at the project, or during such operations of anyone acting on the **Named Insured's** behalf; nor

2. **Bodily injury** or **property damage** included within the **products-completed operations hazard** that arises out of those portions of the project that are not **residential structures**.

B. Condition **4. Other Insurance** is amended to add the following subparagraph **4.b.(1)(c)**:

This insurance is excess over:

(c) Any of the other insurance whether primary, excess, contingent or any other basis that is insurance available to the **Named Insured** as a result of the **Named Insured** being a participant in a **consolidated (wrap-up) insurance program**, but only as respects the **Named Insured's** involvement in that **consolidated (wrap-up) insurance program**.

C. **DEFINITIONS** is amended to add the following definitions:

Consolidated (wrap-up) insurance program means a construction, erection or demolition project for which the prime contractor/project manager or owner of the construction project has secured general liability insurance covering some or all of the contractors or subcontractors involved in the project, such as an Owner Controlled Insurance Program (O.C.I.P.) or Contractor Controlled Insurance Program (C.C.I.P.).

Residential structure means any structure where 30% or more of the square foot area is used or is intended to be used for human residency, including but not limited to:

1. single or multifamily housing, apartments, condominiums, townhouses, co-operatives or planned unit developments; and

2. the common areas and structures appurtenant to the structures in paragraph **1.** (including pools, hot tubs, detached garages, guest houses or any similar structures).

However, when there is no individual ownership of units, **residential structure** does not include military housing, college/university housing or dormitories, long term care facilities, hotels or motels. **Residential structure** also does not include hospitals or prisons.

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Architects, Engineers and Surveyors General Liability Extension Endorsement

This **WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY

It is understood and agreed that this endorsement amends the **BUSINESS AUTO COVERAGE FORM** as follows:

SCHEDULE
Name of Additional Insured Person Or Organization
ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT TO NAME AS AN ADDITIONAL INSURED

1. In conformance with paragraph **A.1.c.** of **Who Is An Insured** of Section **II** - LIABILITY COVERAGE, the person or organization scheduled above is an insured under this policy.
2. The insurance afforded to the additional insured under this policy will apply on a primary and non-contributory basis if you have committed it to be so in a written contract or written agreement executed prior to the date of the "**accident**" for which the additional insured seeks coverage under this policy.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

BUSINESS AUTO PHYSICAL DAMAGE COVERAGE FORM

GARAGE COVERAGE FORM

MOTOR CARRIER COVERAGE FORM

TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: TIMMONS GROUP, INC.

Endorsement Effective Date: 11/11/2021

SCHEDULE
Name(s) Of Person(s) Or Organization(s):
ANY PERSON OR ORGANIZATION FOR WHOM OR WHICH YOU ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT TO OBTAIN THIS WAIVER FROM US. YOU MUST AGREE TO THAT REQUIREMENT PRIOR TO LOSS.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** Condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "**accident**" or the "**loss**" under a contract with that person or organization.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

Schedule

Any Person or Organization on whose behalf you are required to obtain this waiver of our right to recover from under a written contract or agreement.

The premium charge for the endorsement is reflected in the Schedule of Operations.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

Copyright 1983 National Council on Compensation Insurance.

DRAFT 10/26/2021

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

HELIX VENTURES, LLC.

THIS AGREEMENT, made and entered into this _____day of _____, 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **Helix Ventures, LLC, a North Carolina Limited Liability Company**, hereafter referred to collectively as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer is the fee simple owner or contract purchaser of several tracts of land held in common for development, the total of which are exceeding 345 acres in size, which are shown in Exhibit A (need updated exhibit), attached hereto and incorporated herein by reference (the "Property"), and the Developer, or its successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B (need updated exhibit) and the terms of this agreement; and,

WHEREAS, Trustwell Property Group, LLC ("Trustwell" or "Representative") is the authorized representative of Developer and its managers may bind the Developer to contractual obligations with the Town, and the Town shall rely on the actions and representations of Trustwell to be binding on the Developer, until such time as informed in writing by the Developer otherwise; and,

WHEREAS, it is beneficial to both the Town and Developer to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance, the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 *et. seq.* to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-400.20 *et seq., and* 160A-499, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20.1 and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

    a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of professional design fees and acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of any party, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement.

    b. Comprehensive plan: The comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, official map, and any other plans regarding land use and development that have been officially adopted by the governing board.

c. Developer: Helix Ventures, LLC, the signatories hereto, and their heirs, successors and assigns.

d. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. 'Development', as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, 'development' refers to the planning for or the act of developing or to the result of development. Specifically in this agreement, the term ‘development’ refers to the construction by the Developer of all building activities associated with the Plans.

e. Development permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of property.

f. Land development regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance (“UDO”).

g. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

h. Offsite Infrastructure: The public sanitary sewer gravity line, sanitary sewer pumping station, re-use lines, all potable waterlines, and other Town-owned equipment or facilities not located on the Developer’s site.

i. Onsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities located on the Property. .

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Plans: Those sketch plans attached hereto as Exhibit B.

l. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements or structures customarily regarded as a part of real property.

m. Project: The Developer's plan to develop the Property known as the Friendship Innovation Park, an approximately 200 acre area located off of Friendship Road.

n. Representative: Trustwell Property Group, LLC shall serve as the Developer's agent and representative.

ARTICLE II
DESCRIPTION OF AGREEMENT

1. This Agreement sets for the understanding of the Parties for the construction costs associated with the installation of the Offsite Infrastructure (i.e, a new town-owned regional sanitary sewer pump station, force main and gravity interceptor, reuse lines, and potable lines) necessary to serve the Project. The parties have worked diligently and cooperatively to recruit Amgen, Inc. as a major tenant to the Friendship Innovation Park and vendee to the Developer, and as a condition of that recruitment, the Offsite Infrastructure must be installed by the Town according to a strict deadline of February 1, 2023, time being of the essence. The Developer has committed to share in the costs associated with the Offsite Infrastructure by contributing $5 Million ("Matching Funds") to the Town's expenses associated with the construction, as well as sharing fifty percent (50%) of the costs of construction in excess of $15 Million ("Additional Match"). The Town is likely to receive $ 8 Million from the state of North Carolina through a state appropriation act which requires a match from a private contribution, to wit, the Matching Funds, as well as Additional Match.

ARTICLE III
DEVELOPER'S DUTIES

1. Developer shall pay to the Town, on demand of the Town, $5 Million in certified funds. The Town shall use these funds solely for the Actual Construction Costs of the Offsite Infrastructure and for no other purpose.

2. In the event that the Actual Construction Costs exceed $15 Million, the Developer shall pay an amount to the Town which equals fifty 50% of the Actual Construction Costs in excess of $15 Million but not to exceed $17 million, so long as the parties engage in Joint Cooperation, as defined in Article IV, below These payments shall be made on a monthly basis at such times as when the Town pays under its contract for construction of the Offsite Infrastructure.

3. In the event that the Actual Construction Costs exceed $17 Million, the Developer shall pay the share of capacity of the Offsite Infrastructure that is attributable to the Developer, as determined by the ratio of the amount of acreage of land owned or otherwise planned for

development by the Developer over the total acreage served by the Offsite Infrastructure. The parties understand that as planned at the time of this writing, the Offsite Infrastructure shall serve 761 total acres, 345 of which are Developer-controlled acres. Therefore, the ratio to be applied under this section is 45% Developer, 55% Town.

4. The Developer shall consent to a lien on its Property in the event of non payment of any of the funds due to the Town. Such lien shall not be recorded until such time as the Developer defaults on any obligation for payment under this Agreement.

5. Nothing herein shall govern the Developer's Onsite infrastructure. The Developer shall construct the Onsite Infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of the installation.

6. Nothing herein shall govern the timing of the payment of any fees ordinarily due for the Project or the Property or any other property owned by the Developer. The Developer (or his successors, and/or assigns) shall pay all development fees for Onsite Infrastructure. at the time they would otherwise ordinarily be due and in an amount that is determined by the fee schedule approved in the annual budget.

ARTICLE IV
JOINT COOPERATION

1. The Parties acknowledge that the installation the Offsite Infrastructure is mutually beneficial to both parties as it increases the tax value of the surrounding property as well as directly increases the Developer's land value. Additionally, the parties desire to work cooperatively to ensure that the Offsite Infrastructure is constructed in a timely manner and within the estimated project budget, which the parties estimate to be $17 Million. To that end, the parties shall at all times engage in Joint Cooperation, which is defined as follows:

(a) The Town shall use an alternate delivery method for the construction of the Offsite Infrastructure known as design build, as authorized by N.C.G.S. §128-1A, which combines the design contract and the construction contract under one firm. Developer shall consent to the selection of this firm by the Town by execution of this Agreement;

(b) The project criteria for the design build contract has been developed by the Town to serve the public good, and the Developer consents to such criteria. This is the same as set forth in the design build contract ("Project Criteria").

(c) The Town shall not change the Project Criteria in such a manner that results in a project cost increase of more than fifty thousand dollars ($50,000) without consent of the Developer.

(d) In the event of cost escalations that occur notwithstanding the lack of change in the Project Criteria, the parties will endeavor to value engineer the Offsite Infrastructure in such a manner that does not (i) change the scope of the Project Criteria or any related function of the Offsite Infrastructure as originally planned by the parties; (ii) violate any federal, state, or town permit requirement; (iii) in the opinion of a licensed professional engineer, increase operations and maintenance costs of the Town on an annual basis; or (iv) limit the useful life of the Offsite Infrastructure to that of any time period less then designed under the Project Criteria.

(e) For any dispute with regard to Joint Cooperation, the parties shall agree to resolve differences regarding this subsection through informal discussions and in the event of that failure, through binding mediation under the rules of Superior Court Mediation in North Carolina. Because of the importance of this work to both parties, during the pendency of any dispute resolution, the Developer shall pay the apportionment described in Subsection III (3), above, in order to ensure continuation of the work by the design builder. In the event the Developer is successful in the dispute resolution, it shall receive a reimbursement from the Town of the disputed amount.

ARTICLE V
GENERAL TERMS

1. The Developer shall be responsible for the complete design and construction of any Onsite Infrastructure project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein

2. All fees, charges and payments related to the actual construction of each project shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as set forth herein.

3. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town, if any are needed by the Developer for its Onsite Infrastructure. The Developer further agrees to investigate, handle, provide defense for and respond to, any such

claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

4. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

5. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

6. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

7. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

ARTICLE V
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR THE DEVELOPER:
Randy J. Harrington Town Manager PO Box 8 Holly Springs, NC 27540 Reference:	Cara Z. Hylton Helix Ventures, LLC 3717 National Drive, Suite 209 Raleigh, NC 27612

5. This agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Settlement Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda Mckinney, Town Clerk
Kathrine White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Antwan Morrison
Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the ___ day of _____

_____
Notary Public

My Commission Expires:_____

HELIX VENTURES, LLC

By: _____
(*Seal*) Name: _____
Title: _____

I, a Notary Public, certify that Cara Z. Hylton, personally came before me this day and acknowledged that she is the Manager of Helix Ventures, LLC, a North Carolina limited liability company, and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the ___ day of November, 2019.

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires:_____

EXHIBIT A
Map of Property

EXHIBIT B

Project Criteria for Design Build

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

New Business
Title: Amgen Development Plan 21-DP-08
Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Staff Resource: Cheryl Caines, Development Services, Rachel Jones, Development Services

Action(s):

1. Adopt Resolution #21-27 to make and accept the Findings of Fact for consideration of and to approve Waivers for Development Plan 21-DP-08.
2. Approve/deny/defer Amgen Development Plan with the conditions stated in the attachment.

Explanation:

- The Town has received a request for a Development Plan for Amgen located at 4130 Friendship Road.
- Three buildings totaling 227,839 square feet are proposed for a manufacturing, warehouse, and manufacturing support facility.

- In conjunction with the Development Plan, the applicant is requesting Waivers of certain development requirements:

    - allowance to use existing perimeter landscaping to screen loading spaces
    - alternate compliance with the architectural design requirements

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on October 26, 2021:

- screening provided after adjacent sites are developed
- provisions for electric vehicle charging stations
- infrastructure to allow for various broadband providers
- consideration of solar infrastructure on buildings

The Planning Board recommended approval (8-0)

Background:

- The site is POD D of the Friendship Innovation Park Master Plan (approved by Town Council on September 7, 2021).

- A portion of the site was rezoned RT Research & Technology on October 19, 2021 to match the existing zoning on the majority of the site.
- The Planning Board staff report references a Developer Agreement to address flexibility in standards related to fencing and outdoor storage screening. Per conversations with the Town Attorney, a Developer Agreement is no longer needed.
    - The site has frontage on Friendship Road and US Hwy 1. These yards between the building and the frontage are considered front yards. Fencing within front yards must be ornamental fencing. The applicant has proposed ornamental fencing along Friendship Road and along the northern property where visible from the interior, visitor access drive. Chain link fencing is proposed in all other locations. This fencing will be screened by existing perimeter yard vegetation. UDO revisions associated with the re-write process will allow non-decorative fencing on large, employment campuses if the fencing is not visible as is the case here. A condition of approval has been added that requires fencing to meet UDO standards in place at the time of fence installation.
    - A utility yard is proposed along the north side of the manufacturing/warehouse building. Storage yards for materials must be enclosed with a fence and surrounded by C-75 level landscaping. The proposed utility yard will include generators, vehicles, and other equipment and not storage of materials; therefore, these standards do not apply.

Funding Source(s):

N/A

Attachment(s):

1. 21DP08_Amgen_Attachments
2. 21DP08_Amgen_ResolutionFingsofFact_WAV (2)
3. 21DP08_Amgen Proposed Motions and Conditions

Town *of* Holly Springs
Staff Report to the Planning Board

REQUEST FOR DEVELOPMENT PLAN
AMGEN
21-DP-08 / PLDP202100058

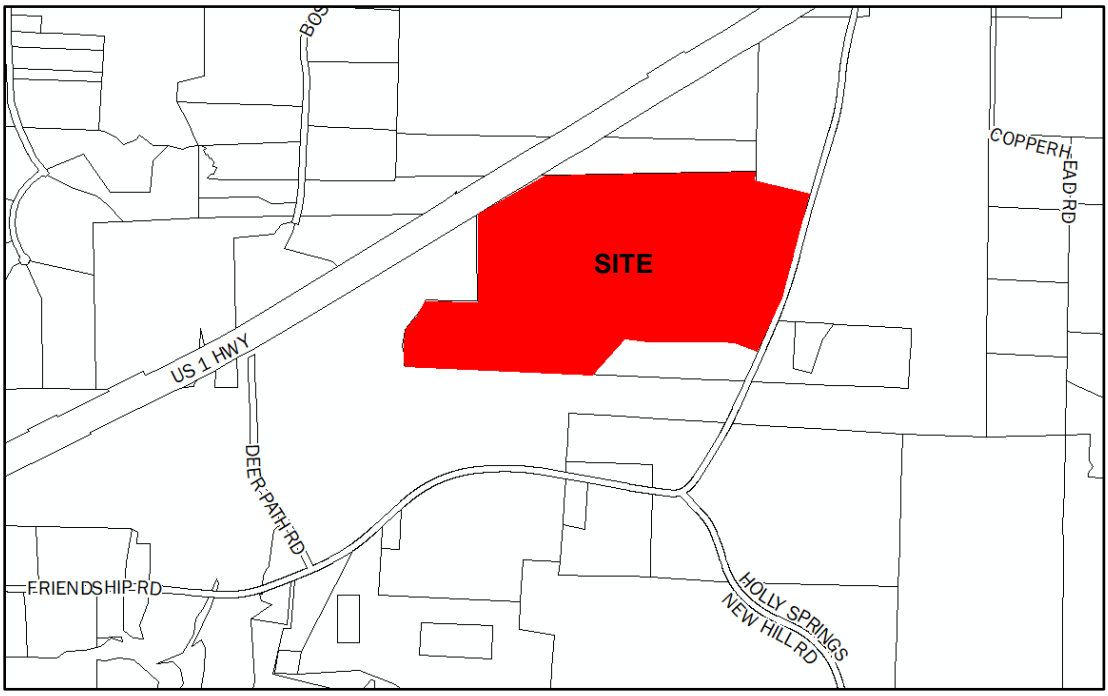
APPLICANT(S):
Jordan Brewer, PE
Kimley-Horn & Associates, Inc.
300 S Main St., Suite 212
Holly Springs, NC 27540

DEVELOPER(S):
Parag Sane
Amgen, Inc.
1 Amgen Center Dr.
Thousand Oaks, CA 91320

OWNER(S):
Helix Ventures, Inc.
3717 National Dr., Suite 209
Raleigh, NC 27612

Duke Energy Progress, Inc.
Tax Dept – DEC41B
550 S Tryon St.
Charlotte, NC 28202

LOCATION:



[**X**] Within Corporate Limits of Holly Springs [ ] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	October 26, 2021
Town Council Public Hearing & Action:	November 16, 2021

STAFF CONTACTS: Cheryl Caines, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Development Petition, Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Helix Ventures, Inc.	0720700500 (portion of)	RT Research and Technology	99 acres±
Duke Energy Progress, Inc.	0629617801 (portion of)	RT Research and Technology	9.55±
		TOTAL	108.55 acres ±

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RT Research and Technology	Vacant Residential
North	RT Research and Technology CB Community Business	Vacant Residential
South	RT Research and Technology	Vacant Residential
East	RT Research and Technology	Vacant Residential
West	R-30 Residential	Vacant Residential

PROPERTY HISTORY

Rezoning History *(PIN 0720700500 & 0629990816)*
Rezoning Number: 08-REZ-04
Original Zoning: R-30
Proposed Zoning: LI: Light Industrial (district name changed to RT Research & Technology)
Approved by Town Council on: May 13, 2008

Rezoning Number: PLRZ202100040
Original Zoning: R-30
Proposed Zoning: RT Research & Technology and CB: Community Business; the portion of the rezoned parcel involved in this Development Plan is zoned RT
Approved by Town Council on: October 19, 2021

Annexation History
Voluntary Annexation: A21-03
Approved by Town Council on: October 19, 2021

Master Plan History
Friendship Development Master Plan: 21-MAS-04
Approved by Town Council on: September 7, 2021

Alternate Landscape Plan
Description: Foundation landscaping provided throughout the site.
Approved by the Director of Development Services

WAIVER REQUESTS

Waiver: Request to waive the Off-Street Loading Regulations of UDO Section 7.05 C.3 Location and Screening of Off-Street Loading Spaces

UDO Requirements:
Section 7.05 C.3 Location of Off-Street Loading Spaces

> No off-street loading spaces shall be located between the front lot line and the front facade of any portion of the building served, provided, however, in the case of a double frontage lot, off-street loading spaces may be located between a front lot line of a perimeter street and the rear of the building served if: no access is provided across such front lot line; and, the yard between the off-street loading spaces and such front lot line is landscaped in compliance with the regulations of Section 7.01 – Landscape Regulations for a Type C – 225 landscape screening.

Waiver Findings of Fact:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

Alternate Compliance: Request to allow Alternate Compliance with all Gateway Corridor Architectural and Site Design Requirements of UDO Section 4.05 B.2 c due to the nature of the use.

UDO Requirements:
Section 4.05 B.2.c Gateway Corridor Architectural and Site Design Requirements include:

1) **Building Materials**
    a. **Primary Building Materials**
2) **Building Massing and Façade Treatment**
    a. **Base, Body, Cap**
    b. **Variation in Massing**
    c. **Animating Features**
    d. **Colors**
    e. **Texture**
    f. **Roof Treatment**
    g. **Façade Modulation**

Alternate Compliance Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to development of a manufacturing, warehouse, and manufacturing support space and waiver from and an alternate compliance request from architectural and site design requirements. The three proposed buildings (total 227,839 square feet) will be located on a portion of the property located at 4130 Friendship Rd, which is Pod D in the Friendship Development Master Plan. A second phase is anticipated in the future but the Development Plan is only for Phase 1.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character
The Land Use & Character plan designation for this site is Business & Industrial.

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi- office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

DEVELOPMENT PLAN

Development Standards

Lot Arrangement:

Site: POD D of the Friendship Development Master Plan

Lot Size: 108.55 acres

Minimum Perimeter Yards and Setbacks

Required:

Along Hwy 1: 100 feet, undisturbed buffer
Along Friendship Road: 50 feet
Adjacent to Residential: 50 feet
Out Lot: 10 feet

Proposed:

Along Hwy 1: 100 feet
Along Friendship Road: 50 feet
Adjacent to Residential: 50 feet
Out Lot: 10 feet

Building Height:

Maximum Building Height: 75 feet
Proposed Building Height:
Manufacturing Support Building: 4 stories, Approximately 64 ft.
Manufacturing and Warehouse Building: 2 stories, Approximately 55 ft.
CUB: Approximately 52 ft. to top of Louvered Screen

Gross Floor Area:
Manufacturing Support Building: 70,667 sq. ft.
Manufacturing and Warehouse Buildings: 139,773 sq. ft.
CUB: 17,399 sq. ft.
Total: 227,839 sq. ft.

Parking & Loading:
Parking Required
Manufacturing: 1 space/1,000 sq. ft., 108 spaces
Office: 3.5 spaces/1,000 sq. ft., 317 spaces
Warehouse: 1 space/3,000 sq. ft., 11 spaces
Total Required: 436 spaces + bike racks

Maximum Parking: 479 spaces

Parking Provided: 467 spaces + bike racks

Loading Required: 1 for Office and 3 for Industrial = 4 total
Loading Provided: 6 spaces

Outdoor Operations:
A utility yard is proposed western side of the manufacturing and warehouse building for a pump house, emergency generators, gas storage tanks, and other equipment used for manufacturing and site operations. UDO Section 4.02 B.8 requires outdoor storage areas to be screened and enclosed with a fence. The petitioner is entering into a Developer Agreement to allow the perimeter landscape yards and proposed perimeter fencing to satisfy these requirements since the site is large and the proposed utility yard is far away from neighboring properties or Highway 1. The Development Agreement must be approved by Town Council.

Landscape Requirements:
Perimeter Yard/Bufferyard
Along Hwy 1: 100 foot Type B-75
Along Friendship Road: 50 foot Type B-75
Along Residential: 50 foot Type C-225
Out Lot: 10 foot Type A-20

Proposed Yard/Bufferyard:
The petitioner is proposing to utilize existing vegetation to satisfy the yard and buffer requirements. Sample surveys of the existing vegetation were taken along the site's perimeter and a total PUV (plant unit value) was for the 100 foot sample area. However, calculations for each 100 foot increment along the site perimeter is required but not shown. The petitioner is conditioned to provide the calculations and a plan showing where the samples were taken.

Foundation Landscaping, Interior Parking Lot, and Parking Area Screening have been provided as required by the UDO.

Street Trees
Street trees are provided along Friendship Road as required by the project Master Plan.

Tree Preservation

The project is exempt from tree preservation requirements.

Loading Area Screening:

The site is a double frontage lot having frontage along Friendship Road and Highway 1. Loading spaces are proposed between buildings and along the western façade of the manufacturing building, which faces Highway 1. No access is taken from Highway 1 and the UDO allows the loading spaces between the building and the lot frontage (Highway 1) if a Type C-225 buffer is provided. The applicant has requested a waiver to the Off-Street Loading Location requirements.

General Regulations

Fences:

Decorative black fencing has been proposed along the Friendship Road frontage, gated entry points and along the northern property line where visible from the access drive. Chain-link fencing is proposed along the rest of the perimeter. The UDO requires fencing located between the front building line and street frontage (Friendship Road and Highway 1) to be decorative. The petitioner is entering into a Developer Agreement to allow alternative fencing in areas not visible from neighboring properties or along road frontages. The Development Agreement must be approved by Town Council

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

The applicant has proposed Alternate Compliance for the Architectural and Site Design Requirements.

The main pedestrian entry to the Manufacturing Support building meets the provides the architectural element requirements outlined in the Friendship Development Master Plan

Master Sign Plan:

A Master Sign Plan must be submitted in the future to establish the design of signs.

Lighting:

Lighting is in compliance with UDO standards to reduce glare onto adjacent properties and streets. The Friendship Development Master Plan requires a black, shoebox style light. Different lighting is proposed. A condition of approval will require the petitioner to amend the Master Plan to include these alternative light fixtures or propose black, shoebox style lighting on the Construction Drawing plans.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

Sidewalks will be provided on Friendship Road. A connection to the public sidewalk system is shown for each building.

PARKS & RECREATION

Greenways (UDO Section 7.06, C.):

There are no public greenways required for this project.

CIVIL IMPROVEMENTS

Water Service:
Water service will be provided through connection to a new watermain on Friendship Road that is being extended to the site as part of the Town's design-build, utility extension project to the Northwest area. A portion of the watermain extended to the site is public and will transition to private watermain. This will be routed throughout the site to serve the various needs of this development.

A Hydraulic Water Model and fire flow analysis (FFA) Report is being completed as part of the Friendship Master Plan and includes this project site as well.

Sewer Service:
A new sanitary sewer pump station is being constructed in this area as part of the Town's design-build, utility extension project to the Northwest area. Sewer service for this site will be provided through connection to the new sewer main network and discharge to the new pump station.

Transportation:
A Traffic Impact Analysis (TIA) has been completed and reviewed by the Town and NCDOT for this development. This is an economic development project and additional state funding has been committed to the project to assist in the implementation of transportation improvements specific to the Amgen development.

In accordance with the Town's Unified Development Ordinance (UDO), thoroughfare widening across the property frontage to half of the ultimate street cross section is required in accordance with the Comprehensive Transportation Plan (CTP). This requirement will be constructed as part of the Friendship Master Plan infrastructure. The remaining, western half of Friendship Road will be widened with the future development to the west that is also part of the Friendship Master Plan.

Additional turn lanes will be constructed at the two proposed site access drives on Friendship Road as well.

Environmental:
This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance and is located in the Cape Fear River Basin and will be subject to the applicable rules of that basin.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend approval/denial of the following waivers:

1. **Motion that the Planning Board recommend the Town Council approve / deny a waiver of Off-Street Loading Regulations of UDO Section 7.05 C.3 Location and Screening of Off-Street Loading Spaces in association with Development Plan Petition #21-DP-08/PLDP202100058.**
2. **Motion that the Planning Board recommend the Town Council approve / deny an Alternate Compliance of UDO Section 4.05 B.2 Gateway Corridor Architectural and Site Design Requirements in association with Development Plan Petition #21-DP-08/PLDP202100058.**

ACTION #2: DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Development Plan #21-DP-08/PLDP202100058 for Amgen as submitted by Kimley Horn, dated Revised 10/6/21 with the following conditions:

1. Prior to Town Council Meeting revise the Development Plan# “21-DP-08/PLDP202100058.”
2. Prior to Town Council Meeting revise the decorative crosswalk detail to be legible.
3. All previous conditions of approval for 21-MAS-04 Friendship Innovation Park Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town’s current annual budget or any unexpired development agreement
4. The following must be submitted with the first Construction Drawing submittal:
   a. All items listed on the Stormwater Submittal Checklist, Form #16003.
5. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Payment of the Stormwater Fee-in-Lieu.
   b. Approval of Stormwater Management Plan.
   c. All environmental permits must be obtained for the entire project.
   d. 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 BMP is required at the end of the performance monitoring period for the project.
6. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval. Prior to approval of Construction Drawings, the petitioner shall provide 100 foot landscape increment calculations showing how the PUV is satisfied and a plan showing where the sample surveys were taken.
7. Prior to the approval of Construction Drawings, the petitioner shall amend the Friendship Development Master Plan to include these alternative light fixtures or propose black, shoebox style lighting per the approved Master Plan detail.
8. This project is required to meet the Town of Holly Springs NPDES PH. 2 Post Construction Ordinance.
9. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA 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.
10. 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.
11. This project is dependent of the Town’s off site utility extension project. Typically, water, sewer and reclaimed water facilities needed to serve this project must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. Continue to coordinate with the Town in the schedule of both projects to ensure milestones can be met.
12. The Friendship Master Plan fire flow analysis report and hydraulic model associated with this development must be completed prior to the first Construction Drawing submittal, unless otherwise approved by Town management.

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**
- ☐ New ☐ Family Child Care Home

** Specify purpose of amendment on Certificate of Plan Revisions*

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Amgen Project FleX Batch
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision 21-MAS-04 Shopping Center/Lot# _____
Project Location: 4101 Friendship Road, Holly Springs, NC 27539
Use street address. If none, use the closest intersection
☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 720700500, 0629617801 Real Estate ID: _____
Project Acreage (rounded to nearest tenth): 108 Partial Parcel: ☒ No ☐ Yes (additional fee)
Current Zoning: RT Proposed Use (see UDO Primary Use List): Industrial
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Scoping Meeting Date: _____ Concept Meeting Date: _____
If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
Name Jordan Brewer, PE Company Kimley-Horn and Associates, Inc.
Mailing Address 300 S Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (919) 653-6654 E-Mail jordan.brewer@kimley-horn.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Parag Sane Company Amgen, Inc.
Mailing Address 1 Amgen Center Dr
City Thousand Oaks State CA Zip 91320
Telephone # (805) 447-1000 E-Mail psane@amgen.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Dan Trevino Company IPS - Integrated Project Services, LLC
Mailing Address 2200 Powell St, Suite 470
City San Francisco State CA Zip 94133
Telephone # (949) 679-4682 x7005 E-Mail dtrevino@ipsdb.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Matt Gross, RLA Company Kimley-Horn and Associates, Inc.
Mailing Address 421 Fayetteville Street, Suite 600
City Raleigh State NC Zip 27601
Telephone # (919) 677-2000 E-Mail matt.gross@kimley-horn.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____(any other contact that should receive comments and correspondence for this project)

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ Alternate Telephone # ( ) _____
Fax # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - *Required*

Name Bob Kenyon Company Amgen Inc.
Mailing Address 1 Amgen Center Drive
City Thousand Oaks State CA Zip 91320
Telephone # (805) 447-1000 E-Mail rkenyo01@amgen.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, W. Jordan Brewer, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: _____ Date: August 13, 2021

Public Utilities Department

150 Treatment Plant Rd.
Holly Springs, NC 27540
phone (919) 577-1090, fax (919) 577-2280

In compliance with State and Federal Laws the Town of Holly Springs has developed a Fats, Oils, and Grease (FOG) Management Program. The purpose of this program is to educate the public and business owners of the problems associated with grease and grease accumulations. FOG in wastewater can result in decreased capacity of sewer lines by cooling and congealing on the insides of pipes. This occurrence eventually causes blockages and sewer overflows and, therefore, is a major concern for the Town's wastewater collection system. Significant sources of FOG are cooking establishments due to the amount of grease used in cooking and other food preparation work. Improper disposal and cleanup practices allow FOG to enter the wastewater collection system. In an effort to work together to achieve the common goal of protecting the Town's resources we are asking business owners that produce grease as part of their daily operations to take a few moments and complete the following survey.

Name of Business Amgen, Inc.

Please provide a brief description of business operations:
Pharmaceutical manufacturing and storage facilities

Company Representative Parag Sane Title Senior Project Manager

Address 4101 Friendship Road, Holly Springs, NC 27539

Telephone 805-447-1000 Fax number _____

How many and what size grease handling device (grease trap or interceptor) do you have?
(Please list dimensions) 1 grease trap

Location of grease handling device(s) Behind the Manufacturing Support building

Cleanout service provider TBD

Does your grease handling device have a sampling chamber? Yes
(A sampling chamber is required for grease traps)

How is the waste disposed of and where? By Service Provider

Thank you for taking the time to complete this survey. If you have any questions or concerns of your responsibilities in maintaining your grease trap or interceptor in accordance with the Town's Sewer Use Ordinance please contact Seann Byrd at (919)577-1090 or email seann.byrd@hollyspringsnc.us .

Town of Holly Springs
Industrial Wastewater Survey, Short Form

This form has been sent to your business to determine types and sources of wastewater that are entering the Town of Holly Springs' Wastewater Treatment Facility. This form must be completed in accordance with the Town's Sewer Use Ordinance. The Sewer Use Ordinance can be examined on the Town's website at www.hollyspringsnc.us

Facility Name: Amgen
Facility Address:_____
Facility Telephone Number:_____ Facility Fax:_____
Type of Industry, Manufacture, Trade, or Business:
_____

Products Produced:
_____
_____

Number of Employees: _____

General Description of the industrial activities and/or plant processes at this site:
Biopharmaceutical manufacturing, including cell culture, purification, preparation of buffers and medias, utility systems, and quality control laboratory.

Current Federal Standard Industrial Classification Code (S.I.C):_____(if applicable)

Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators, or any other type of wastewater other than from restrooms? If so, describe:
Equipment will be cleaned with water and detergent, which will be discharged after pH neutralization. Boiler and cooling tower blowdown will be discharged to drain.

"Industrial Waste" means liquid or other wastes resulting from any processes of industry, manufacturing, trade, or business, or from the development of any natural resources. "Other Waste" means decayed wood, sawdust, shavings, bark, limes, garbage, refuse, ashes, offal's, tar, oil, chemicals, and all other substances, except industrial waste and sewage, which may cause pollution in any waters.

1. Does this facility discharge industrial waste or other waste to the sanitary sewer? (YES) NO
2. Is the discharge from industrial waste or other waste continuous or batch?_____ Batch
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer? YES NO If yes, please list: Buffer Salts, medias, and acids/bases associated with cell culture operation
4. What is the total discharge to the sanitary sewer (gallons per day)? _____ average of 55,000gal/day
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)? average of 48,000gal/day
6. Are any chemicals stored in quantities of 55 gallons or more? (YES) NO
7. Does this facility use any well water or other water source other than the public water supply? YES (NO)
8. Are any outside drains connected to the sanitary sewer? YES NO
9. Does your facility discharge storm water to the sanitary water? YES (NO)

Our Sewer Use Ordinance requires that an Authorized Representative of the User sign all reports to the Town. Authorized Representative is defined as "a person responsible for the Principle Business decisions or other policy decisions for the facility."

To the best of my knowledge the information on this form is true and accurate.

Signature _____ Date _____

Print name_____ Job Title_____

For more information or any questions, please contact the Water Quality Department at (919)577-2273
Return this form with your Development Petition

Form 8022 Updated: 2/8/18

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☒ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Amgen Project FleX Batch	Associated Project Number:

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Contact Information

Waiver/Alternate Compliance Contact

Name Dan Trevino Company IPS
Mailing Address 2200 Powell Street, Suite 470
City San Fransisco State CA Zip 94133
Telephone # (949)679-4682x7005 E-Mail DTrevino@ipsdb.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Town of Holly Springs
UDO Section 3.08 or 4.05: Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB & BT, RT, IT
Findings of Fact

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The design intent is to comply with the UDO requirements wherever possible, but is also accomodating the programmatic requirements of the manufactuing building and the manufacturing support building (administrative / laboratory funtions). See attached Exhibit A narrative explanation:

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

Project is relatively isolated from adjacent properties and is conceived as a series of buildings that work together functionally and aesthetically using equivalent materials, colors, and textures, of adjacent areas and should not affect the value of adjacent area properties. The design intent is to comply with the UDO requirements wherever possible.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

has taken steps to adhere to the spirit of the UDO wherever possible. This includes subdiving the wall materials to human scale with fenestration, a canopy at the main entrance, varienty of textures for the rainscreens and precast finishes at the base and cap of each building. Varying rooflines in height, is driven by the programmatic requirements of each of the buildings.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The project is utilizing many of the design standards to align with the UDO's requiremeents but deviating where necessary to meet the programatic requirements of the project. See attached Exhibit A narrative explanation:

Certificate of Completion

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

Signature: DAN TREVINO Date: 10-SEP-2021

Exhibit A narrative explanation:

The following description is to support the Waiver Petition Findings of Fact for the UDO Section 3.08.

1. Facade Materials

Manufacturing Support Building -
Building facade materials are comprised of two main materials. Rainscreen mimicking stone and curtainwall. The rainscreen will be designed to incorporate a base and a cap. The base and cap will be treated with different textures and finishes to echo the spirit of the UDO regarding the base, body and cap for the building massing and facade treatment. The curtainwall responds to the programmatic requirements as well as to maximize natural light and views minimizing energy consumption for LEED certification.

Manufacturing Building -
Building facade materials are comprised of two main materials. Precast panel system mimicking stone; and curtainwall. The Precast will be designed to incorporate a base and a cap. The base and cap will be treated with different textures and finishes to echo the spirit of the UDO regarding the base, body and cap for the building massing and facade treatment. As stated above, the curtainwall responds to the programmatic requirements as well as to maximize natural light and views minimizing energy consumption for LEED certification.

CUB - Building facade materials are comprised of two main materials. Precast panel system mimicking stone; and louvers. Louvers at the top of the CUB will serve as the Cap and conceals the rooftop equipment.

2. Base, Body, Cap

Manufacturing Support Building and Manufacturing Building and CUB -
The base and cap compositions and configurations will comply with the minimum vertical height percentages required by the UDO. The 3-dimensional decorative layer requirement for the Cap will not be implemented but will be achieved with different textures and finishes as shown on the drawings. Pest intrusion may be compromised between different systems for 3-dimensional effects.

3.Variation in Massing

Manufacturing Support Building and Manufacturing Building -
Variations in depth between the Precast and curtainwall as well as rainscreen and curtainwall is provided and mimik the programmatic requirements for each function of the building. Incorporating bays will complicate the wall construction and subject the facility to water and pest instrusion between the different systems which is not desirable for pharma manufacturing facilities. CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

4. Animating features and Glazing

Manufacturing Support Building -
Along more than than 60% of the lineal length of the façade, the building walls are subdivided and proportioned using rainscreen, curtainwall, an entrance canopy, and louvers. The Curtainwall is modulated and incorporates shadowbox construction behind the glazing at the sill and plenums it to vary the perception of depth. This conforms with the intent of creating interest with colors and textures.

Manufacturing Building -
Along more than than 60% of the lineal length of the façade, the building walls are subdivided and proportioned using precast, curtainwall, and louvers. The Curtainwall is modulated and incorporates shadowbox construction behind the glazing at the sill and plenums it to vary the perception of depth. This conforms with the intent of creating interest with colors and textures.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

5. Human Scale Design Elements

Manufacturing Support Building -
For human scale, the rainscreen is molulated at 1' vertical increments. The Curtainwall is modulated at 4' on center vertically. A canopy at the entrance is provided for weather protection and approachability.

Manufacturing Building -
For human scale, the precast is molulated with reveals at 2' on center vertically. The Curtainwall is modulated in a similar fashion.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

6. Roof Treatment

Manufacturing Support Building and Manufacturing Building and CUB -
Roof lines vary in height where allowed by function of the building, but they generally extend in a continuous plane more than 50' in order to meet the programmatic complexity and utility requirements serving the areas.

IPS Exhibit A narrative explanation:
P.3

7. Facade Modulation

Manufacturing Support Building -
Building footprint is less than 25,000 sf

Manufacturing Building -
Manufacturing Builidng north primary facade is oriented toward front lot line highway 1 and has one one change in wall plane of at least 3% of the entire length and extending at least 20% of entire length of the façade.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

8. Mechanical Equipment

Manufacturing Support Building and Manufacturing Building and CUB -
Roof mounted equipment is screened from view. Ground mounted equipment will be painted to match the building or screened from view. Loading spaces along a façade parallel to front lot line will be screened with lanscaping and viewing distance from the road.

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☒ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Amgen Project FleX Batch	Associated Project Number: 21-DP-08

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Contact Information

Waiver/Alternate Compliance Contact

Name Matt Gross, RLA, ASLA Company Kimley-Horn
Mailing Address 421 Fayetteville Street, Suite 600
City Raleigh State NC Zip 27601
Telephone # (919) 678-4170 E-Mail Matt.Gross@kimley-horn.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

The Director, upon request by an applicant, shall have the authority to modify the landscape requirements of UDO Section 7.01 pertaining to required yards and approve an alternative landscape plan so long as the alternative plan: (i) maintains the total plant unit value otherwise required; (ii) is appropriate to the site and its surroundings; and, (iii) is consistent with the intent and purpose of this Section 7.01.

The alternative landscape plan approval shall be limited to: (i) a redistribution of plant materials required for perimeter yard landscaping to other locations on the lot; or, (ii) a redistribution of plant materials required for a foundation landscaping area to other locations on the lot; or, (iii) a redistribution of plant materials when located within a required easement.

Provide a written request which details the Alternate Landscape Plan, including the reason for Alternate Landscape Plan request, the required location of the plant unit value, the location to which the plant unit value has been relocated, and the quantity of plant unit value that has been relocated.

In addition to the written request, clearly denote on the landscape plan associated with the Alternate Landscape Plan the required location of the plant unit value, the location to which the plant unit value has been relocated, and the quantity of plant unit value that has been relocated.

Kimley»Horn

September 10, 2021

Town of Holly Springs
Development Services
128 S. Main Street
Holly Springs, NC 27540

RE: ***Landscape Alternative Compliance***

Amgen is planning on manufacturing of biological medicines at the new facility in Holly Springs, NC. Maintaining clean environment is one of the fundamental requirements for us to obtain approvals from various regulatory agencies. To achieve clean manufacturing spaces, pest control is one of the foundational elements.

To avoid unnecessary interruptions to manufacturing operations in the event pests / specimens are found within the facility, various pest control measures are incorporated in the facility design. Plants / shrubs around close proximity of building are a known source for harboring pests. Therefore placement of landscaping materials are not to be placed near the manufacturing or warehouse buildings as part of the pest management zoning system framework.

These layers and control elements are focused in protecting our products.

- Perimeter Fence - Designated property line
- Designated Perimeter – Non-Landscaped Area outside of manufacturing or warehouse buildings
- Wall Perimeter - Exterior wall of facility, structure or area
- Protected Barrier - Area within the facility where GMP activities may occur or require controls, but is not Protected Core or Core Perimeter
- Core Perimeter - Perimeter of the Protected Core: Intermediate potential exposure of product
- Protected Core - High potential exposure of process or product is present

In total, 18 small evergreen trees and 95 proposed large/medium shrubs have been relocated from the front and sides of the manufacturing and manufacturing support buildings to portions of the vehicular drives near the buildings.

Thank you for your consideration.

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☒ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Amgen Project FleX Batch	Associated Project Number: 21-DP-08

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Contact Information

Waiver/Alternate Compliance Contact

Name W. Jordan Brewer, PE Company Kimley-Horn
Mailing Address 300 S. Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (919) 653-6654 E-Mail Jordan.Brewer@kimley-horn.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The nature and location of the proposed building or structure, and;**

The proposed building is a manufacturing / warehouse building, along with a manufacturing support building and CUB. The building is isolated from other developments and neighboring properties. Existing vegetation screens the building from view from adjacent streets. Access is fenced along Friendship Drive and no access is permitted at HWY 1.

(2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed *building* or *structure* at one time, and;**

This is still yet to be determined. As an initial assumption, a maximum of 5 deliveries will occur per day with 6 trucks on-site at any given time. The maximum truck size will be a WB-50 or WB-60.

(3) **The granting of the *waiver* will not be detrimental to public safety, health or welfare or injurious to other property, and;**

loading areas will be screened from public view by the buildings and loading area retaining walls.

(4) **The *waiver* will not contravene the provisions of this UDO or the *Comprehensive Plan*, and;**

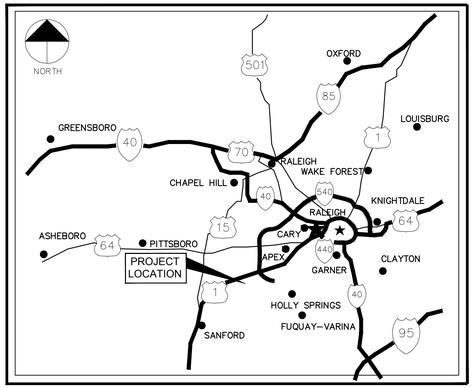
measures have been taken to provide adequate screening of the loading areas from public right-of-way and adjacent properties.

(5) **An area for future *off-street loading area* is provided on the *lot* or within the *integrated center*, *business park* or *industrial park* that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended *development plan* is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

N/A

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature: W. Jordan Brewer Date: 9/10/2021



PROJECT LOCATION

NTS

DEVELOPMENT PLAN SUBMITTAL FOR:

AMGEN

PROJECT FLEX BATCH

4101 FRIENDSHIP ROAD

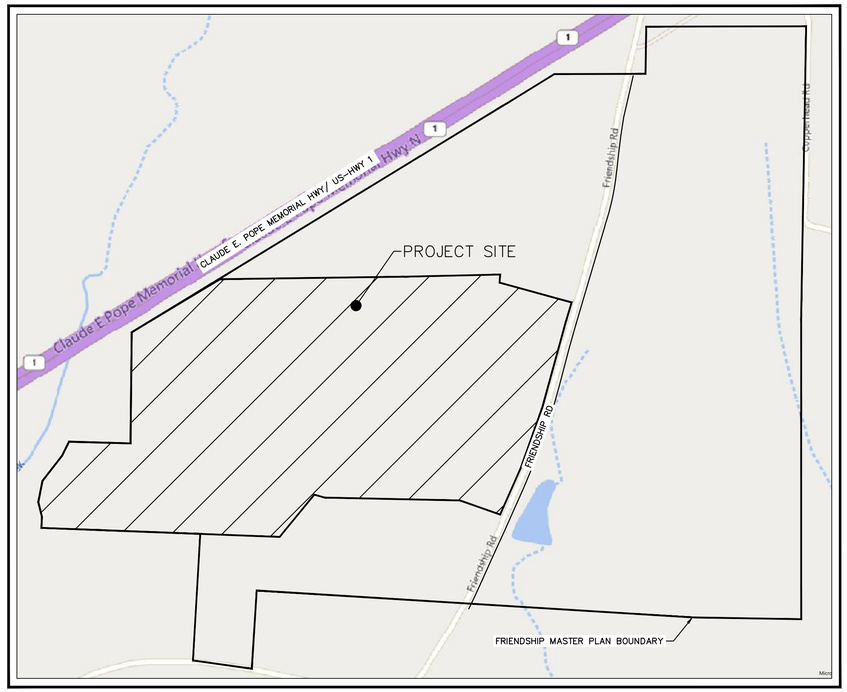
HOLLY SPRINGS, NORTH CAROLINA 27539

MASTER PLAN: 21-MAS-04

DEVELOPMENT PLAN: 21-DP-08/PLDP202100058

UTILITY DEMANDS					
			ALL PHASES	PHASE 1	PHASE 1&2
WATER DEMAND					
	TOTAL AVERAGE	GALLON / DAY		100,000	150,000
	TOTAL PEAK	GALLON / DAY	250,000	150,000	180,000
	PEAK HOURLY	GALLON / HOUR		10,000	11,000
SANITARY DEMAND					
	TOTAL AVERAGE	GALLON / DAY		100,000	150,000
	TOTAL PEAK	GALLON / DAY	350,000	130,000	180,000
	PEAK HOURLY	GALLON / HOUR		8,000	11,250
RECLAIM WATER					
	TOTAL AVERAGE	GALLON / DAY	100,000	50,000	75,000

UTILITY DEMANDS WERE ESTIMATED BASED ON PRELIMINARY MODEL OF WATER DEMAND AND SANITARY DISCHARGE ESTIMATES. MODEL WAS COMPARED TO AN EXISTING AMGEN FACILITY AND ADDED A FACTOR OF SAFETY TO THE SANITARY DISCHARGE. NUMBERS WERE DOUBLED TO ALLOW FOR ANTICIPATED FUTURE EXPANSION.



NORTH

VICINITY MAP

1"=500'

Sheet List Table

Sheet Number	Sheet Title
C0.0	00-C-33600-001 CIVIL COVER SHEET
C0.1	00-C-33600-002 CIVIL SYMBOLS & ABBREVIATIONS
C0.2	00-C-33600-003 CIVIL PROJECT NOTES
C1.0	00-C-33601-000 EXISTING SITE SURVEY (TOPO & BOUNDARY)
C1.1	00-C-33601-001 EXISTING SITE (MASTER PLAN)
C2.0	00-C-33602-001 OVERALL SITE LAYOUT PLAN
C2.1	00-C-33602-002 SITE LAYOUT PLAN
C2.2	00-C-33602-003 SITE LAYOUT PLAN
C2.3	00-C-33602-004 SITE LAYOUT PLAN
C2.4	00-C-33602-005 SITE LAYOUT PLAN
C2.5	00-C-33602-006 SITE ACCESS TRACT 1A
C3.0	00-C-33603-001 SITE UTILITY PLAN
C4.0	00-C-33606-001 SITE GRADING & DRAINAGE PLAN
C5.0	00-C-33652-001 SITE LAYOUT PROFILES AND SECTIONS 1
C6.0	00-C-33657-001 SITE DETAILS SHEET 1
C6.1	00-C-33657-002 SITE DETAILS SHEET 2
C7.0	00-C-33657-005 SITE STORM DRAINAGE DETAILS
C8.0	00-C-33657-006 SITE STORMWATER CONTROL DETAILS
C9.0	00-C-33657-007 UTILITY DETAILS
LT1.0	00-E-13001-001 LIGHTING PLAN
LT1.1	00-E-13001-002 LIGHTING DETAILS
L1.0	00-L-33401-001 OVERALL LANDSCAPE PLAN
L1.1	00-L-33401-001 ENLARGED LANDSCAPE PLAN
L1.2	00-L-33401-001 ENLARGED LANDSCAPE PLAN
L1.3	00-L-33401-001 ENLARGED LANDSCAPE PLAN
L1.4	00-L-33401-001 ENLARGED LANDSCAPE PLAN
L2.0	00-L-33451-001 LANDSCAPE DETAILS
L3.0	00-L-33401-001 LANDSCAPE BUFFER PLAN
L3.1	00-L-33451-001 LANDSCAPE BUFFER DETAILS
A1.0	02-A-33508-001 EXTERIOR ELEVATIONS
A1.2	02-A-33508-004 EXTERIOR ELEVATIONS
A1.4	02-A-33508-006 EXTERIOR ELEVATIONS
A1.5	03-A-33508-004 EXTERIOR ELEVATIONS
A1.6	03-A-33508-005 EXTERIOR ELEVATIONS

SITE DATA TABLE

PROJECT NAME	AMGEN PROJECT FLEX BATCH
OWNER / APPLICANT	HELIX VENTURE LLC
JURISDICTION	TOWN OF HOLLY SPRINGS
COUNTY	WAKE
PIN(S)	ALL OF 720700500, PART OF 0629617801
CURRENT ZONING	RT (RESEARCH & TECHNOLOGY), R-30
PROPOSED ZONING	RT (RESEARCH & TECHNOLOGY) R-30 TO BE REZONED THROUGH 21-REZ-03
WATERSHED	HARRIS LAKE
RIVER BASIN	CAPE FEAR RIVER BASIN
FLOOD HAZARD AREA	THIS SITE IS LOCATED WITHIN A MINIMAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP 3720072000J DATED 05/02/2006.
OVERLAY DISTRICTS	GATEWAY CORRIDOR
PARCEL AREA	108.55 ACRES
DISTURBED AREA	40 ACRES
CURRENT LAND USE	RESIDENTIAL
PROPOSED LAND USE AND BUILDING USES	INDUSTRIAL
EXISTING IMPERVIOUS SURFACE AREA	1.55 AC
PROPOSED IMPERVIOUS SURFACE AREA	16.72 AC
REQUIRED OPEN SPACE	0.5% OF TOTAL SITE ACREAGE = 0.54 AC
PROVIDED OPEN SPACE	0.81 AC
REQUIRED RECREATIONAL OPEN SPACE	N/A
PROVIDED RECREATIONAL OPEN SPACE	N/A
FLOOR AREA	PHASE 1: 227,839 SF PHASE 2: 128,810 SF TOTAL: 351,276 SF
MAXIMUM BUILDING HEIGHT ALLOWED	75'-0"
PROPOSED BUILDING HEIGHT AND # OF STORIES	MANUFACTURING SUPPORT BUILDING: HEIGHT: 4 STORIES APPROX. 64'-0" MANUFACTURING AND WAREHOUSE BUILDING: HEIGHT: 2 STORIES APPROX. 55'-0" AND 44'-0"
SETBACKS AND BUFFERS	FREEWAY - NC540 / US-1: 100' THOROUGHFARE: 50' MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 10' MINIMUM YARD: 50'
EXISTING PARKING	N/A
REQUIRED PARKING	PHASE 1: MANUFACTURING: 1 SPACE / 1,000 SF X 107,103 SF = **108 SPACES** OFFICE: 3.5 SPACES / 1,000 SF X 90,425 SF = **317 SPACES** WAREHOUSE: 1 SPACE / 3,000 SF X 30,311 SF = **11 SPACES** TOTAL: **436 SPACES** MAXIMUM PARKING: **479 SPACES**
PROVIDED PARKING	PHASE 1: 467 SPACES PHASE 2: TBD TOTAL: **467 SPACES** (INCLUDING 10 ADA SPACES, 2 VAN ACCESSIBLE)
REQUIRED LOADING SPACES	PHASE 1: OFFICE: 20,000 SF - 100,000 SF = 1 SPACE INDUSTRIAL: 100,000 SF - 200,000 SF = 3 SPACES TOTAL: **4 SPACES**
PROVIDED LOADING SPACES	PHASE 1: **6 SPACES** PHASE 2: TBD
REQUIRED BICYCLE PARKING	5 SPACES MINIMUM
PROVIDED BICYCLE PARKING	6 SPACES
PROPOSED PEAK SANITARY SEWER FLOW (PH 1)	130,000 GPD
TREE COVERAGE DATA	TREE PRESERVATION REQUIRED: 0% TOTAL TREE COVERAGE:
FRIENDSHIP INNOVATION PARK	POD D

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

CONTACTS

APPLICANT/DEVELOPER:
AMGEN INC.
1 AMGEN CENTER DR,
THOUSAND OAKS, CA 91320
PHONE: (805) 447-1000
ATTN: PARAG SANE
PSANE@AMGEN.COM

OWNER:
HELIX VENTURES LLC
3717 NATIONAL DR, STE 209
RALEIGH, NC 27612-4877

DUKE ENERGY PROGRESS INC
550 S TRYON STREET
CHARLOTTE NC 2820-4200

ARCHITECT:
IPS - INTEGRATED PROJECT SERVICES, LLC
2200 POWELL ST, SUITE 470
SAN FRANCISIO BAY AREA OFFICE
PHONE: (949) 679-4682 x7005
ATTN: DAN TREVINO
DTREVINO@IPSDB.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 677-2000
ATTN: MATT GROSS, RLA
MATT.GROSS@KIMLEY-HORN.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 653-6654
ATTN: W. JORDAN BREWER, P.E.
JORDAN.BREWER@KIMLEY-HORN.COM

SURVEYOR:
SURVEYING AND MAPPING, LLC
2641-116 SUMNER BLVD.
RALEIGH, NC 27616
PHONE: (512) 550-9223
ATTN: TYLER WIETHORN, RPLS
TYLER.WIETHORN@SAM.BIZ

GEOTECH:
S&ME
3201 SPRING FOREST ROAD
RALEIGH, NC 27616
PHONE: (919) 872-2660
ATTN: KEVIN A. NADEAU, P.E.
KNADEAU@SMEINC.COM

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

Kimley»Horn
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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

CIVIL COVER SHEET

AMGEN PROJECT FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C0.0
00-C-33600-001

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SURVEY LEGEND

- PROPERTY LINE
- TREE LINE
- STREAM
- W — WATER LINE
- RW — RECLAIM WATER
- E — ELECTRIC LINE
- FO — FIBER OPTIC CABLE
- G — GAS LINE
- OHP — OVERHEAD POWER
- ACCESS EASEMENT
- CATCH INLET
- SHRUB
- WETLAND

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- DEMOLISH SITE ITEM

SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- MOUNTABLE CURB
- RETAINING WALL
- DECORATIVE FENCE
- CHAIN LINK FENCE
- 8 — PARKING SPACE COUNT
- SIGN (SEE PLAN)
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- EXISTING HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UTILITY YARD
- OPEN SPACE / AMENITY AREA

UTILITY LEGEND

- PROPERTY LINE
- EASEMENT LINE
- W — WATER LINE
- FW — FIRE LINE
- RW — RECLAIM WATER LINE
- SS — SANITARY SEWER LINE
- OHP — EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- LIGHT POLE
- M — WATER METER
- P — WATER PUMP
- GATE VALVE
- PIV
- POINT OF CONNECTION
- BACKFLOW PREVENTOR
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SS — SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER GREASE TRAP

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STORM DRAIN (≥ 12 INCH)
- RD — ROOF DRAIN
- CURB AND GUTTER
- SPILL CURB AND GUTTER
- MOUNTABLE CURB
- 805 — EXISTING CONTOUR
- 805 — PROPOSED CONTOUR
- 826.00 — SPOT ELEVATION
- CATCH BASIN (CB)
- SD — MANHOLE (SDMH)
- CLEANOUT (SDCO)
- DROP INLET (DI)
- CONTROL STRUCTURE (CS)
- FLARED END SECTION (FES)
- RIP-RAP APRON
- TW — TOP OF WALL (GRADE ELEV.)
- BW — BOTTOM OF WALL (GRADE ELEV.)
- TP — TOP OF PAVEMENT (GRADE ELEV.)
- TC — TOP OF CURB (GRADE ELEV.)

No.	DATE	BY	REVISIONS
3	10/06/21	KLW	3RD SUBMITTAL PER TOHS COMMENTS
2	09/10/21	KLW	2ND SUBMITTAL PER TOHS COMMENTS
1	08/13/21	KLW	1ST SUBMITTAL TO TOHS

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 — PRELIMINARY NOT FOR CONSTRUCTION — JOAN BREWER

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

CIVIL SYMBOLS & ABBREVIATIONS

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C0.1
00-C-33600-002

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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GENERAL NOTES:

1. WORK IN THIS PROJECT SHALL CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE NCDOT ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, RECOMMENDATIONS FROM A PROFESSIONAL GEOTECHNICAL, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE HOLLY SPRINGS WATER AND SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO STATE OF NORTH CAROLINA/STATE BOARD OF HEALTH WATERWORKS AND/OR SEWAGE REGULATIONS AND THE HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. THE TERM "CONTRACTOR" AS REFERENCED HERE-IN SHALL ALSO INCLUDE THE SUBCONTRACTOR OR PRINCIPAL TRADE CONTRACTOR, UNDER CONTRACT TO THE GENERAL CONTRACTOR TO PROVIDE LABOR, MATERIALS, AND/OR SERVICES TO THE PROJECT.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, DOWNSPOUTS, GRAVEL AREAS ADJACENT TO BUILDING WALLS, UTILITY ENTRANCE LOCATIONS AND BOLLARDS IN BUILDING SIDEWALKS. ANY DISCREPANCIES FOUND BETWEEN THE BUILDING AND CIVIL PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. ACCESSIBLE PARKING SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY; REFER TO CONSTRUCTION DETAIL SHEETS.
7. REFER TO CONSTRUCTION DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.
8. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED UNLESS OTHERWISE INDICATED.
9. SURVEY NOTE:
   ALL EXISTING BASE MAP AND BOUNDARY INFORMATION WAS PROVIDED FROM DESIGN DRAWINGS DATED 07/16/2021, PREPARED BY TIMMONS GROUP, RECEIVED BY KIMLEY HORN ON 07/16/2021.
10. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE STATE DEPT. OF TRANSPORTATION, NCDOT AND TOWN OF HOLLY SPRINGS INSPECTIONS.
11. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA 811 UTILITIES LOCATION SERVICE (NC811) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
13. THE CONTRACTOR SHALL REPLACE EXISTING CONCRETE CURBS, SIDEWALK, PAVING, AND GUTTER AS INDICATED ON PLANS AND AS NECESSARY TO CONNECT TO EXISTING INFRASTRUCTURE, INCLUDING ANY DAMAGE CAUSED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
15. TRAFFIC CONTROL WITHIN ALL VEHICULAR AREAS IS THE RESPONSIBILITY OF THE CONTRACTOR, SHALL BE IN CONFORMANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND AS FURTHER DIRECTED BY THE TOWN OF HOLLY SPRINGS AND STATE INSPECTORS.
16. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED.
17. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO PRIVATE PROPERTY AND THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND TOWN OF HOLLY SPRINGS.
18. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
19. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
20. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
21. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
22. CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PER A DIGITAL (CAD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN. ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID.
23. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
24. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
25. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
26. THE CONTRACTOR SHALL CONSTRUCT ACCESSIBLE RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS MANUAL (LATEST REVISIONS FOR ACCESSIBLE RAMP DETAILS).
27. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
28. ALL OFF-SITE CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT NCDOT STANDARD SPECIFICATIONS AND DETAILS. ALL ON-SITE CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
29. ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING CODE AND NORTH CAROLINA ACCESSIBILITY CODE CHAPTER 11 AS WELL AS FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
30. ADJACENT STREETS SHALL BE KEPT CLEAN AT ALL TIMES.

BACKFLOW PREVENTION NOTES:

1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS TOWN OF HOLLY SPRINGS UTILITIES DEPARTMENT REQUIRED BACKFLOW PREVENTER.
2. ALL REQUIRED BACKFLOW PREVENTER ASSEMBLES ARE REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.

TRAFFIC CONTROL:

1. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.

DRAINAGE:

1. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

   15" DIAMETER AND LARGER: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

   LESS THAN 15" DIAMETER: PVC SCHEDULE 40 OR HDPE – AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/AMMULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS.

   PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES OR NCDOT SPECIFICATION, WHICHEVER IS MORE STRINGENT. PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M252 AND M294.
2. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED AS CLASS IV.
3. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. ADDITIONAL SUBSURFACE DRAINAGE MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
6. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   - 6.1. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
   - 6.2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   - 6.3. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   - 6.4. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION PER GEOTECHNICAL RECOMMENDATIONS.
   - 6.5. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
   - 6.6. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
10. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS AND SPECIFICATIONS.
11. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
12. ALL STORM SEWER MANHOLES IN PAVED AND UNPAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE RIM ELEVATIONS SHOWN HERE IN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS SHOWN ON THE CONSTRUCTION DRAWINGS REFLECT FINISHED GRADES. RIM ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES, AND JUNCTION BOXES, AND THE GUTTER FLOW LINE FOR CURB INLETS, UNLESS OTHERWISE NOTED.

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, USE A TRENCHER TO CUT AREA WHERE APPROPRIATE ROOT PRUNING SHOULD BE PERFORMED. TO PRUNE ROOTS LARGER THAN THE CAPABILITY OF A TRENCHER, USE HAND TOOLS TO OBTAIN A CLEAN CUT. DRESS WOUNDS LARGER THAN TWO INCHES AND USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB AND GUTTER.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

FINE GRADING NOTES:

1. SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
2. PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
3. ADA PARKING AREAS AND ACCESSIBLE AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
4. SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER. COORDINATION ITEMS ARE ANTICIPATED TO INCLUDE SITE ACCESS, TRAFFIC CONTROL, MAINTENANCE OF ACCESS AND UTILITIES FOR EXISTING BUILDINGS TO REMAIN, AND EROSION CONTROL.
2. ALL FEATURES MARKED TO BE ABANDONED IN PLACE SHALL REMAIN IN EXISTING CONDITION UNLESS REMOVED THROUGH EFFORTS FOR OTHER FEATURES.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORATION TO ORIGINAL CONDITION AS OF START OF WORK.
4. WHERE PAVEMENT REMOVAL AREAS ABUT OTHER PAVEMENT AREAS TO REMAIN, THE EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A BOUNDARY WHICH IS STRAIGHT AND CLEAN IN APPEARANCE.
5. ALL SANITARY SEWER MAIN FEATURES WILL GENERALLY BE PROTECTED IN PLACE UNLESS SPECIFICALLY MARKED FOR REMOVAL OR TO BE ADJUSTED TO GRADE. IF RIMS ARE ADJUSTED ENSURE THAT THEY ARE FLUSH WITH PAVEMENT AND SLOPED IN THE SAME DIRECTION OF ADJACENT PAVEMENT TO ENSURE A SMOOTH TRANSITION.
6. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE CONSTRUCTION SITE.

UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   4" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151
4. WATER LINES SHALL BE AS FOLLOWS:

   3" AND LARGER – DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" – TYPE K COPPER TUBE
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT ON UTILITY DETAILS.
7. WATER AND SEWER MAINS SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.0' COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE FROM MANHOLE TO MANHOLE ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING, MEETING REQUIREMENTS OF ANSI A 21.10 OR ANSI 21.11 (AWWA c-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. THE TOWN OF HOLLY SPRINGS HAS THE RIGHT TO INSPECT ALL PRIVATE WATER AND WASTEWATER SYSTEMS.
13. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. REFER TO ARCHITECTURAL DRAWINGS FOR TIE-IN LOCATION AND ELEVATION OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS UTILITY DEPARTMENT WITH REGARDS TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES. IF MUNICIPALITY DOES NOT REQUIRE TESTING, CONTACT ENGINEER FOR APPROPRIATE UTILITY TESTING CRITERIA.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
21. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
22. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND.
23. ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM WORK TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
24. THE CONTRACTOR SHALL COORDINATE AS REQUIRED WITH UTILITY PROVIDER FOR INSTALLATION OF PRIMARY ELECTRIC SERVICE AND TELEPHONE SERVICE TO THE PROPOSED BUILDINGS.
25. WHEN A WATER MAIN CROSSES OVER A SEWER MAIN, THERE MUST BE EIGHTEEN INCHES OF VERTICAL SEPARATION. IF THE WATER MAIN MUST GO UNDER THE SEWER MAIN, BOTH LINES MUST BE OF DUCTILE IRON FOR A DISTANCE OF TEN FEET ON EITHER SIDE OF THE CROSSING WITH A TWELVE INCH VERTICAL SEPARATION. THE CROSSING OF OTHER UNDERGROUND PIPE REQUIRES A MINIMUM OF TWELVE INCHES OF VERTICAL SEPARATION. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
26. WHEN A WATER LINE PASSES OVER OR UNDER A STORM SEWER, VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED UNLESS WATER LINES ARE OF DUCTILE IRON OR ENCASED IN CONCRETE. A MINIMUM 6" CONCRETE PAD SHALL BE POURED BETWEEN THE TWO. DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
27. A FIRE INSPECTOR SHALL INSPECT THE UNDERGROUND FIRE LINE PIPING FROM THE PIV TO THE BUILDING. FOR YARD FIRE DEPARTMENT CONNECTIONS (FDCS), THE UNDERGROUND FDC PIPING MUST BE INSPECTED BEFORE IT IS COVERED UP.

GRADING:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF HOLLY SPRINGS AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. SPOT ELEVATIONS AT CURB AND GUTTER LOCATIONS ARE TO THE GUTTER FLOW LINE, UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. ALL FILL TO BE COMPACTED PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA.
8. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
9. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
10. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
11. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS CONSIDERED A VIOLATION OF THE GRADING PERMIT AND SUBJECT TO A FINE.
12. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY REFERENCED IN THIS PLAN SET.
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND ALL TERMS AND CONDITIONS IN THE STATE OR MUNICIPAL GRADING AND EROSION CONTROL PERMIT ISSUED FOR THIS PROJECT.
14. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL.
15. CONTRACTOR SHALL STABILIZE AND WATER DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
17. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS AS AN ALTERNATE ALLOWANCE.
18. CONTRACTOR TO BE RESPONSIBLE FOR DEWATERING AS NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL DEWATERING RECOMMENDATIONS.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, DOOR LOCATIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
20. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
21. ALL FOUNDATION AND UTILITY EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED WITH SUITABLE MATERIAL AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE AT CONTRACTOR'S EXPENSE.
22. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE GUTTER FLOW LINE FOR CURB INLETS.
23. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
24. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
25. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY OR ABANDONED AT MAIN AS REFERENCED IN THE PLANS.
26. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
27. ALL AREAS WITH 2:1 SLOPE OR ERODABLE SLOPES SHALL BE COVERED WITH ERONET MATTING OR APPROVED EQUAL INSTALL PER MANUFACTURER'S INSTRUCTIONS.
28. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
29. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW

Kimley»Horn
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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

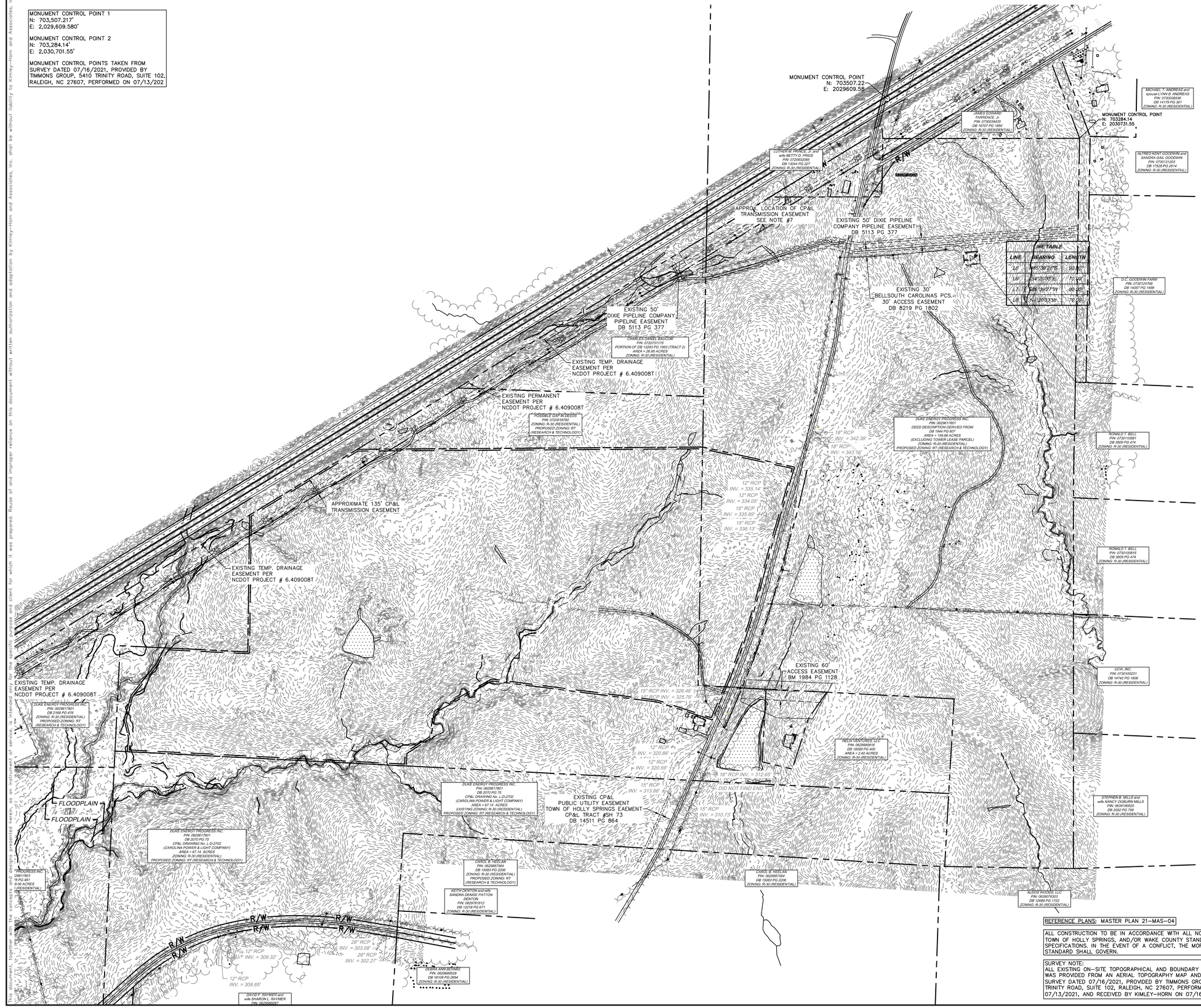
NORTH CAROLINA PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — JOAN BREWER

KHA PROJECT	014291000

MONUMENT CONTROL POINT 1
N: 703,507.217'
E: 2,029,609.580'

MONUMENT CONTROL POINT 2
N: 703,284.14'
E: 2,030,701.55'

MONUMENT CONTROL POINTS TAKEN FROM SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/202



SURVEY LEGEND

- PROPERTY LINE
- TREE LINE
- STREAM
- WATER LINE (W)
- RECLAIM WATER (RW)
- ELECTRIC LINE (E)
- FIBER OPTIC CABLE (FO)
- GAS LINE (G)
- OVERHEAD POWER (OHP)
- ACCESS EASEMENT
- CATCH INLET
- SHRUB
- WETLAND

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500
NOTE: 1"=200'

Know what's below.
Call before you dig.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

EXISTING SITE SURVEY (TOPO & BOUNDARY)

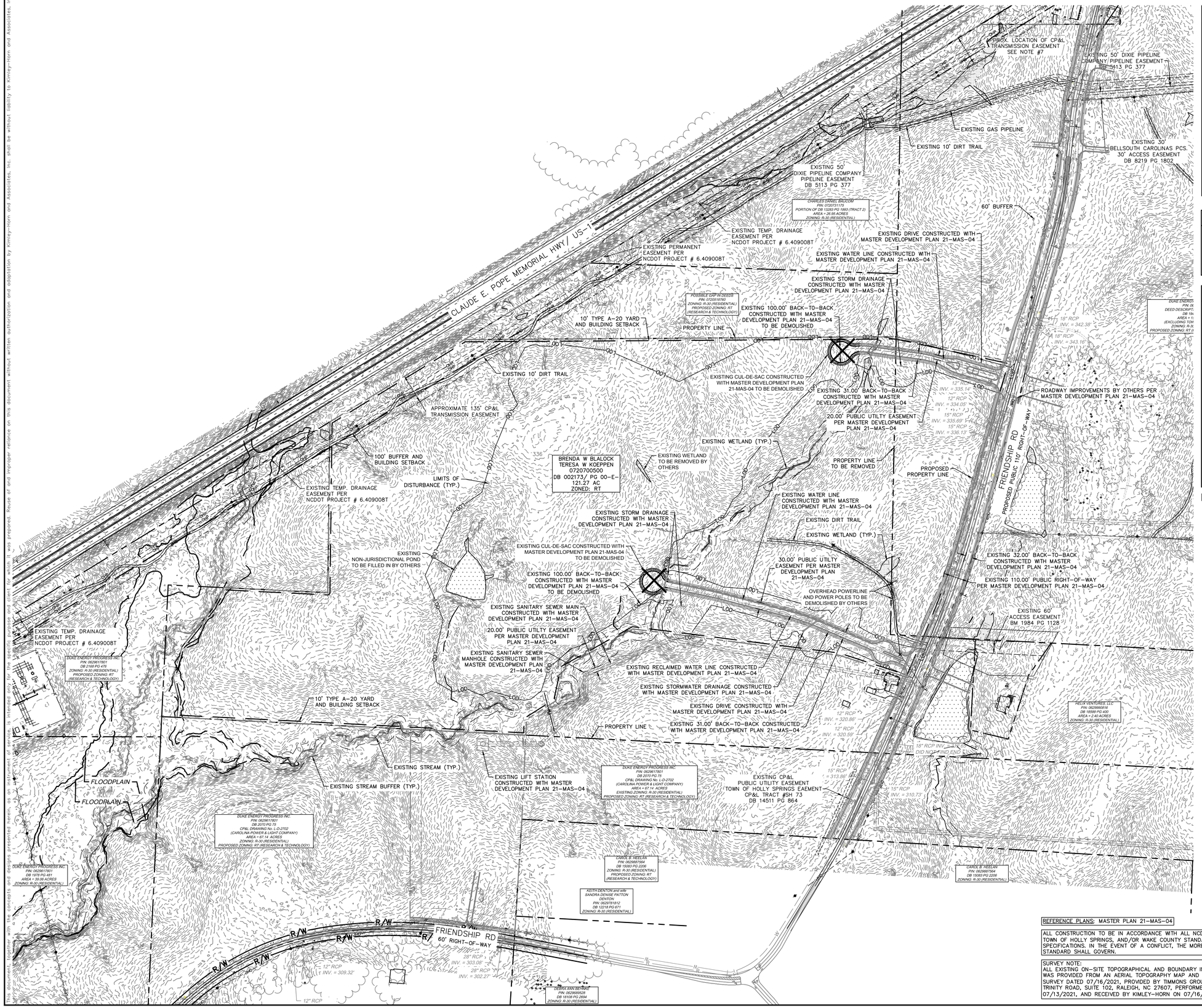
AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C1.0
00-C-33601-000

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SURVEY LEGEND

- PROPERTY LINE
- TREE LINE
- STREAM
- WATER LINE (W)
- RECLAIM WATER (RW)
- ELECTRIC LINE (E)
- FIBER OPTIC CABLE (FO)
- GAS LINE (G)
- OVERHEAD POWER (OHP)
- ACCESS EASEMENT
- CATCH INLET
- SHRUB
- WETLAND

DEMOLITION LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (LOD)
- DEMOLISH SITE ITEM

DEMOLITION NOTES

1. THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR. THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
2. VEGETATION SHALL NOT BE CLEARED UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE TOWN OF HOLLY SPRINGS EROSION CONTROL INSPECTOR.
3. CLEAR VEGETATION TO LIMITS SHOWN ON PLAN.
4. THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE APPURTENANCES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, AND INVERT ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.
5. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
6. NO SOIL DISTURBANCE, SOIL COMPACTION, CONSTRUCTION MATERIALS, OR CONSTRUCTION TRAFFIC ALLOWED BEYOND THE TREE PROTECTION BARRICADES OR WITHIN TREE PROTECTION ZONE.
7. TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO ANY GRADING, DEMOLITION, OR CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL PROJECT IS COMPLETED.

DISTURBED AREA = 40 ACRES

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
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NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
NOTE: 1"=200'

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PHONE: 919-677-2000 FAX: 919-677-2050
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##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

EXISTING SITE (MASTER PLAN)

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C1.1
00-C-33601-001

GENERAL NOTES

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11. BUILDING FOOTPRINT PROVIDED BY DESIGN DEVELOPMENT ARCHITECTS.
12. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
14. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
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16. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

PARKING

PHASE 1 REQUIRED: 433 SPACES
MANUFACTURING:
1 SPACE / 1,000 SF X 133,182 SF = 108 SPACES
OFFICE:
3.5 SPACES / 1000 SF X 89,284 SF = 317 SPACES
WAREHOUSE:
1 SPACE / 3,000 SF X 30,311 SF = 11 SPACES

PHASE 1 PROVIDED:
467 SPACES (INCLUDING 10 ADA SPACES, 2 VAN ACCESSIBLE)

BICYCLE PARKING

PHASE 1 REQUIRED: 5 SPACES

PHASE 1 PROVIDED: 10 SPACES

LOADING SPACES

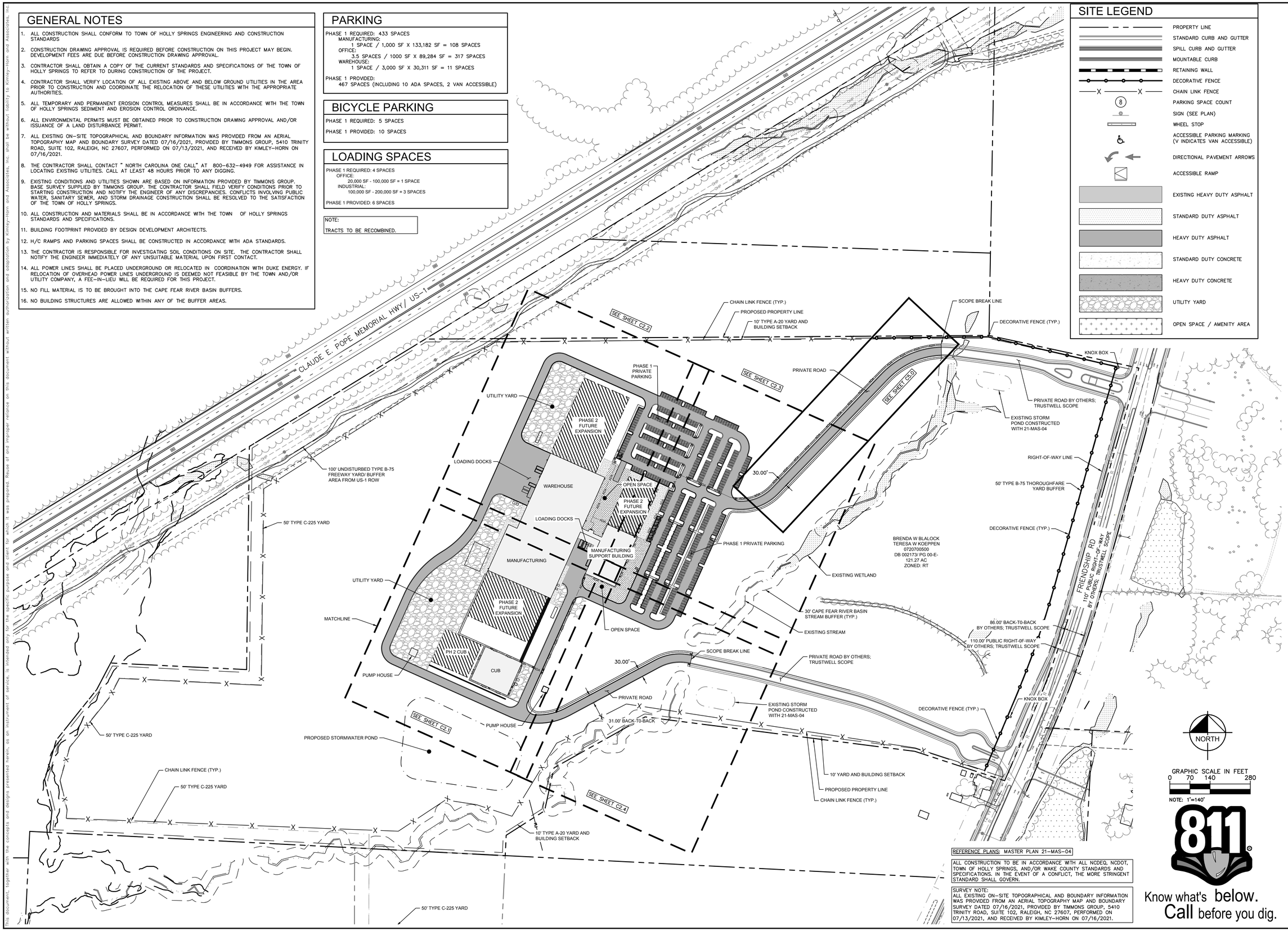
PHASE 1 REQUIRED: 4 SPACES
OFFICE:
20,000 SF - 100,000 SF = 1 SPACE
INDUSTRIAL:
100,000 SF - 200,000 SF = 3 SPACES

PHASE 1 PROVIDED: 6 SPACES

NOTE:
TRACTS TO BE RECOMBINED.

SITE LEGEND

- PROPERTY LINE
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- SPILL CURB AND GUTTER
- MOUNTABLE CURB
- RETAINING WALL
- DECORATIVE FENCE
- CHAIN LINK FENCE
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
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- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
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- ACCESSIBLE RAMP
- EXISTING HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
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- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UTILITY YARD
- OPEN SPACE / AMENITY AREA



NORTH

GRAPHIC SCALE IN FEET
0 70 140 280
NOTE: 1"=140'

811 Know what's below. Call before you dig.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049162 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

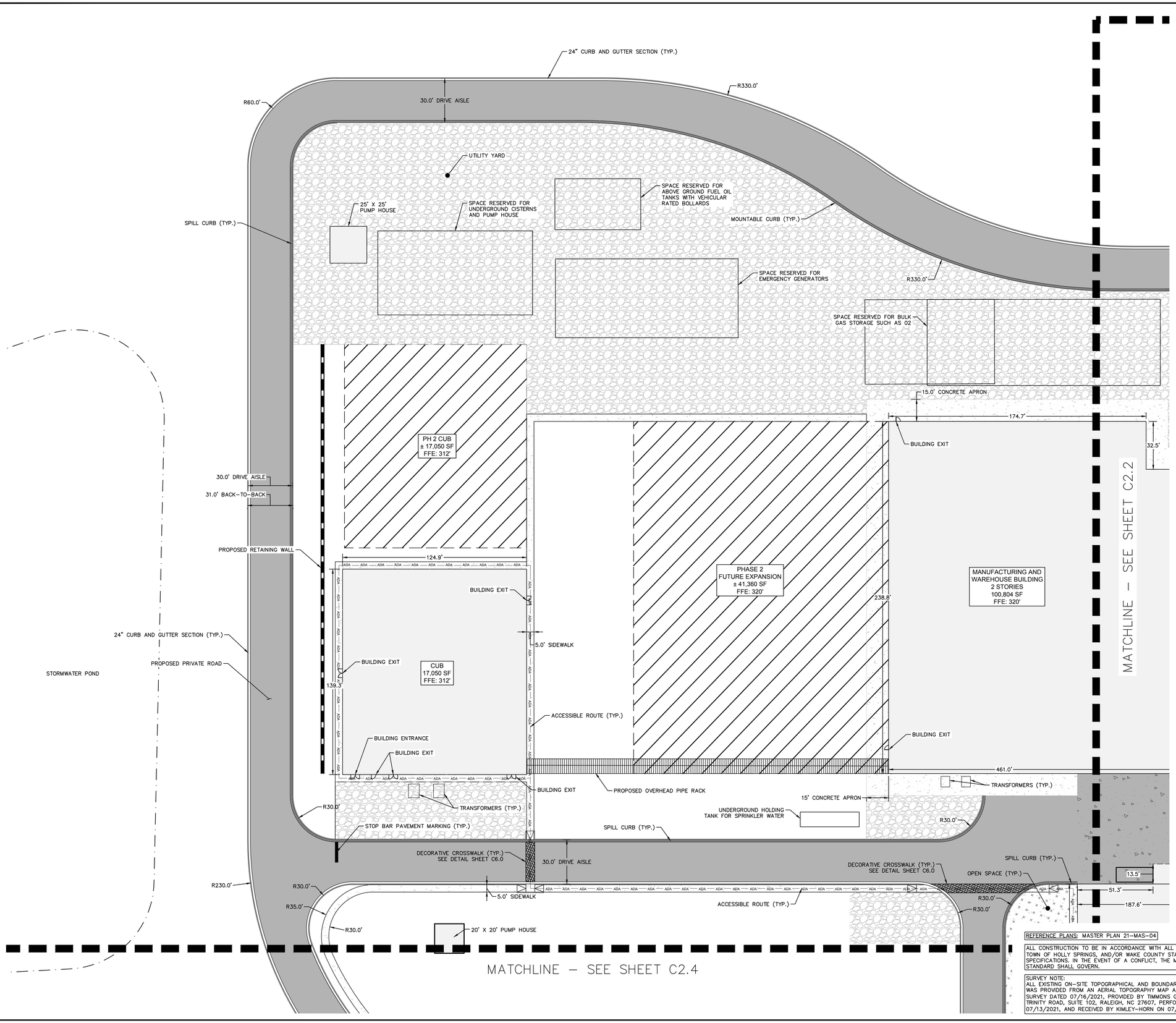
OVERALL SITE LAYOUT PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.0
00-C-33602-001

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GRAPHIC SCALE IN FEET
0 15 30 60
NOTE: 1"=30'

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Call before you dig.

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##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049162 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
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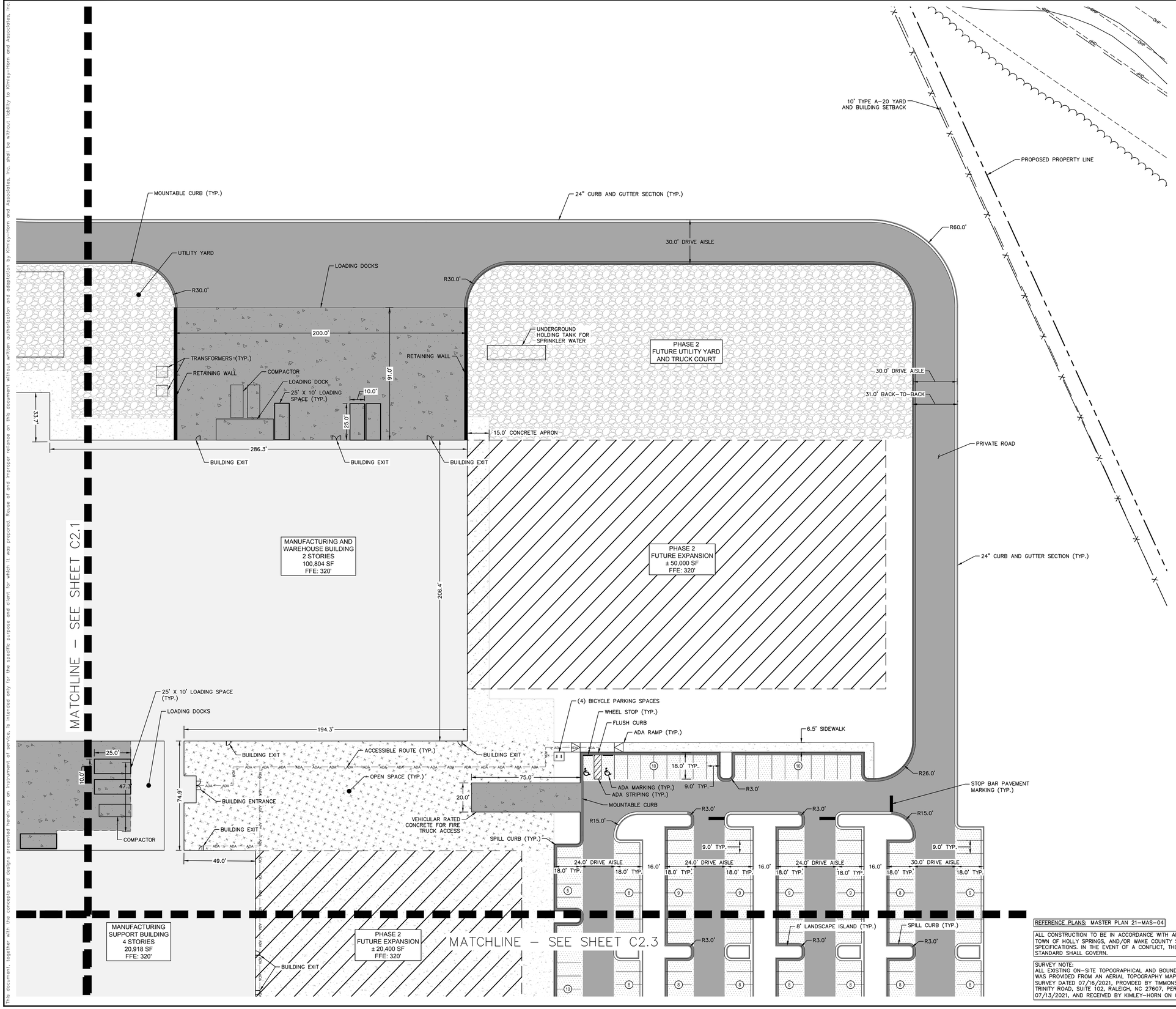
SITE LAYOUT PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.1
00-C-33602-002

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GRAPHIC SCALE IN FEET
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NOTE: 1"=30'

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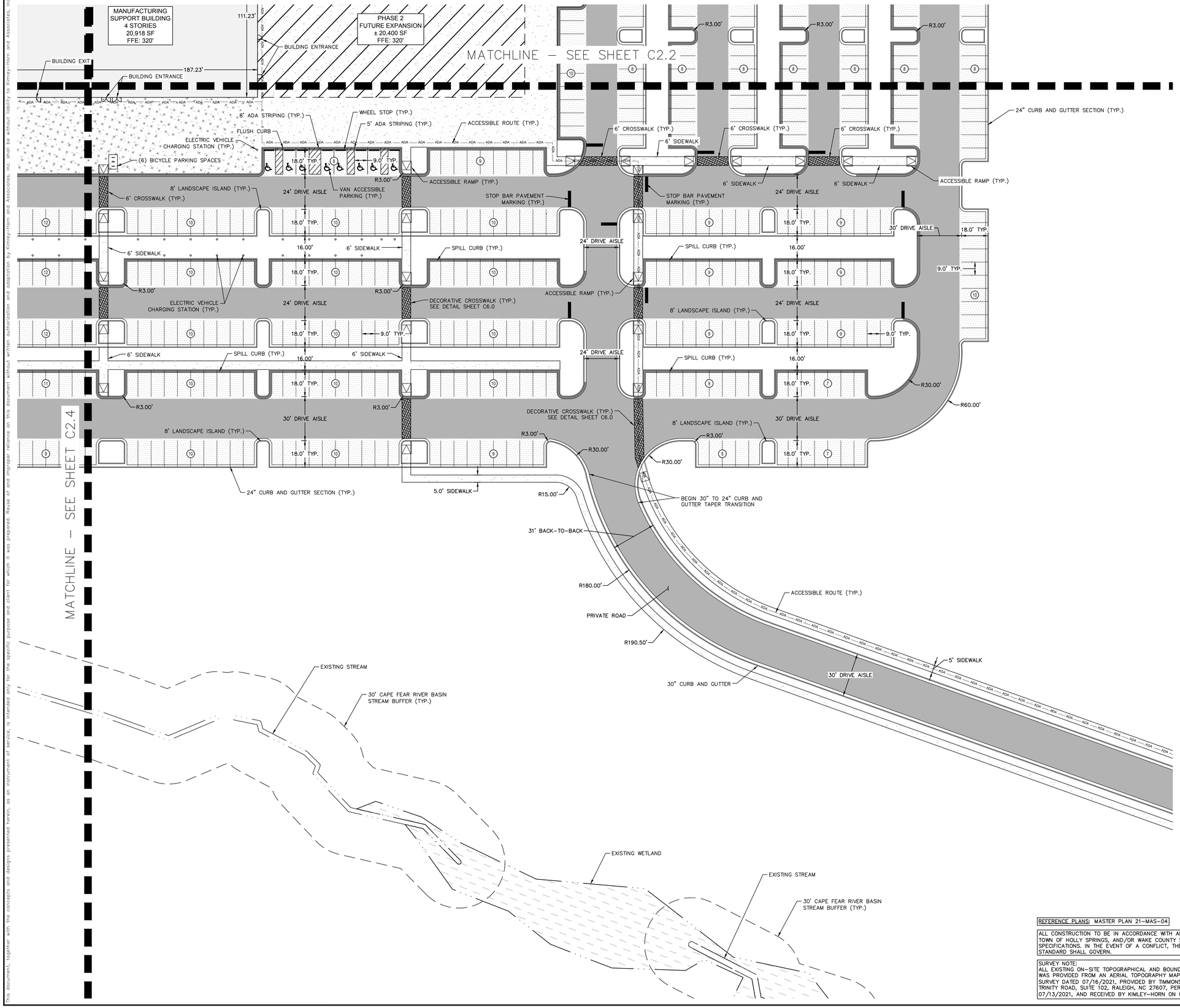
SITE LAYOUT PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.2
00-C-33602-003

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13. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
14. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
15. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CAPE FEAR RIVER BASIN BUFFERS.
16. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
NOTE: 1"=30'

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

811 Know what's below. Call before you dig.

BY	DATE	No.	REVISIONS
KLW	10/06/21	3	3RD SUBMITTAL PER TOHS COMMENTS
KLW	09/10/21	2	2ND SUBMITTAL PER TOHS COMMENTS
KLW	08/13/21	1	1ST SUBMITTAL TO TOHS

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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

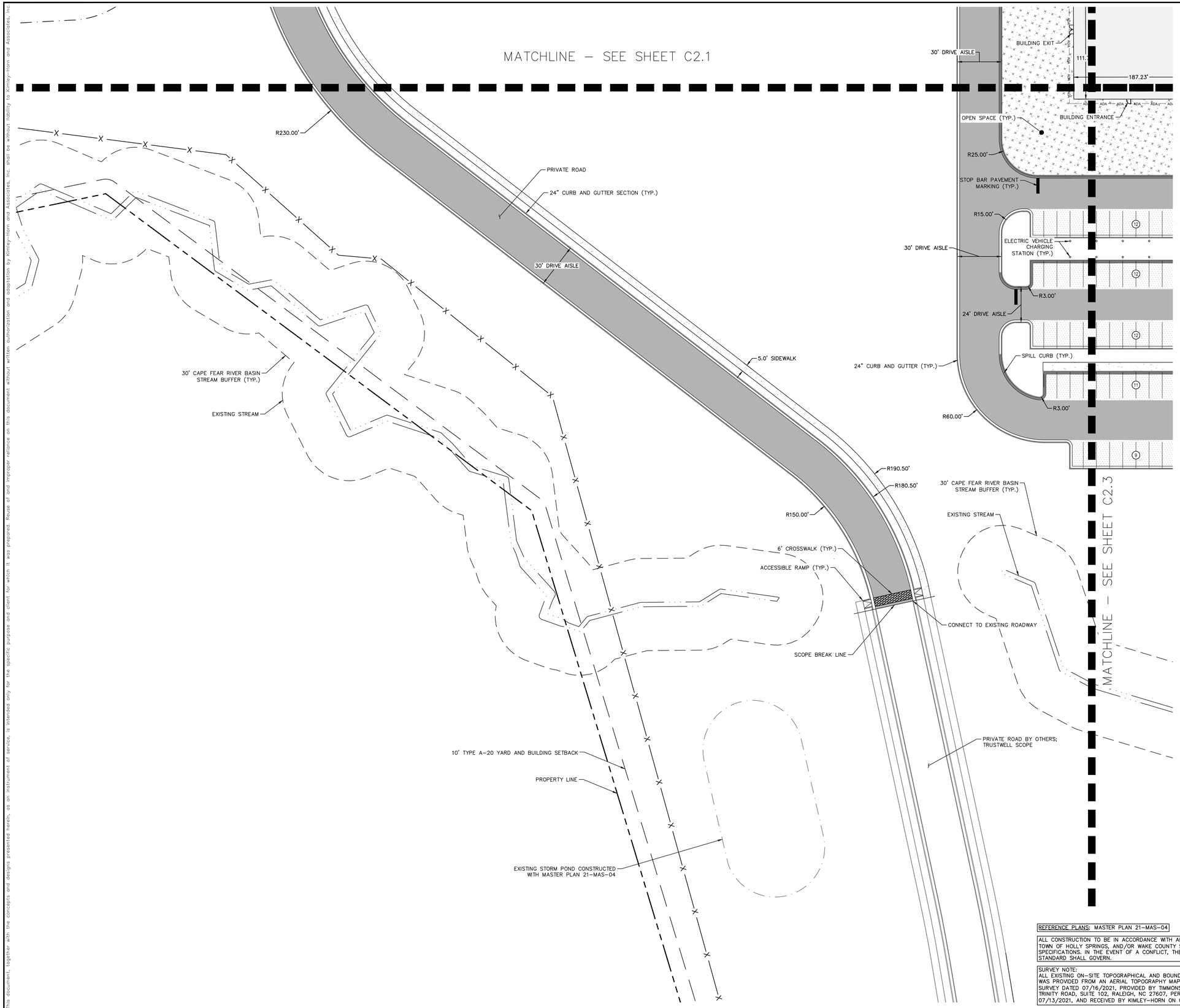
SITE LAYOUT PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.3
00-C-33602-004

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SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- MOUNTABLE CURB
- RETAINING WALL
- DECORATIVE FENCE
- CHAIN LINK FENCE
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- EXISTING HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UTILITY YARD
- OPEN SPACE / AMENITY AREA

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND CONSTRUCTION STANDARDS
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE THE RELOCATION OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
5. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL ORDINANCE.
6. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT.
7. DIGITAL INFORMATION IS FROM SURVEY DATED JULY 13, 2021 FROM TIMMONS GROUP.
8. THE CONTRACTOR SHALL CONTACT " NORTH CAROLINA ONE CALL" AT 800–632–4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
9. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY TIMMONS GROUP. BASE SURVEY SUPPLIED BY TIMMONS GROUP. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
10. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
11. BUILDING FOOTPRINT PROVIDED BY DESIGN DEVELOPMENT ARCHITECTS.
12. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
14. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE–IN–LIEU WILL BE REQUIRED FOR THIS PROJECT.
15. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CAPE FEAR RIVER BASIN BUFFERS.
16. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

REFERENCE PLANS: MASTER PLAN 21–MAS–04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
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Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919–677–2000 FAX: 919–677–2050
WWW.KIMLEY–HORN.COM
##–0102

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
JOAN BREWER

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

SITE LAYOUT PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.4
00-C-33602-005

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CLAUDE E. POPE MEMORIAL HWY/ US-1

PROPOSED PROPERTY LINE

10' TYPE A-20 YARD AND BUILDING SETBACK

SCOPE BREAK LINE

PRIVATE ROAD BY OTHERS; TRUSTWELL SCOPE

100' UNDISTURBED TYPE B-75 FREEWAY YARD/ BUFFER AREA FROM US-1 ROW

50' TYPE C-225 YARD

PHASE 2 FUTURE EXPANSION

WAREHOUSE

PHASE 2 FUTURE EXPANSION

MANUFACTURING

MANUFACTURING SUPPORT BUILDING

PHASE 2 FUTURE EXPANSION

PH 2 CUB

CUB

30' CAPE FEAR RIVER BASIN STREAM BUFFER (TYP.)

EXISTING STREAM

SCOPE BREAK LINE

PRIVATE ROAD BY OTHERS; TRUSTWELL SCOPE

PROPOSED STORMWATER POND

PROPOSED PROPERTY LINE

10' YARD AND BUILDING SETBACK

10' YARD AND BUILDING SETBACK

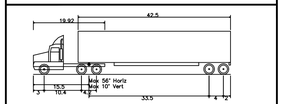
BRENDA W BLALOCK
TERESA W KOEPPEN
0720700500
DB 002173/ PG 00-E-
121.27 AC
ZONED: RT

RIGHT-OF-WAY LINE

50' TYPE B-75 THOROUGHFARE YARD BUFFER

FRIENDSHIP RD
110' PUBLIC RIGHT-OF-WAY
BY OTHERS; TRUSTWELL SCOPE

WB-50 TRUCK CROSS SECTION DETAIL



WB-50 – Intermediate Semi-Trailer	
Overall Length	65.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
NOTE: 1"=140'

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

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##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
JOAN BREWER

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

SITE ACCESS TRACT 1A

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C2.5
00-C-33602-006

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UTILITY NOTES

1. ALL POOLS AND FOUNTAIN DRAINS ARE TO BE DISCHARGED INTO THE STORM SEWER SYSTEM AFTER DECHLORINATION AND LIMITED TO 50 GPM. FLOW REDUCTION MAY BE ACHIEVED THROUGH CONTROL VALVES, RESTRICTION PLATES OR PUMP DESIGN.
2. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
3. NO DOMESTIC BACKFLOW PREVENTORS ARE LOCATED INSIDE THE BUILDING.
4. NO FIRE BACKFLOW PREVENTORS ARE REQUIRED INSIDE THE BUILDING.
5. SEWER CONNECTIONS ARE SHOWN 5' FROM THE BUILDING. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING.
6. ALL 6" SANITARY SEWER LATERALS SHALL BE 1% MIN SLOPE AND 10% MAX SLOPE.
7. SANITARY SEWER MAINS SHALL BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
8. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE WITHIN 150' OF A FIRE HYDRANT.
9. CONTRACTOR TO ENSURE GATE VALVES WILL NOT BE CONSTRUCTED WITHIN LIMITS OF CURB AND GUTTER.
10. CONTRACTOR TO ENSURE EXISTING SERVICES CONTINUE TO ADJACENT DEVELOPMENTS WHILE CONSTRUCTION IS ONGOING.
11. ELECTRICAL SERVICE WILL BE PROVIDED TO TRANSFORMER LOCATION AS PER THE SITE PLAN, AND TO THE BUILDING PER THE ELECTRICAL PLANS, COORDINATED WITH THE POWER SUPPLIER BY THE CONTRACTOR.
12. SITE LIGHTING SHALL BE REQUIRED TO MEET TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATION AND SUPPLIED BY DUKE. REFERENCE LIGHTING PLAN FOR ADDITIONAL DETAILS CONTRACTOR TO COORDINATE LIGHTING BASE LOCATION TO ENSURE NO CONFLICTS WITH OTHER UNDERGROUND UTILITIES.
13. ALL ABANDONED UTILITIES MUST BE REMOVED. CONTRACTOR TO COORDINATE WITH EXISTING PLANS AND SITE ELECTRICAL PLANS.
14. ALL CLEANOUT TOPS IN WALKWAYS WILL BE BRASS. ALL CLEANOUTS LOCATED IN VEHICULAR TRAVEL WAYS MUST BE LOCATED INSIDE MINI MANHOLES. GRASS LOCATIONS OF CLEANOUTS MAY BE PVC WITH DONUT PROTECTION.
15. THIS PROJECT WILL HAVE SEWER SERVICE CONNECTION THROUGH THE TOWN'S DESIGN-BUILD UTILITY EXTENSION PROJECT AND THE FRIENDSHIP MASTER PLAN PROJECT (21-MAS-04).
16. WATERLINE AND FIRE PROTECTION FOR THIS SITE WILL BE PROVIDED THROUGH CONNECTION TO THE 12" WATERLINES PROPOSED BY OTHERS IN THE PRIVATE DRIVEWAYS. LINES IN PRIVATE DRIVEWAYS TAP MAIN LINE IN FRIENDSHIP DRIVE.
17. FIRE FLOW FOR THE PROPOSED DEVELOPMENT IS 5,250 GPM.
18. OFFSITE WATER AND SEWER FACILITIES ARE NEEDED TO SERVE THIS PROJECT AND MUST BE COMPLETED AND ACCEPTED PRIOR TO CONSTRUCTION DRAWING APPROVAL UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITES & INFRASTRUCTURE.
19. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE FINAL PLAT.

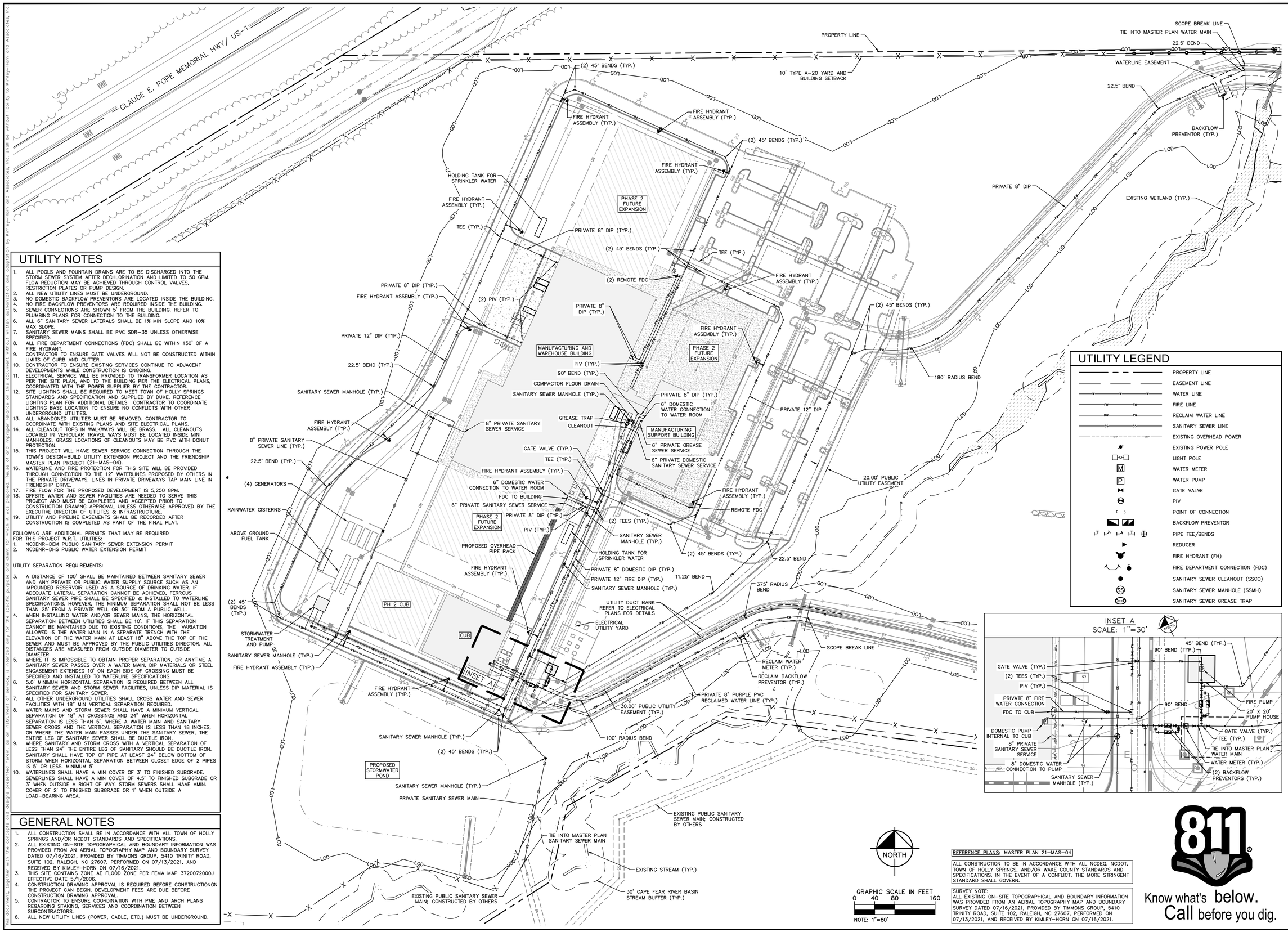
FOLLOWING ARE ADDITIONAL PERMITS THAT MAY BE REQUIRED FOR THIS PROJECT W.R.T. UTILITIES:
1. NCDENR-DEM PUBLIC SANITARY SEWER EXTENSION PERMIT
2. NCDENR-DHS PUBLIC WATER EXTENSION PERMIT

UTILITY SEPARATION REQUIREMENTS:

3. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
4. WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
5. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
6. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
7. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MIN VERTICAL SEPARATION REQUIRED.
8. WATER MAINS AND STORM SEWER SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" AT CROSSINGS AND 24" WHEN HORIZONTAL SEPARATION IS LESS THAN 5'. WHERE A WATER MAIN AND SANITARY SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 18 INCHES, OR WHERE THE WATER MAIN PASSES UNDER THE SANITARY SEWER, THE ENTIRE LEG OF SANITARY SEWER SHALL BE DUCTILE IRON.
9. WHERE SANITARY AND STORM CROSS WITH A VERTICAL SEPARATION OF LESS THAN 24" THE ENTIRE LEG OF SANITARY SHOULD BE DUCTILE IRON. SANITARY SHALL HAVE TOP OF PIPE AT LEAST 24" BELOW BOTTOM OF STORM WHEN HORIZONTAL SEPARATION BETWEEN CLOSET EDGE OF 2 PIPES IS 5' OR LESS. MINIMUM 5'
10. WATERLINES SHALL HAVE A MIN COVER OF 3' TO FINISHED SUBGRADE. SEWERLINES SHALL HAVE A MIN COVER OF 4.5' TO FINISHED SUBGRADE OR 3' WHEN OUTSIDE A RIGHT OF WAY. STORM SEWERS SHALL HAVE AMIN. COVER OF 2' TO FINISHED SUBGRADE OR 1' WHEN OUTSIDE A LOAD-BEARING AREA.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.
3. THIS SITE CONTAINS ZONE AE FLOOD ZONE PER FEMA MAP 3720072000J EFFECTIVE DATE 5/1/2006.
4. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTIONON THE PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
5. CONTRACTOR TO ENSURE COORDINATION WITH PME AND ARCH PLANS REGARDING STAKING, SERVICES AND COORDINATION BETWEEN SUBCONTRACTORS.
6. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.



INSET A
SCALE: 1"=30'

UTILITY LEGEND

- PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- FIRE LINE
- RECLAIM WATER LINE
- SANITARY SEWER LINE
- EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- LIGHT POLE
- WATER METER
- WATER PUMP
- GATE VALVE
- PIV
- POINT OF CONNECTION
- BACKFLOW PREVENTOR
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER GREASE TRAP

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
NOTE: 1"=80'

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042291 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

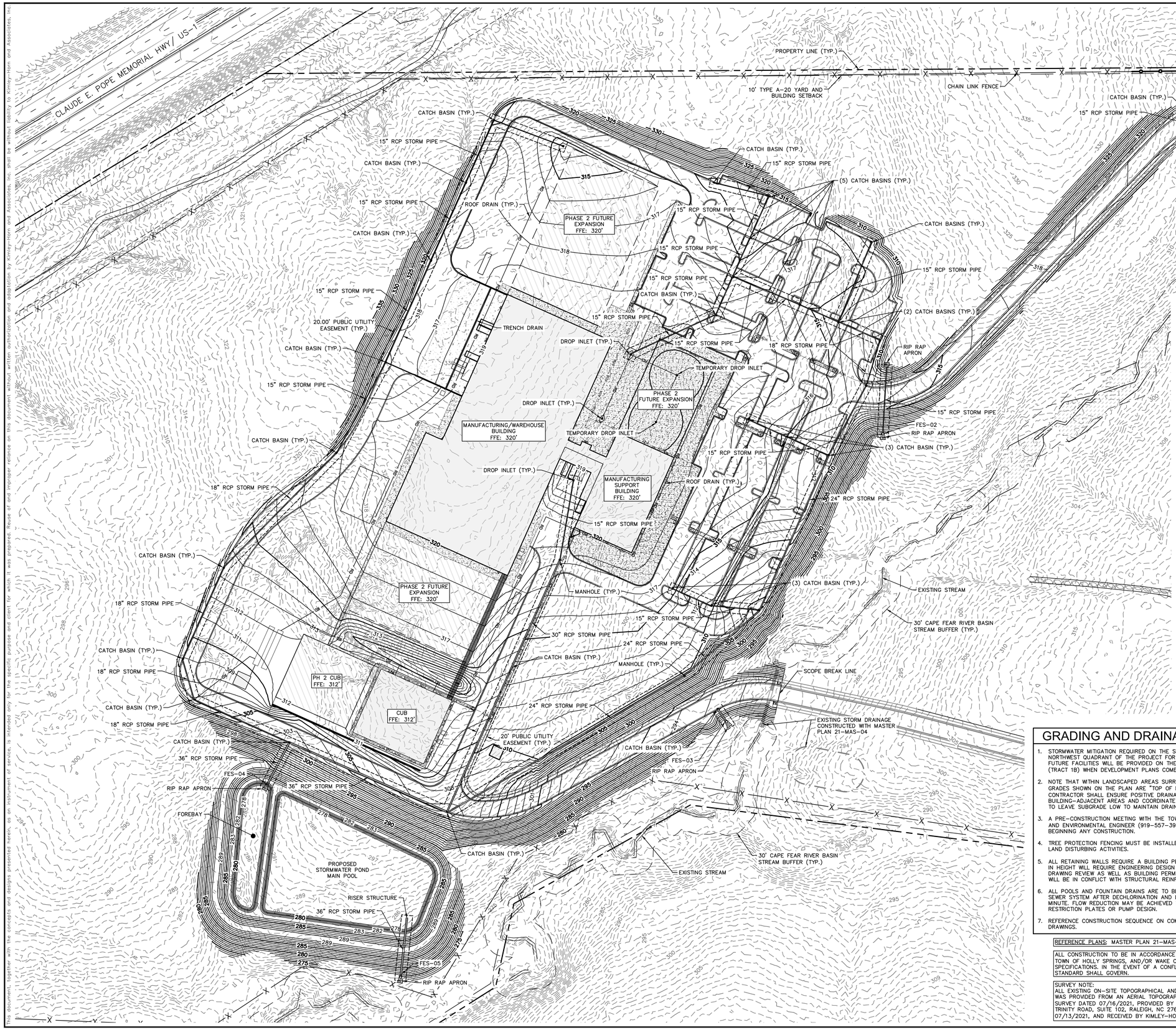
KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

SITE UTILITY PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C3.0
00-C-33603-001



GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	STORM DRAIN (≥ 12 INCH)
RD	ROOF DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	MOUNTABLE CURB
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	RIP-RAP APRON
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY, PROVIDED BY TIMMONS GROUP, ADDRESSED: 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PHONE: 919-866-4951.
3. THIS SITE CONTAINS NO FLOOD AREAS PER FEMA MAP 3720072000J EFFECTIVE DATE 05/02/2006.
4. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THE PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
5. CONTRACTOR TO ENSURE COORDINATION WITH PME AND ARCH PLANS REGARDING STAKING, SERVICES AND COORDINATION BETWEEN SUBCONTRACTORS.

GRADING AND DRAINAGE NOTES

1. STORMWATER MITIGATION REQUIRED ON THE SITE AND PROVIDED IN THE NORTHWEST QUADRANT OF THE PROJECT FOR THE AREA TO BE DEVELOPED. FUTURE FACILITIES WILL BE PROVIDED ON THE REMAINING OUTPARCEL (TRACT 1B) WHEN DEVELOPMENT PLANS COME IN FOR REVIEW.
2. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING THE BUILDING. THE GRADES SHOWN ON THE PLAN ARE "TOP OF MULCH" OR "TOP OF TOPSOIL". CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE (MIN 2%) FROM ALL BUILDING-ADJACENT AREAS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW TO MAINTAIN DRAINAGE AWAY FROM BUILDING.
3. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
4. TREE PROTECTION FENCING MUST BE INSTALLED AS SHOWN PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS BUILDING PERMIT. ENSURE THAT NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF WALL.
6. ALL POOLS AND FOUNTAIN DRAINS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM AFTER DECHLORINATION AND LIMITED TO 50 GALLONS PER MINUTE. FLOW REDUCTION MAY BE ACHIEVED THROUGH CONTROL VALVES, RESTRICTION PLATES OR PUMP DESIGN.
7. REFERENCE CONSTRUCTION SEQUENCE ON COMPLETED CONSTRUCTION DRAWINGS.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
NOTE: 1"=80'

Know what's below.
Call before you dig.

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION
FOR REVIEW ONLY
JOAN BREWER

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

SITE GRADING & DRAINAGE PLAN

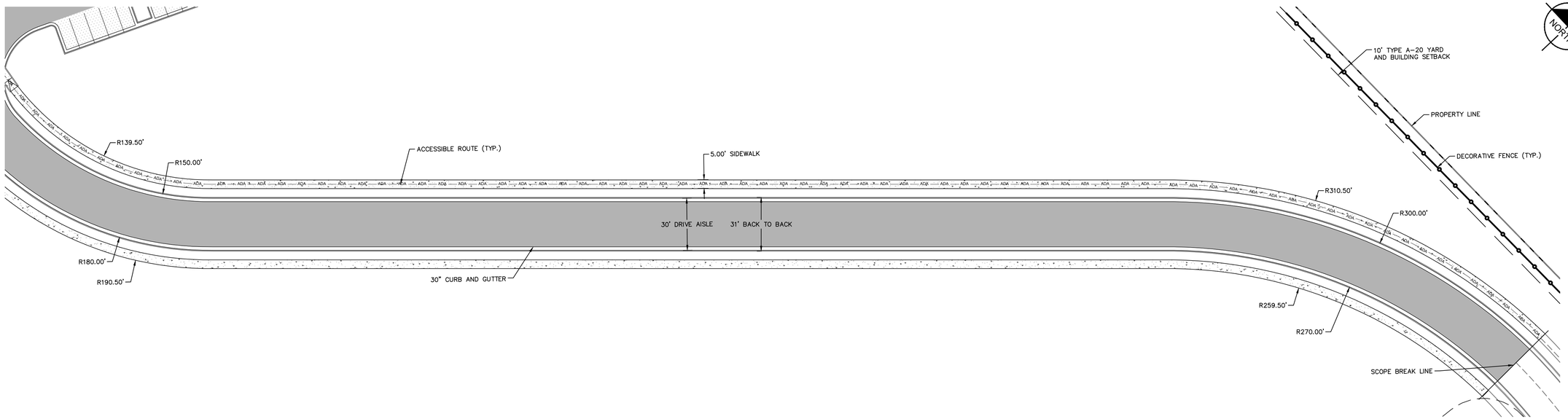
AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS, NORTH CAROLINA

SHEET NUMBER
C4.0
00-C-33606-001

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FUTURE PROFILE VIEW

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

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811 Know what's below. Call before you dig.

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1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

SITE LAYOUT PROFILES AND SECTIONS 1

AMGEN PROJECT FLEX BATCH

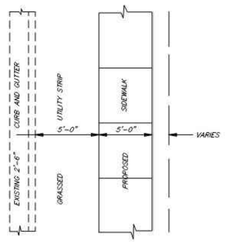
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C5.0
00-C-33652-001

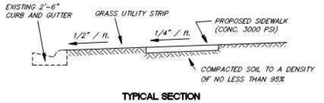
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NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 7" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

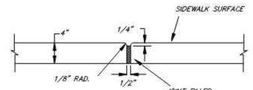
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

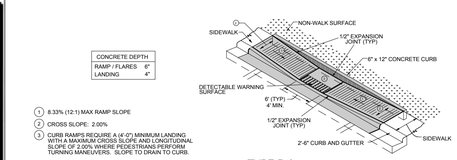
STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

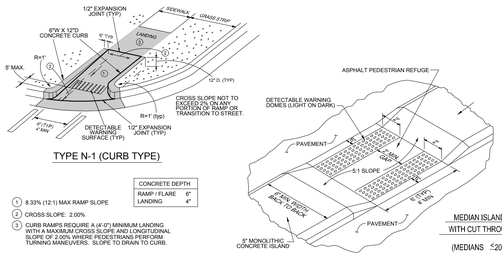
DATE	REVISIONS
4/28/15	

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TYPE R-2

(USE ONLY WHERE WATER WILL NOT POND WITHIN LANDING)



TYPE N-1 (CURB TYPE)

MEDIAN ISLAND WITH CUT THROUGH

(MEDIANS ≤20')

STANDARD CURB RAMP DETAIL

SCALE: NTS

REVISION DATE: 05/10/2016

HANDICAP ACCESSIBLE PARKING STALLS



NOTES:
PROVIDE DETECTABLE WARNING FOR CURB RAMPS. DETECTABLE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPES, OR GROOVES. TEXTURE SHALL CONTRAST WITH THAT OF SURROUNDING SURFACE.

INSTALL HANDICAP ACCESSIBLE SIGN FOR LEFT PARKING SPACE AS SHOWN. SPACE TO BE DESIGNATED AS "VAN ACCESSIBLE" (SEE HANDICAP ACCESSIBLE SIGN DETAIL).

ALL STRIPES TO BE 4" PAINTED WHITE

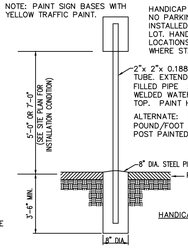
ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) 1. SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.

REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.

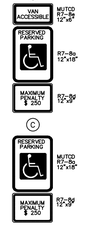
IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

ONE OUT OF EVERY SIX (6) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.

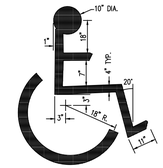
NOTE: PAINT SIGN BASES WITH YELLOW TRAFFIC PAINT.



HANDICAP ACCESSIBLE SIGN



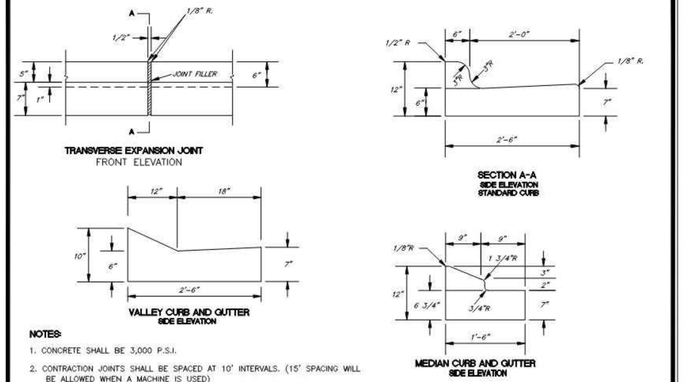
PAINTED HANDICAP ACCESS SYMBOL



ACCESSIBLE PARKING AND SIGNAGE STANDARDS DETAIL

SCALE: NTS

REVISION DATE: 05/10/2016



TRANSVERSE EXPANSION JOINT
FRONT ELEVATION

SECTION A-A
SIDE ELEVATION
STANDARD CURB

VALLEY CURB AND GUTTER
SIDE ELEVATION

MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

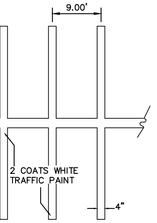
STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS321

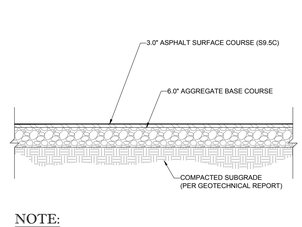
DATE	REVISIONS
4/28/15	

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NOTE:
1. VALUES ABOVE ARE MINIMUMS ONLY. FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
2. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) SPECIFICATIONS.
3. PAVEMENT SECTION MUST MEET THE CRITERIA GIVEN IN THE SITE SOIL REPORT.

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

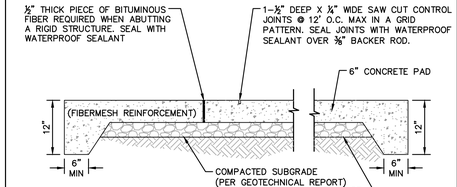


NOTE:
1. VALUES ABOVE ARE MINIMUMS ONLY. FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
2. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) SPECIFICATIONS.
3. PAVEMENT SECTION MUST MEET THE CRITERIA GIVEN IN THE SITE SOIL REPORT.

STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

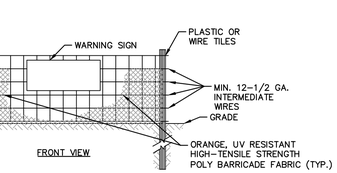
NOTE: SEE SITE DEVELOPMENT PLAN FOR PARKING DIMENSIONS & LAYOUT

PAVEMENT STRIPING DETAIL
NOT TO SCALE



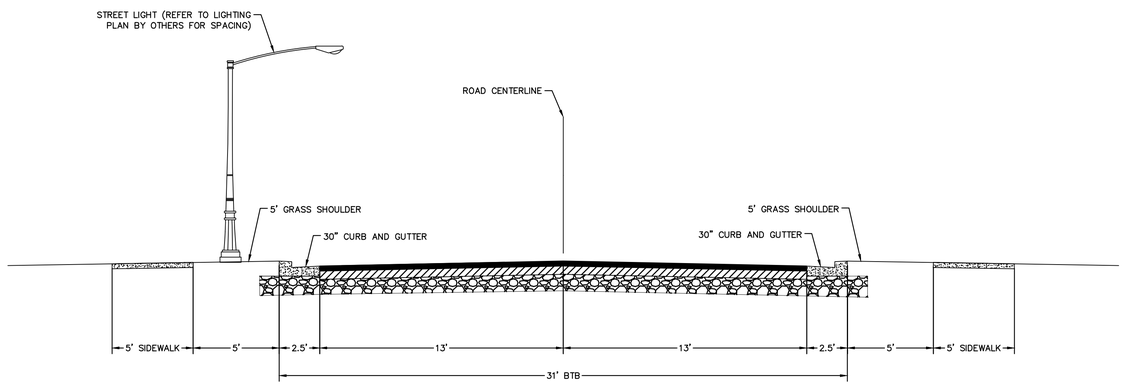
NOTES
1. EXPANSION JOINTS AT BUILDINGS OR IMMOVABLE OBJECTS.
2. CONTROL JOINTS 12' O.C.
3. EXPANSION JOINTS 30' O.C. (MAX)
4. CONTROL JOINT SPACING MAY VARY.
5. BROOM FINISH

CONCRETE APRON AND DUMPSTER PAD
N.T.S. KHA DETAIL NO: 02.107.R01 XX



NOTES
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (CRZ) OF TREES. (CRZ DEFINED AS RADIUS x 1.25' (FT) PER INCH AT DBH FROM TRUNK OF TREE.
2. IF CONSTRUCTION OCCURS WITHIN THE CRZ AT LEAST 12" OF MULCH AND/OR LOGGING MATTS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
3. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT.
4. THERE WILL BE ZERO TOLERANCE FOR STORING OR PARKING VEHICLES, SUPPLIES, OR EQUIPMENT UNDER PROTECTED TREES.
5. IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION.
6. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS SHOWN.
7. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
9. SHOULD THE FABRIC OF A PROTECTION FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, CONTRACTOR SHALL REPLACE IT PROMPTLY.

TREE PROTECTION FENCE
N.T.S. KHA DETAIL NO: 01.304.R01 XX



2 LANE NON-RESIDENTIAL 31' BTB CROSS SECTION DETAIL
N.T.S.

DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049107 JOAN BREWER — PRELIMINARY NOT FOR CONSTRUCTION

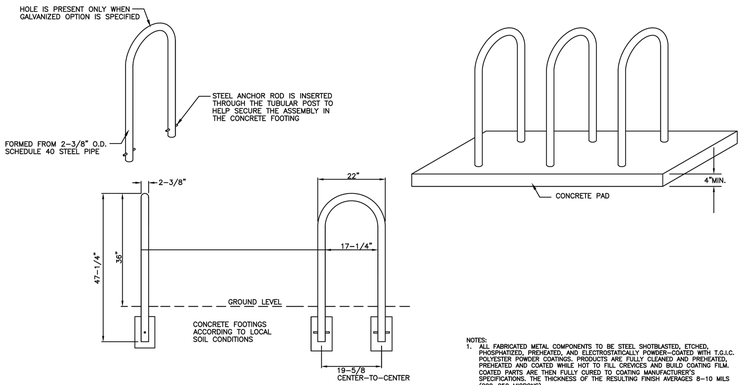
KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

SITE DETAILS SHEET 1

AMGEN PROJECT FLEX BATCH

NORTH CAROLINA
HOLLY SPRINGS

SHEET NUMBER
C6.0
00-C-33657-001



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 PREHEATED, 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. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

DRAWING NOT TO SCALE

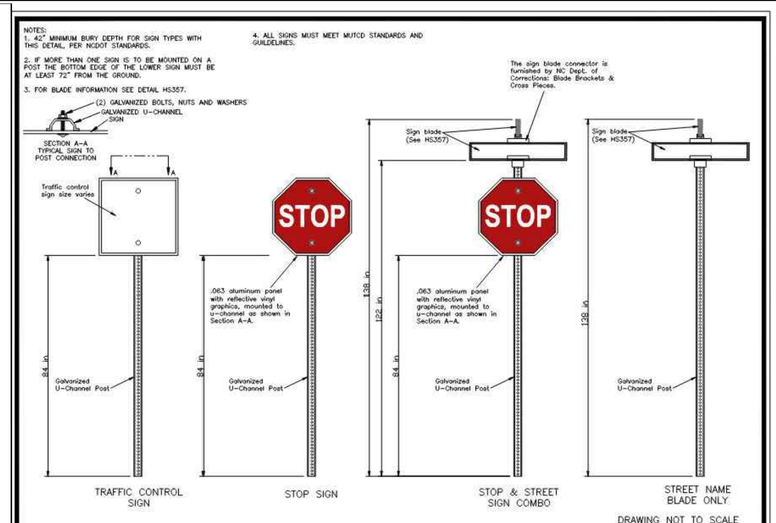
STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS007	
DATE	REVISIONS
6/22/18	

HOLLY SPRINGS Discover the Source

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 AT LEAST 72" FROM THE GROUND.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUILDELINES.



DRAWING NOT TO SCALE

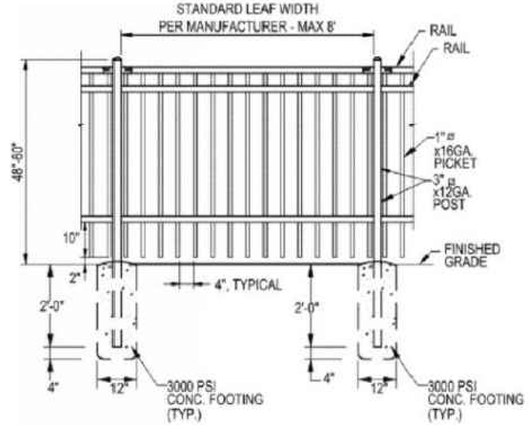
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359	
DATE	REVISIONS
4/18/11	

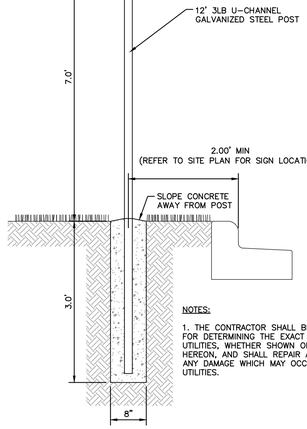
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PHASE 2



NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 / MP-8.0 DECORATIVE FENCE
SCALE: NTS



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN HEREON, AND SHALL REPAIR AT HIS EXPENSE, ANY DAMAGE WHICH MAY OCCUR TO SAID UTILITIES.

SIGN POST
N.T.S.
KHA DETAIL NO: 02.304.R01 (XX)

W	A	W+A+9"	X	B
5'	5.0'	5.8'	5.8'	5.0'*
6'	5.0'	6.8'	6.8'	6.0'**
7'	5.0'	7.8'	7.7'	6.5'**
8'	5.0'	8.8'	7.7'	6.5'**
9'	5.0'	9.5'	7.8'	6.0'
5'	2.0'	8.3'	5.1'	4.0'
5'	3.0'	8.8'	5.2'	4.4'
5'	3.5'	9.3'	5.4'	4.1'
5'	4.0'	9.8'	5.6'	3.8'
5'	4.5'	10.3'	5.7'	3.4'
5'	5.0'	10.8'	5.8'	3.1'

B = X-(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04

NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARIES. MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE CURBED PEDESTRIAN RAMP AT SIDEWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY PROJECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

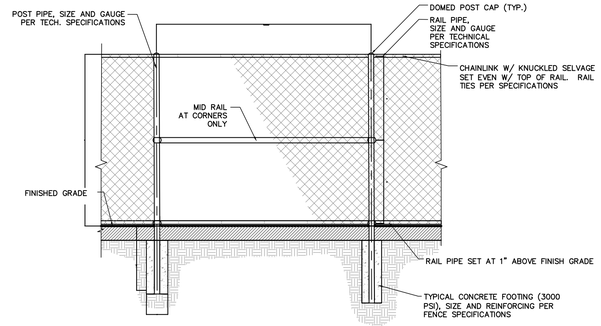
STANDARD DETAIL NUMBER: HS331	
DATE	REVISIONS
2/28/18	

Holly Springs Discover The Source

SIZE:	4' OR 6' TALL (PER PLAN)
MODEL:	BLACK CLASS 2B THERMALLY FUSED

NOTES:

1. FENCE SHALL BE BLACK FUSE BONDED CHAIN LINK.
2. SEE PLAN FOR FENCE LOCATIONS.
3. SUBMIT SHOP DRAWINGS OF GATES FOR REVIEW PRIOR TO FABRICATION.
4. ALL GATES TO BE WELDED AND GROUND SMOOTH
5. CONTRACTOR RESPONSIBLE FOR STRUCTURAL DESIGN OF CHAIN LINK FENCING.



CHAIN LINK FENCE DETAIL
N.T.S.

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

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NORTH CAROLINA PROFESSIONAL ENGINEER PRELIMINARY NOT FOR CONSTRUCTION 10/06/2021 JOAN BREWER

KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	KLW
CHECKED BY	WJB

SITE DETAILS SHEET 2

AMGEN PROJECT FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C6.1
00-C-33657-002

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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. # San Francisco, LA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

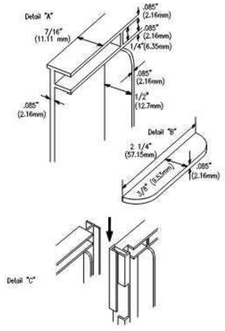
2.The basic properties of the material shall be:

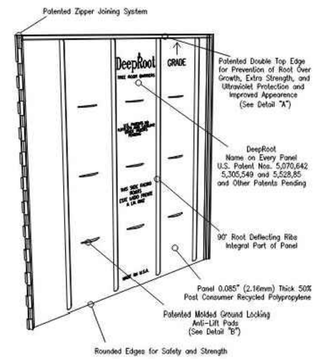
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact, – Wall	D256A	3.24 (ft-lbs)
Rockwell Hardness r, scale – Wall	D785A	94.4

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

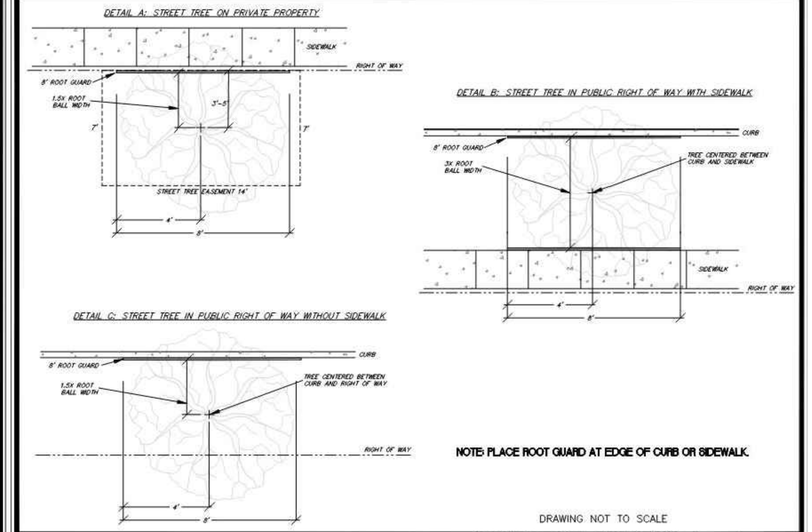
STANDARD ROOT GUARD

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS817**

DATE	REVISIONS

HOLLY SPRINGS Discover the Town



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

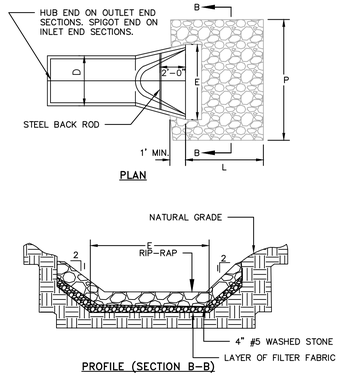
STANDARD ROOT GUARD INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS816**

DATE	REVISIONS
7/27/18	

HOLLY SPRINGS Discover the Town



SIZING CHART								
STRUCTURE	Q-FULL (CFS)	E (FT)	L (FT)	P (FT)	D (IN)	STONE THICKNESS (IN)	STONE DIAMETER (IN)	STONE CLASS	VELOCITY (FPS)

NOTES

1. THE LENGTHS OF THE RIP-RAP APRONS WERE DETERMINED BY USING THE NEW YORK DOT DISSIPATOR METHOD, AS OUTLINED IN SECTION 8.06 OF THE NCDENR EROSION CONTROL MANUAL.
2. RIP-RAP APRONS DESIGNED FOR FULL FLOW CAPACITY

NOTES:

1. END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
2. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIP-RAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
3. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL.
4. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
5. ALL SUBGRADE BELOW THE STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
6. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
7. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

MAINTENANCE NOTES:

IN GENERAL, ONCE A RIPRAP INSTALLATION HAS BEEN PROPERLY DESIGNED AND INSTALLED IT REQUIRES VERY LITTLE MAINTENANCE. RIPRAP SHOULD BE INSPECTED PERIODICALLY FOR SCOUR OR DISLODGED STONES. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.

CONSTRUCTION SPECIFICATIONS:

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. FILTER CLOTH, WHEN USED, MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP SO THE TOP LAYER IS ABOVE THE DOWNSTREAM LAYER A MINIMUM OF 1 FOOT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER CLOTH.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER-RESISTANT AND WELL GRADED.
7. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFILL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

RIP-RAP APRON AT FLARED END SECTION (XX)

N.T.S. KHA DETAIL NO: 03.205.R02

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JOAN BREWER — PRELIMINARY NOT FOR CONSTRUCTION

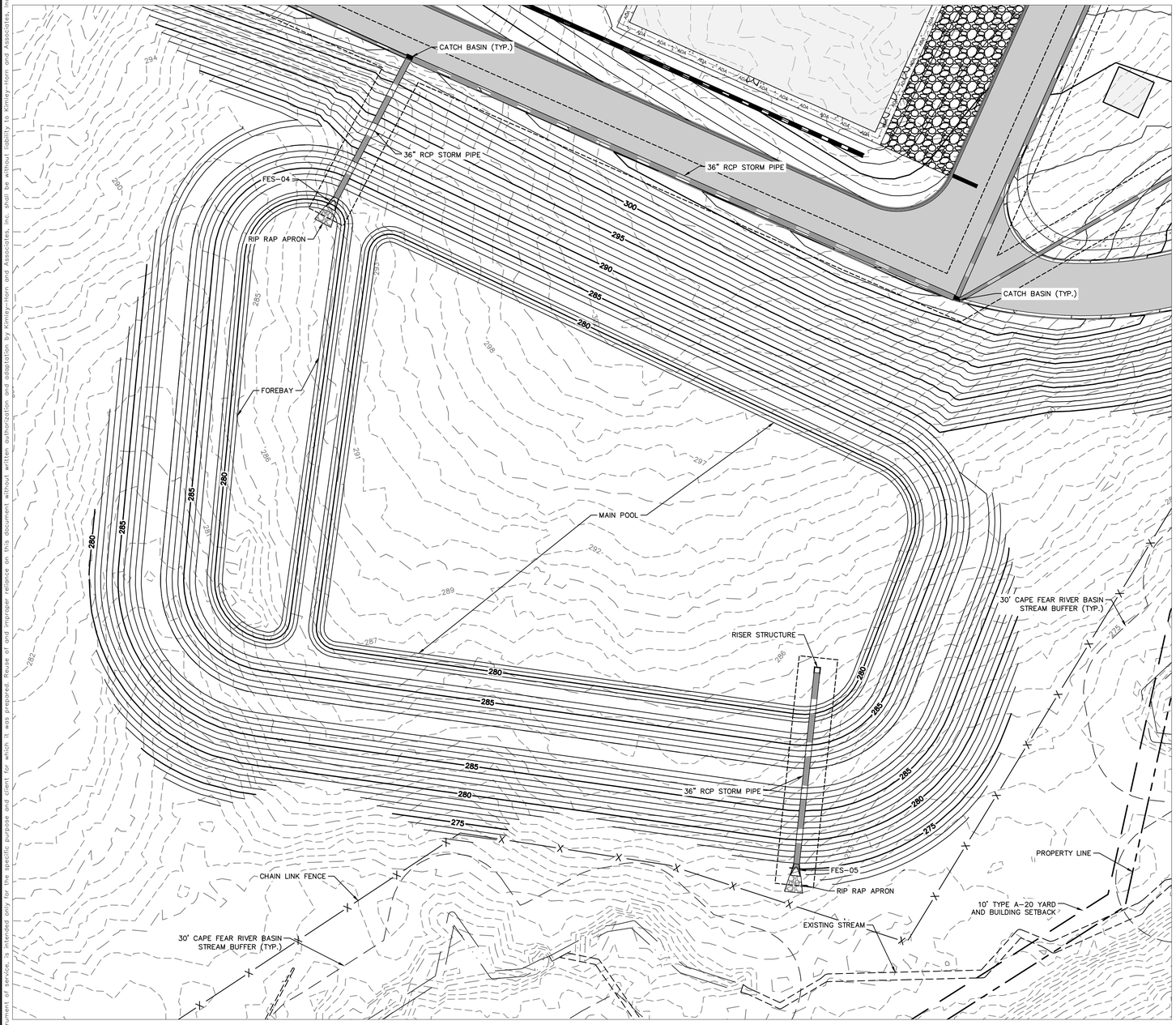
KHA PROJECT 014291000 | DATE 10/06/2021 | SCALE AS SHOWN | DESIGNED BY KLW | DRAWN BY KLW | CHECKED BY WJB

SITE STORM DRAINAGE DETAILS

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER C7.0 00-C-33657-005



WET POND PLAN VIEW

GRAPHIC SCALE IN FEET
0 15 30 60

NOTE: 1"=30'

NORTH

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049071 PRELIMINARY NOT FOR CONSTRUCTION JOAN BRENNER

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
CHECKED BY WJB

SITE STORMWATER CONTROL DETAILS

AMGEN PROJECT FLEX BATCH

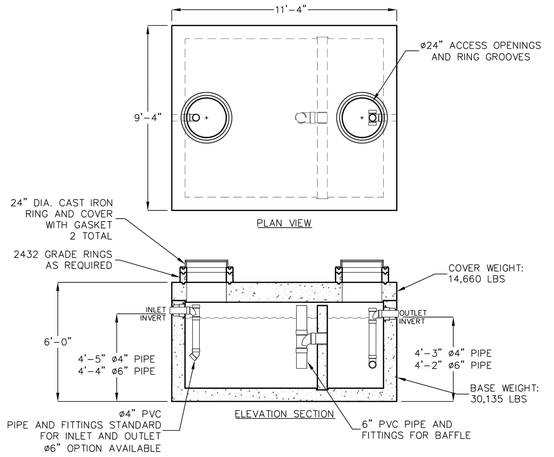
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C8.0
00-C-33657-006

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2000 GALLON GREASE INTERCEPTOR

MODEL MU-2000-EE-G2
SPECIAL LOADING CONDITIONS



OPERATING CAPACITY: 2000 GALLONS.

DESIGN LOADS:

CONDITION 1- H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 13 INCHES TO 14 FEET SOIL COVER.

CONDITION 2- H-20 TRAFFIC WITH WATER LEVEL 2 FEET BELOW GRADE AND 13 INCHES TO 9 FEET SOIL COVER.

SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

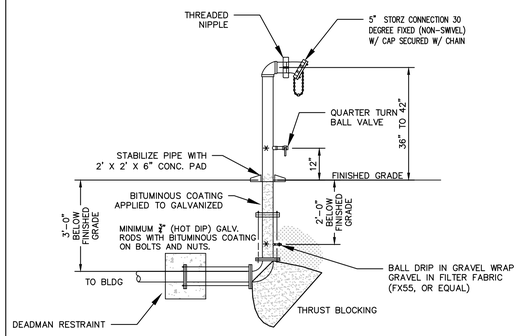
MINIMUM EXCAVATION 10'-4" x 12'-4" x REQ'D DEPTH

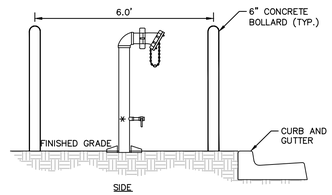
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

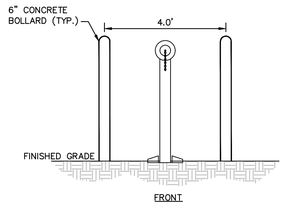
B Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

10/21/2016
MU2000-EE-G2_BG.DWG
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JENSEN PRECAST EST. 1968







GENERAL NOTES

1. THE FDC SHALL BE EQUIPPED WITH A SINGLE FIVE (5) INCH THREAD-LESS STORZ BRAND CONNECTION AND SHALL HAVE A 30-45 DEGREE DOWNWARD DEFLECTION. THE STORZ CONNECTION SHALL CONNECT TO THE PIPE OUTLET FROM THE BUILDING USING NATIONAL STANDARD THREAD. THE FDC PIPING UNDERGROUND SHALL BE EQUIPPED WITH A BALL DRIP VALVE TO ENSURE FIRE DEPARTMENT CONNECTION HAS NO STANDING WATER IN THE CONNECTION AND THAT THE PIPING DOES NOT FREEZE.
2. THE FDC SHALL BE ARRANGED TO FACE A PAVED ROADWAY, SIDEWALK OR OTHER APPROVED AREA AND SHALL BE INSTALLED SO THAT IT WILL NOT INTERFERE WITH ACCESS TO THE BUILDING WHEN HOSES ARE LAID FROM THE CLOSEST PUBLIC HYDRANT TO THE FDC.
3. THE FDC SHALL BE ARRANGED SO THAT THE CONNECTION IS NO MORE THAN (48) INCHES ABOVE THE FINISHED GRADE, SIDEWALK OR LOCATION OF THE CONNECTION.
4. WHERE THE FDC IS SUBJECT TO VEHICLE DAMAGE, THE CONNECTION SHALL BE PROTECTED PER THE FIRE CODE. (BOLLARD PROTECTION)
5. A SIGN WITH LETTERS AT LEAST 6 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS. (THE SIGN SHALL HAVE RED LETTERS ON A WHITE BACKGROUND.) WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
6. FIRE DEPARTMENT CONNECTIONS SHALL BE AT LEAST 10 FEET AWAY FROM ALL UTILITIES (I.E. NATURAL GAS, LP GAS, ELECTRICAL METERS AND TRANSFORMERS).
7. THREE (3) FEET OF CLEARANCE IS REQUIRED AROUND THE FIRE DEPARTMENT CONNECTION THIS INCLUDES BUSHES, WALLS, RETAINING WALLS, AND HOT BOXES UNLESS ATTACHED.

FREE STANDING FIRE DEPARTMENT CONNECTION
N.T.S.

KHA DETAIL NO: 05.208.R01 XX

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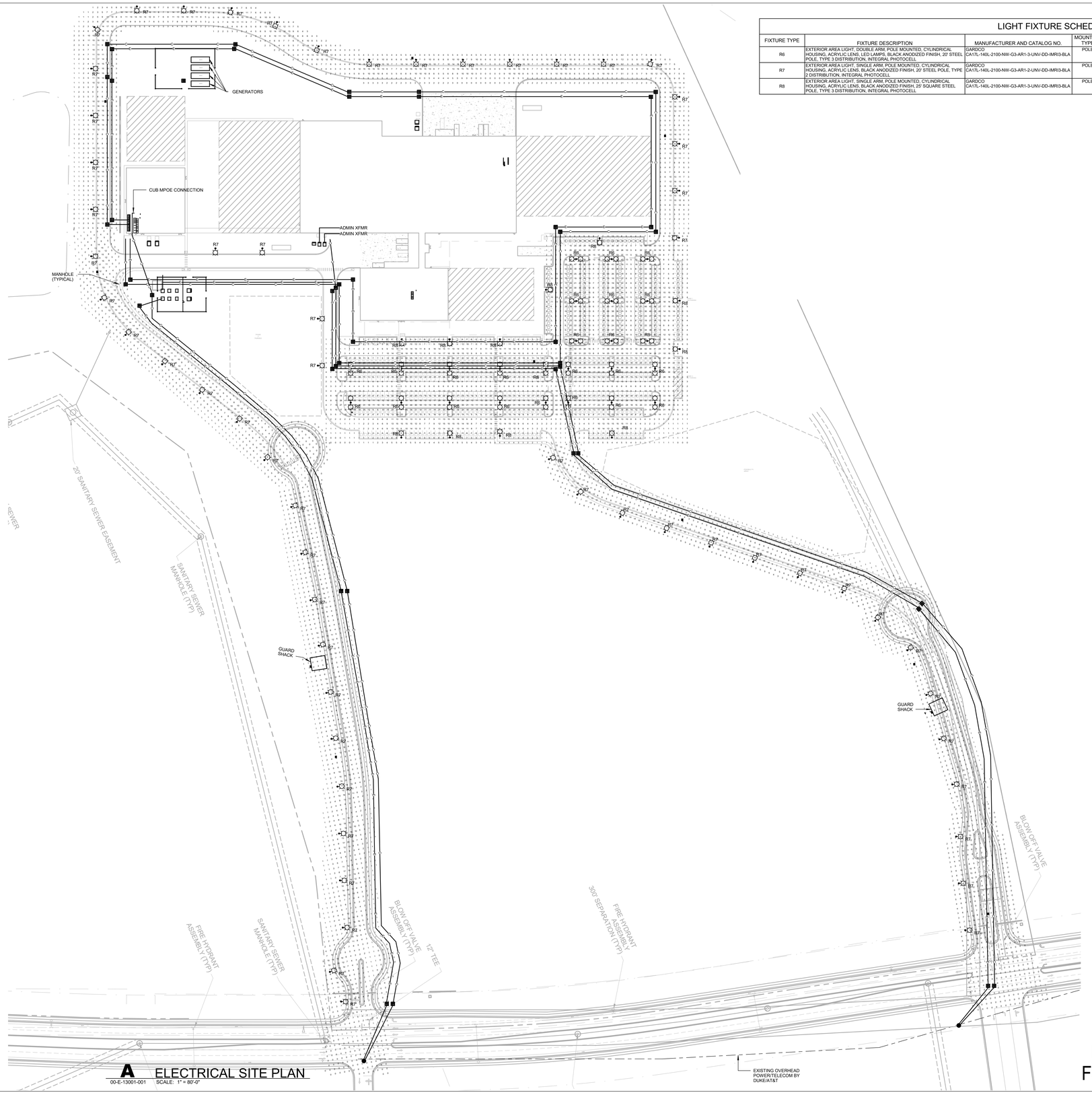
KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY KLW
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UTILITY DETAILS

AMGEN PROJECT
FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C9.0
00-C-33657-007

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LIGHT FIXTURE SCHEDULE - SITE

FIXTURE TYPE	FIXTURE DESCRIPTION	MANUFACTURER AND CATALOG NO.	MOUNTING TYPE	POLE MANUFACTURER AND CATALOG NO.	VOLTS	WATTS	LAMP TYPE	LAMP DESCRIPTION	LENGTH	WIDTH	DEPTH
R6	EXTERIOR AREA LIGHT, DOUBLE ARM, POLE MOUNTED, CYLINDRICAL HOUSING, ACRYLIC LENS, LED LAMPS, BLACK ANODIZED FINISH, 20' STEEL POLE, TYPE 3 DISTRIBUTION, INTEGRAL PHOTOCELL	GARDCO CA17L-140L-2100-NW-G3-AR1-3-UNV-DD-IMRI3-BLA	POLE	GARDCO RA5-CB-20H-D2-BLA	277 V	150	LED	WHITE LED, 4000K, 80 CRI	1' - 5"	1' - 5"	0' - 8"
R7	EXTERIOR AREA LIGHT, SINGLE ARM, POLE MOUNTED, CYLINDRICAL HOUSING, ACRYLIC LENS, BLACK ANODIZED FINISH, 20' STEEL POLE, TYPE 2 DISTRIBUTION, INTEGRAL PHOTOCELL	GARDCO CA17L-140L-2100-NW-G3-AR1-2-UNV-DD-IMRI3-BLA	POLE	GARDCO RA5-CB-20H-D1-BLA	277 V	75	LED	WHITE LED, 4000K, 80 CRI	1' - 5"	1' - 5"	0' - 8"
R8	EXTERIOR AREA LIGHT, SINGLE ARM, POLE MOUNTED, CYLINDRICAL HOUSING, ACRYLIC LENS, BLACK ANODIZED FINISH, 25' SQUARE STEEL POLE, TYPE 3 DISTRIBUTION, INTEGRAL PHOTOCELL	GARDCO CA17L-140L-2100-NW-G3-AR1-3-UNV-DD-IMRI3-BLA	POLE	GARDCO RA5-CB-20H-D1-BLA	277 V	75	LED	WHITE LED, 4000K, 80 CRI	1' - 5"	1' - 5"	0' - 8"

A ELECTRICAL SITE PLAN
00-E-13001-001 SCALE: 1" = 80'-0"

PRELIMINARY NOT FOR CONSTRUCTION

SEAL
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DATE:

INFORMATION SHOWN ON THIS DRAWING SHOULD BE FIELD VERIFIED | SYSTEM NO.

BIM 360://CO1566 AMC Flex Batch/AMG-IPS-MFG-ELEC-R21.rvt

DRAWING GENERATED FROM REVIT MODEL AND SHOULD NOT BE USED TO SCALE. FOR ACURATE DIMENSIONS REFER TO THE MODEL.

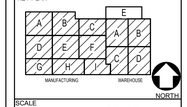
AMGEN
4112 FRIENDSHIP RD
HOLLY SPRINGS NC, 27540

PROJECT NAME
FLEX BATCH

BUILDING NUMBER
02

ips
ENGINEERING
DESIGN / BUILD
COMPLIANCE
CONSULTING
2860 MICHELLE DRIVE
SUITE 200
IRVINE, CA 92606
949.679.4682 PHONE
949.679.4683 FAX
www.ipsdb.com
INTEGRATED PROJECT SERVICES
PROFESSIONAL ENGINEERS AND ARCHITECTS, P.C.

PROJECT CONSULTANT 1
Kimley»Horn
NC LICENSE #F-0102 2021©
421 FAYETTEVILLE STREET
SUITE 600
RALEIGH, NC 27601
PHONE: 919.677.2000
FAX: 919.677.2050

KEY PLAN


SCALE
1" = 1'-0" 3/8" = 1'-0"
1/2" = 1'-0" 1/8" = 1'-0"
3/16" = 1'-0"
3/32" = 1'-0" 1/16" = 1'-0"
1 1/2" = 1'-0"
1/4" = 1'-0"

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DRAWING STATUS

Current Revision	Current Revision Description
B	FINAL BOD ISSUE

DR	APPD	DATE PUBLISHED
PDB		17-SEP-2021

APPROVAL INFORMATION
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
OWNER'S APPROVAL:

REV	REVISION DESCRIPTION	DR	APPD	DATE
A	90% BOD OWNER REVIEW ISSUE	PDB		27-AUG-2021
B	FINAL BOD ISSUE	PDB		17-SEP-2021

DRAWING TITLE
ELECTRICAL SITE PLAN

PROJECT NUMBER
CO1566

SCALE: AS NOTED
REV NO.: B

DRAWING No.
00-E-13001-001

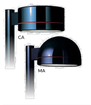
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GARDCO by Signify

Site & Area

Form 10 LED

Round arm mount with Comfort Optics



Gardco Form 10 LED round arm mount luminaires are cutoff area luminaires featuring Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: CAT/L-140L-450-NW-G3-AR1-2-120-BL-IMR13-BZ

Family	Width	Number of LEDs	Drive Current	LED Color / Generation	Mounting	Dist.	Voltage	Controls	Motion Sensor	Field Install Accessories	Fusing	Electrical	Finish
CAT/L 17" Cylindrical Luminaire LED	140L MD LEDs	450 450mA 650 650mA 1150 1150mA 1675 1675mA 2100 2100mA	NW-G3 Neutral White 4000K, 70CRI Generation 3 WW-G3 Warm White 3000K, 70CRI Generation 3 CW-G3 Cool White 5000K, 70CRI Generation 3	Arm Mounts AR1 for 3"-4.5" round pole* AR2 for 4.5"+ round pole* AR3 for square pole* Wall Mount WM1 with arm* WM2 without arm* Mast Arm Fitter MA Mounts to a 2-3/8" O.D. mast arm*	Type I 2 Type 2 3 Type 3 5 Type 5	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	DD 0-10V Dimming Driver* BL Bi-level functionality*	IMR13 Integral with #2 lens*	TLRDS Twist Lock Receptacle 5 Pin* TLRPC Twist Lock Receptacle with Photocell*	Fusing F1 Single (120, 277, 347VAC)* F2 Double (208, 240, 480VAC)* F3 Canadian Double Pull (208, 240, 480VAC)* Pole Mount Fusing FP1 Single (120, 277, 347VAC)* FP2 Double (208, 240, 480VAC)* FP3 Canadian Double Pull (208, 240, 480VAC)* Surge Protection SP1 Standard 10KVA SP2 Increased 20KVA	Electrical BRA Bronze Anodized BLA Black Anodized NA Natural Anodized BK Black paint BZ Bronze paint WH White paint MGY Medium Gray paint Customer specified RAL Specify optional color (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. Ordered and shipped with the luminaire.
2. Not available with other correct options.
3. Available only with BL option.
4. Must specify input voltage.
5. Works with 3-pin or 5-pin NEMA photocell/dimming device.
6. 2000mA configurations are limited to 30°C ambient for type 2 and type 3.
7. NA not available with MAT/L or MA2/L.

CA/MA17L Form 10 LED luminaires

Site & Area – Round Arm Mount with Comfort Optics

Accessories (order separately)

Pole top fitters (one per pole):

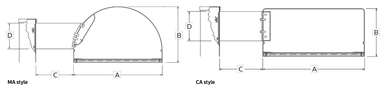
PTF2-(F)
Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR1.

PTF3-(F)
Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

PTF4-(F)
Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

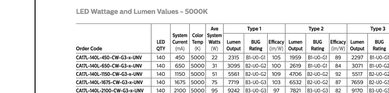
(F) Specify finish

Dimensions and EPA



MA style

Size	A	B	C	D	EPA's Single	EPA's Twin	EPA's Quad	Weight Single
MA17	17" 43.18cm	9" 27.94cm	5" 12.70cm	5" 12.70cm	.89ft² .07m²	1.6ft² .15m²	2.3ft² .21m²	27.8lbs. 12.25kg



CA style

Size	A	B	C	D	EPA's Single	EPA's Twin	EPA's Quad	Weight Single
CA17	17" 43.18cm	8" 20.32cm	5" 12.70cm	5" 12.70cm	.78ft² .07m²	1.5ft² .14m²	2.1ft² .20m²	27.8lbs. 12.25kg

LED Wattage and Lumen Values – 4000K

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. Consult factory for specific performance when using multiple luminaires in close proximity. It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Order Code	LED QTY	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 1 Lumen Output	Type 1 BUG Rating	Type 1 Efficacy (lm/W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
CAT/L-140L-450-NW-G3-x-UNV	140	450	4000	22	2315	B1-U0-G1	105	2619	B1-U0-G1	84	3071	B1-U0-G2	99	3184	B2-U0-G1	103
CAT/L-140L-650-NW-G3-x-UNV	140	650	4000	31	3095	B2-U0-G2	100	2619	B1-U0-G1	84	3071	B1-U0-G2	99	3184	B2-U0-G1	103
CAT/L-140L-1150-NW-G3-x-UNV	140	1150	4000	52	5561	B2-U0-G2	107	4706	B2-U0-G2	91	5517	B2-U0-G2	106	5721	B3-U0-G2	110
CAT/L-140L-1675-NW-G3-x-UNV	140	1675	4000	75	7719	B3-U0-G3	103	6532	B2-U0-G2	87	7659	B2-U0-G3	102	7942	B3-U0-G2	106
CAT/L-140L-2100-NW-G3-x-UNV	140	2100	4000	94	9242	B3-U0-G3	98	7821	B3-U0-G3	83	9170	B3-U0-G3	98	9509	B3-U0-G2	101

CA/MA17L Form 10 LED luminaires

Site & Area – Round Arm Mount with Comfort Optics

LED Wattage and Lumen Values – 3000K

Order Code	LED QTY	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 1 Lumen Output	Type 1 BUG Rating	Type 1 Efficacy (lm/W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
CAT/L-140L-450-WW-G3-x-UNV	140	450	3000	22	2315	B1-U0-G1	105	1959	B1-U0-G1	89	2297	B1-U0-G1	104	2381	B1-U0-G1	108
CAT/L-140L-650-WW-G3-x-UNV	140	650	3000	31	3095	B2-U0-G2	100	2619	B1-U0-G1	84	3071	B1-U0-G2	99	3450	B2-U0-G1	111
CAT/L-140L-1150-WW-G3-x-UNV	140	1150	3000	51	5561	B2-U0-G2	109	4706	B2-U0-G2	92	5517	B2-U0-G2	108	5721	B3-U0-G2	112
CAT/L-140L-1675-WW-G3-x-UNV	140	1675	3000	75	7719	B3-U0-G3	103	6532	B2-U0-G2	87	7659	B2-U0-G3	102	7942	B3-U0-G2	106
CAT/L-140L-2100-WW-G3-x-UNV	140	2100	3000	95	9242	B3-U0-G3	97	7821	B3-U0-G3	82	9170	B3-U0-G3	97	9509	B3-U0-G2	100

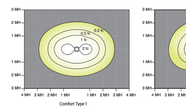
LED Wattage and Lumen Values – 5000K

Order Code	LED QTY	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 1 Lumen Output	Type 1 BUG Rating	Type 1 Efficacy (lm/W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
CAT/L-140L-450-CW-G3-x-UNV	140	450	5000	22	2315	B1-U0-G1	105	1959	B1-U0-G1	89	2297	B1-U0-G1	104	2381	B1-U0-G1	108
CAT/L-140L-650-CW-G3-x-UNV	140	650	5000	31	3095	B2-U0-G2	100	2619	B1-U0-G1	84	3071	B1-U0-G2	99	3450	B2-U0-G1	111
CAT/L-140L-1150-CW-G3-x-UNV	140	1150	5000	51	5561	B2-U0-G2	109	4706	B2-U0-G2	92	5517	B2-U0-G2	108	5721	B3-U0-G2	112
CAT/L-140L-1675-CW-G3-x-UNV	140	1675	5000	75	7719	B3-U0-G3	103	6532	B2-U0-G2	87	7659	B2-U0-G3	102	7942	B3-U0-G2	106
CAT/L-140L-2100-CW-G3-x-UNV	140	2100	5000	95	9242	B3-U0-G3	97	7821	B3-U0-G3	82	9170	B3-U0-G3	97	9509	B3-U0-G2	100

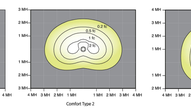
Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

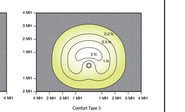
Optical Distributions



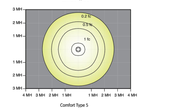
Comfort Type 1



Comfort Type 2



Comfort Type 3



Comfort Type 5

CA/MA17L Form 10 LED luminaires

Site & Area – Round Arm Mount with Comfort Optics

Specifications

General Description

The Gardco Form 10 LED round products are cutoff luminaires featuring comfort optics. Form 10 LED round luminaires provide performance excellence and advanced Gardco LED thermal management technology. High efficacy LEDs and low driver losses offer the potential for energy savings up to 50 % when compared to HID systems. Housings are one-piece seamless spun aluminum and finished with either Architectural Class 1 anodizing, electrostatically applied TGIC polyester powdercoat or polyurethane. Luminaires provide full cutoff performance.

Housing

Housing is one piece, 100° (.25cm) seamless aluminum with integral rolled circumferential reveal and lower section aperture incorporating a returned flange stiffener to protect against housing edge deformation.

Arm

Extruded aluminum arm is secured to prewired fixture by contractor. Assembly is suitable for mounting to pole without requiring access to luminaire. Internal extruded channels capture tie rods for proper luminaire to pole alignment.

Light Engine

Light guide technology provides low-glare, uniform illumination. Composed of 140 LEDs strategically positioned on the edge of the optical plate. Light engine luminous opening size optimized to best achieve a desired distribution optimized to get a exceptional lighting uniformity. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).Electrical

Twist-Lock Receptacle (TLRDS/TLRPC): Twist Lock Receptacle with 5 pins enabling dimming can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle

Type B (5-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. Shorting cap is provided with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRDS), photocell or shorting cap is not included.

Driver: Driver efficiency (>90% standard), 120-480V available (restrictions apply). Oven/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D. Optical Integrity High-test level 10kV/10kA, 120V / 10kA. Surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Energy Saving Benefits

System efficacy up to 110 lm/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

LED Optical System

The advanced LED comfort optical system provides Types 1, 2, 3, and 5. Composed of high performance UV-stabilized optical grade lens with molded micro-optics to achieve desired distribution optimized to get a exceptional lighting uniformity. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Finish

Anodized housings are created with an Aluminum Association Architectural Class 1 anodized finish and are available in bronze, black or natural aluminum finish. Painted units are finished with hardcoat, fade-resistant, electrostatically applied TGIC polyester powdercoat or polyurethane.

Labels

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Some Form 10 configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.

Limited Warranty

5 year limited warranty. See signify.com/outdoorluminaires for complete details and exclusions.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	Calculated L_{70}(hr.)	L_{70} per TM21	Lumen Maintenance @ 60,000hrs
25 °C	up to 2100mA	>100,000	>60,000	89%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.
2. Actual experience may vary due to field application conditions.L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

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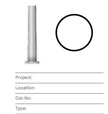
www.gardcolighting.com

GARDCO by Signify

Poles & Brackets

Site and Area Poles

Straight Round Steel



The **Gardco SRS Straight Round Steel** pole consists of a one-piece high tensile carbon steel tube welded and secured to the carbon steel base plate providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts are ordered as a separate accessory.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering Guide

example: SRS-CB-5-7-30-T2D4L-N-BZ

Family	Base	Pole Shaft Size (in.)	Pole Gauge / Wall Thickness	Height (ft.)[1]	Drilling/Tenon Configuration[2]	Drilling Template[3]	Finish	Options[4]
SRS	CB	3 4 5	11 ga. / 0.120" 7 ga. / 0.180"	10 12 14 16 20 25 30 25 30	**Drilling** D1 1 Way D1@180 1 Way @ 180 D2 2 Way @ 180 D2@90 2 Way @ 90 D3 3 Way @ 90 D3@120 3 Way @ 120 D4 4 Way @ 90 **Tenons** T2D4L 2-3/8" OD x 4" length T2D6L 2-3/8" OD x 6" length T305L 3" OD x 5" length T4D6L 4" OD x 6" length **No Drilling/No Tenon** P Plain Top	DT1 Drill Template 1 DT2 Drill Template 2 DT3 Drill Template 3 DT4 Drill Template 4 DT5 Drill Template 5 DT6 Drill Template 6 DTX Custom Template (see drill template chart for details.) No Pre-Drilling (Unfinished) PP/DV Pre-Drilled for Specific Luminaire (Specify: ex: PP/DV5) Textured Paint Over Galvanized (Specify: ex: TP/DV5) OC Optional Color (Specify: ex: RAL7024) SC Special/Custom Color (Specify, must supply color chip)	BK Black BZ Bronze WH White DG Dark Grey MG Medium Grey GY3 Light Grey, Smooth SSDGY Scofarform Dark Grey (RAL7011) GY Galvanized (No Paint) BAC[5] Buy American Compliant	FES Festoon Outlet VDA Vibration Dampener AHH Additional Hand Hole DR Duplex Receptacle VPA Vandalproof Screws GFI DR with GFI (120V only) CLV/2 Coupling 1/2" CLV/4 Coupling 3/4" CL1 Coupling 1" CL1-1/4 Coupling 1-1/4" CL1-1/2 Coupling 1-1/2" NL1/2 Nipple 1/2" NL3/4 Nipple 3/4" NL1 Nipple 1" NL1-1/4 Nipple 1-1/4" NL1-1/2 Nipple 1-1/2"

1. See Drilling Configurations on Page 3.
2. See Tenon Drilling Charts on Page 3
3. Not all options available with all configurations. Consult factory for more details
4. Multiple options can be specified. Separate with a hyphen (ex: -N-BZ)
5. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 12) or to the inch with the following nomenclature (ex. 500-CB-4-11-128 = 11'-128" = 12'-0")
6. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder is for products that will be supplied in accordance with the Build America, Buy America Act, which is part of the 'Buy America' domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
7. Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories[7]

Description	Pole Size	UNC	Description (Diameter x Length x Hook)
Anchor Bolts + Templates			
For shipment with the pole (order 1 per pole)	3" Poles	91240159739 9	AB 3/4x17x3-G DEC w/ 8.5 BC ABT
	4" & 5" Poles	91240159739 7	AB 3/4x24x3-G DEC w/ 8.5 BC ABT
For Pre-Ship service (order 1 per pole)	3" Poles	91240159740 7	AB 3/4x17x3-G DEC w/ 8.5 BC ABT-RS
	4" & 5" Poles	91240159740 5	AB 3/4x24x3-G DEC w/ 8.5 BC ABT-RS

Part No.	Pole Size	Description
RLAR-1A-R4@4.5-(finish)	4" Poles	Cast Aluminum mounting arm, 15° long with DT6 drill pattern. (order 1 per luminaire). For use with Lumec Roadway luminaires. Specify finish to match pole.
RLAR-1A-R5@6-(finish)	5" Poles	

RLAR

Poles Straight Round Steel

Dimensions

* Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Gardco is not responsible.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

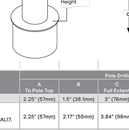
Poles Straight Round Steel

Drilling Configuration

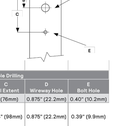
Code	Description
D1	Single Luminaire
D1@180	Single Luminaire @ 180
D2	Two Luminaires @ 180
D2@90	Two Luminaires @ 90
D3	Three Luminaires @ 90
D3@120	Three Luminaires @ 120
D4	Four Luminaires @ 90

Tenon Dimensions

Tenon	Diameter	Height
T2D4L	2.375" (60mm)	4" (102mm)
T2D6L	2.375" (60mm)	6" (152mm)
T305L	3" (76mm)	5" (127mm)
T4D6L	4" (102mm)	6" (152mm)



Pole Top Drilling



Luminaire Drill Pattern

Code	Description	Luminaires	Pole Drilling A To Pole Top	B	C Full Extent	D Wireway Hole	E Bolt Hole
DT1	Drill Template 1	Gardco SlenderForm Round SFRA	2.25" (57mm)	1.5" (38.1mm)	3" (76mm)	0.875" (22.2mm)	0.40" (10.2mm)
DT2	Drill Template 2	Gardco SlenderForm Square - SFA Gardco Gullwing - GL13, GL18 Gardco Aurora Tan - EH4L, EH9L, CAL17, CAL22, MAL17, MAL22	2.25" (57mm)	2.17" (55mm)	3.84" (98mm)	0.875" (22.2mm)	0.39" (9.9mm)
DT3	Drill Template 3	Gardco PowerForm PFAS	2.25" (57mm)	1.75" (44mm)	3.84" (98mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT4	Drill Template 4	Gael Stonco/Keene ALS50-01, ALJ00-01	2.5" (64mm)	1.7" (43mm)	3.5" (89mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT5	Drill Template 5	Gardco EcoForm Gen2 - ECF-S, ECF-L Gardco PureForm Gen2 - P1S, P2D, P2E, P3A	3" (76mm)	1" (25mm)	3" (76mm)	1" (25mm)	0.41" (10.4mm)
DT6	Drill Template 6	Hole pattern drilled for the following: Attach RLAR bracket accessory, suitable for use with: Lumec Capella OPLM, CPLS Lumec RoadStar GPLM, GPLS Lumec RoadSmart RPLM, RPLS, RFM, RFL Lumec RoadView RVM, RVS Lumec MiniView SVS Lumec StreetView SVM	2.5" (64mm)	1" (25mm)	2" (50mm)	0.875" (22mm)	0.5" (12.7mm)

* Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Gardco is not responsible.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

Poles Straight Round Steel

Pole Data

Product Catalog Number	Height (ft.)	Pole Diameter (in.)	Wall Thickness (in.)	Pole Weight (lbs)	Anchor Bolt Data: Bolt Circle (in.)	Anchor Bolt Spec (in.)	Anchor Bolt Max Proj. (in.)
SRS-CB-3-11-10	10	3	0.12	37	8.5 (6-10)	3/4 x 17 x 3	3.5
SRS-CB-3-11-12	12	3	0.12	44	8.5 (6-10)	3/4 x 17 x 3	3.5
SRS-CB-3-11-14	14	3	0.12	52	8.5 (6-10)	3/4 x 17 x 3	3.5
SRS-CB-3-11-16	16	3	0.12	59	8.5 (6-10)	3/4 x 17 x 3	3.5
SRS-CB-4-11-10	10	4	0.12	50	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-4-11-12	12	4	0.12	59	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-4-11-14	14	4	0.12	69	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-4-11-16	16	4	0.12	79	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-4-11-20	20	4	0.12	99	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-4-11-25	25	4	0.12	123	8.5 (7-10)	3/4 x 24 x 3	3.5
SRS-CB-5-11-20	20	5	0.12	124	8.5 (7.75-10)	3/4 x 24 x 3	3.5
SRS-CB-5-11-25	25	5	0.12	155	8.5 (7.75-10)	3/4 x 24 x 3	3.5
SRS-CB-5-11-30	30	5	0.12	186	8.5 (7.75-10)	3/4 x 24 x 3	3.5
SRS-CB-5-7-25	25	5	0.18	229	8.5 (7.75-10)	3/4 x 24 x 3	3.5
SRS-CB-5-7-30	30	5	0.18	275	8.5 (7.75-10)	3/4 x 24 x 3	3.5

SRS Legacy Design

Pole Data (cont.)

Product Catalog Number	AASHTO 2001 - EPA ft² 80 MPH	90 MPH	100 MPH	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH
SRS-CB-3-11-10	10.00	7.70	6.00	N/A	N/A	N/A	N/A	N/A
SRS-CB-3-11-12	10.00	7.70	6.00	N/A	N/A	N/A	N/A	N/A
SRS-CB-3-11-14	6.00	4.40	3.30	N/A	N/A	N/A	N/A	N/A
SRS-CB-3-11-16	4.60	3.20	2.30	N/A	N/A	N/A	N/A	N/A
SRS-CB-4-11-10	26.56	20.65	16.39	13.26	10.94	9.24	7.80	6.82
SRS-CB-4-11-12	21.80	16.80	13.23	10.67	8.62	7.25	6.17	5.32
SRS-CB-4-11-14	18.19	13.87	10.77	8.48	6.82	5.71	4.83	4.12
SRS-CB-4-11-16	15.30	11.51	8.80	6.78	5.35	4.44	3.71	3.15
SRS-CB-4-11-20	10.47	7.57	5.49	3.97	2.89	2.31	1.86	1.51
SRS-CB-4-11-25	6.35	4.15	2.56	1.41	N/A	N/A	N/A	N/A
SRS-CB-5-11-20	17.94	13.29	10.30	8.31	6.78	5.64	4.73	4.03
SRS-CB-5-11-25	11.74	8.19	6.08	4.75	3.77	3.03	2.45	2.00
SRS-CB-5-11-30	4.20	2.00	2.00	N/A	N/A	N/A	N/A	N/A
SRS-CB-5-7-25	19.65	14.46	11.14	8.93	7.29	6.02	5.04	4.26
SRS-CB-5-7-30	8.00	6.50	4.70	N/A	N/A	N/A	N/A	N/A

1. **Warning:** Additional wind loading, in terms of EPA, from banners, canteras, floodlights and other accessories attached to the pole, must be added to the luminaire EPA listed above to ensure adequate pole strength and stability. Failure to do so may exceed pole capability. Specifying BAA or BAC compliant poles may result in different EPA ratings.
2. Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates. Exact length of anchor bolts may vary.
3. EPA ratings are based on the listed, optimal nominal dimension of the bolt circle listed above. The bolt circle has limited variability but the EPA rating will change.

NOTE: Above EPA (Effective Projected Area) rating is in accordance with AASHTO 2001, with a 50 pound load (22.7 kg) placed at 1 foot (306mm) above its center.

Poles Straight Round Steel

Specifications

Pole shaft

The pole shaft is fabricated from a single piece of 11 ga (0.1196") or 7 ga (0.180") high tensile carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 50 ksi. Shaft includes factory installed copper ground lug. 10-7 copper wire, and ground lug screw.

Anchor Base

The pole anchor base is fabricated from 44W structural quality carbon steel with a minimum yield strength of 44 ksi. The base plate is circumferentially welded on both top and bottom.

Anchor Bolts

Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 55 ksi. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are fully galvanized in accordance with ASTM A153. Each 3/4" x 24" anchor bolt assembly is furnished with two (2) regular hex nuts and two (2) flat washers. are provided per pole (priced and ordered separately), unless otherwise specified. Conforms to AASHTO M 314 90 and ASTM F1554.

Base Cover

A two-piece painted square aluminum base cover that completely conceals the entire base plate and anchorage. Base cover is provided standard. Legacy model includes a round (12.125" thick composite base cover.

Hand hole

The hand hole has a nominal rectangular 2"x4.5" inside opening in the pole shaft. Included is an aluminum cover plate, EPDM gasket, and captive attachment screws. The hand hole is located 20" above the base and 0° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the hand hole is located directly under one arm. Legacy design includes an easy to install, self-contained Swing Latch hand hole cover assembly. U.S.

LANDSCAPE REQUIREMENTS & CALCULATIONS

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	LOCATION	CODE REQUIREMENT	MEASURMENTS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
INTERIOR PARKING ISLAND LANDSCAPING	INTERIOR PARKING AREA	**1** TREE PER LANDSCAPE ISLAND 4 SHRUBS PER LANDSCAPE ISLAND	**69 ISLANDS**	69 ISLANDS = **69** TREES 69 ISLANDS * 4 = **276** SHRUBS	**69** PROPOSED TREES **276** PROPOSED SHRUBS	*SECTION 7.01.H.1.b*
INTERIOR PARKING STRIP LANDSCAPING	INTERIOR PARKING AREA	**1** TREE PER 40 LINEAR FEET **5** SHRUBS PER 80 LINEAR FEET	**1514 LF**	1514 LF / 40 = **38** TREES 1514 LF / 80 * 5 = **95** SHRUBS	**38** PROPOSED TREES **95** PROPOSED SHRUBS	*SECTION 7.01.H.2.b*
FOUNDATION PLANTING	BUILDING FACE	**20** PLANT UNIT VALUE POINTS PER 100 LINEAR FEET OF FRONT AND SIDE BUILDING FACE	**904 LF**	904 LF / 100 * 20 = **181** PUV POINTS	**18** PROPOSED SMALL EVERGREEN TREES (90 POINTS) **95** PROPOSED LARGE/MEDIUM SHRUBS (95 POINTS) **(FOUNDATION PLANTS HAVE BEEN RELOCATED PER LANDSCAPE ALTERNATE)**	*SECTION 7.01.G.3*

Trees	
Acer rubrum	11.8%
Betula nigra	16.8%
Ginkgo biloba 'Autumn Gold'	16.0%
Magnolia grandiflora	12.6%
Cercis canadensis 'Forest Pansy'	15.1%
Ostrya virginiana	12.6%
Magnolia x soulangenana	15.1%
Shrubs	
Ilex glabra 'Green Magic'	7.8%
Viburnum dentatum 'Arrowwood'	2.9%
Hydrangea arborenscens 'Annabelle'	20.6%
Lindera benzon	21.7%
Ceanothus americanus	23.3%
Juniperus horizontalis 'Blue Chip'	23.7%

SITE LEGEND

PROPERTY LINE

RETAINING WALL

OPEN SPACE / AMENITY AREA

GENERAL NOTES:

1. ALL PLANTS WITHIN 5 FEET OF THE BACK OF CURB SHALL BE MAINTAINED AT A HEIGHT OF 36" MAXIMUM.

CLAUDE E. POPE MEMORIAL HIGHWAY
-U.S.-1

135' TRANSMISSION EASEMENT

100' UNDISTURBED TYPE B-75 FREEWAY YARD/ BUFFER AREA FROM US-1 ROW

50' TYPE C-225 YARD

10' TYPE A-20 YARD AND BUILDING SETBACK

10' TYPE A-20 YARD AND BUILDING SETBACK

50' TYPE C-225 YARD

10' TYPE A-20 YARD AND BUILDING SETBACK

50' TYPE C-225 YARD

10' TYPE A-20 YARD AND BUILDING SETBACK

50' TYPE C-225 YARD

PROPOSED STORMWATER POND

UTILITY YARD

LOADING DOCK

WAREHOUSE

MANUFACTURING

PHASE 2 FUTURE EXPANSION

PHASE 2 FUTURE EXPANSION

MANUFACTURING SUPPORT BUILDING

PHASE 2 FUTURE EXPANSION

PHASE 2 CUB

CUB

UTILITY YARD

SEE SHEET L1.2
00-L-33401-001

SEE SHEET L1.1
00-L-33401-001

SEE SHEET L1.3
00-L-33401-001

SEE SHEET L1.4
00-L-33401-001

10' TYPE A-20 YARD AND BUILDING SETBACK

ROAD BY OTHERS

SCOPE BREAK LINE

LOD

ROAD BY OTHERS

SCOPE BREAK LINE

10' TYPE A-20 YARD AND BUILDING SETBACK

PROPOSED PROPERTY LINE

EXISTING STREAM

30' CAPE FEAR RIVER BASIN STREAM BUFFER, TYP.

10' TYPE A-20 YARD AND BUILDING SETBACK

50' TYPE B-75 THOROUGHFARE YARD

DECORATIVE FENCE, TYP.

FRIENDSHIP ROAD
80' RIGHT-OF-WAY

NORTH

GRAPHIC SCALE IN FEET
0 70 140 280

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

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##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

OVERALL LANDSCAPE PLAN

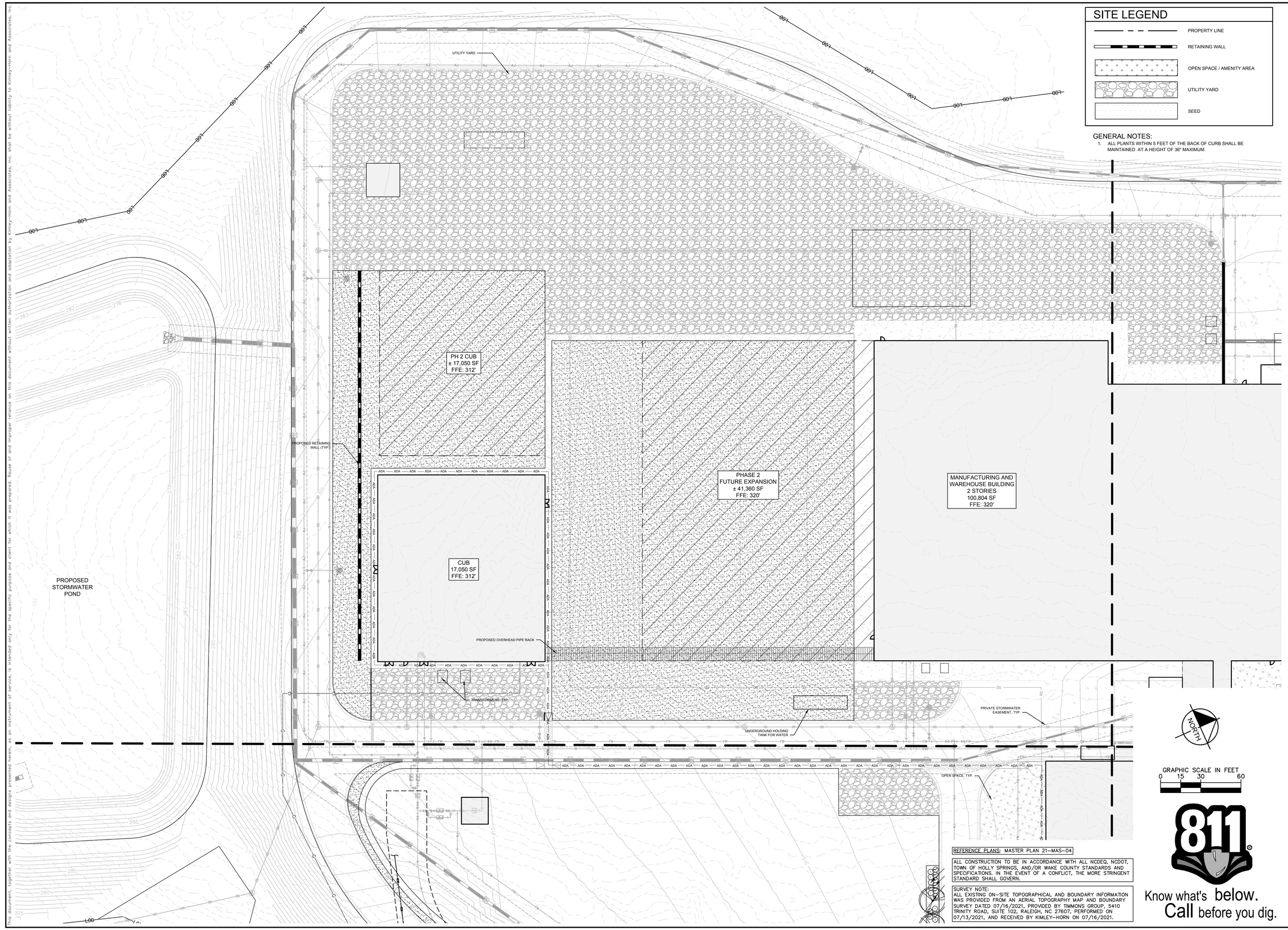
AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L1.0
00-L-33401-001

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SITE LEGEND

- PROPERTY LINE
- RETAINING WALL
- OPEN SPACE / AMENITY AREA
- UTILITY YARD
- SEED

GENERAL NOTES:

1. ALL PLANTS WITHIN 5 FEET OF THE BACK OF CURB SHALL BE MAINTAINED AT A HEIGHT OF 36" MAXIMUM.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
KEW R. GROSS
NOT FOR CONSTRUCTION PRELIMINARY

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

ENLARGED LANDSCAPE PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L1.1
00-L-33401-001

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SITE LEGEND

- PROPERTY LINE
- RETAINING WALL
- OPEN SPACE / AMENITY AREA
- UTILITY YARD
- SEED

GENERAL NOTES:

1. ALL PLANTS WITHIN 5 FEET OF THE BACK OF CURB SHALL BE MAINTAINED AT A HEIGHT OF 36" MAXIMUM.

100' UNDISTURBED TYPE B-75 FREEWAY YARD/ BUFFER AREA FROM US-1 ROW

UTILITY YARD

LOADING DOCKS

TRANSFORMERS (TYP.)

RETAINING WALL

COMPACTOR

PHASE 2
FUTURE UTILITY YARD
AND TRUCK COURT

MANUFACTURING AND
WAREHOUSE BUILDING
2 STORIES
100,804 SF
FFE: 320'

PHASE 2
FUTURE EXPANSION
± 50,000 SF
FFE: 320'

LOADING DOCKS

OPEN SPACE TYP.

MANUFACTURING
SUPPORT BUILDING
4 STORIES
20,918 SF
FFE: 320'

PHASE 2
FUTURE EXPANSION
± 20,400 SF
FFE: 320'

40' TREE RADIUS COVERAGE, TYP.

10' TYPE A-20 YARD AND BUILDING SETBACK

PROPERTY LINE TYP.

PRIVATE STORMWATER EASEMENT, TYP.

(20) JC
(9) MS
(16) VO

(1) MG
(4) VO

(4) VO
(1) MG

(1) MG
(9) VO

(4) IG
(4) JB
(2) MG

(8) CH
(2) MG

(4) JB
(4) IG
(2) MG

(1) BN
(4) IG

(2) CF
(5) JB

(3) VO
(1) MG

(4) IG
(1) BN

(2) AR

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT KEVIN R. GROSS 2311 PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
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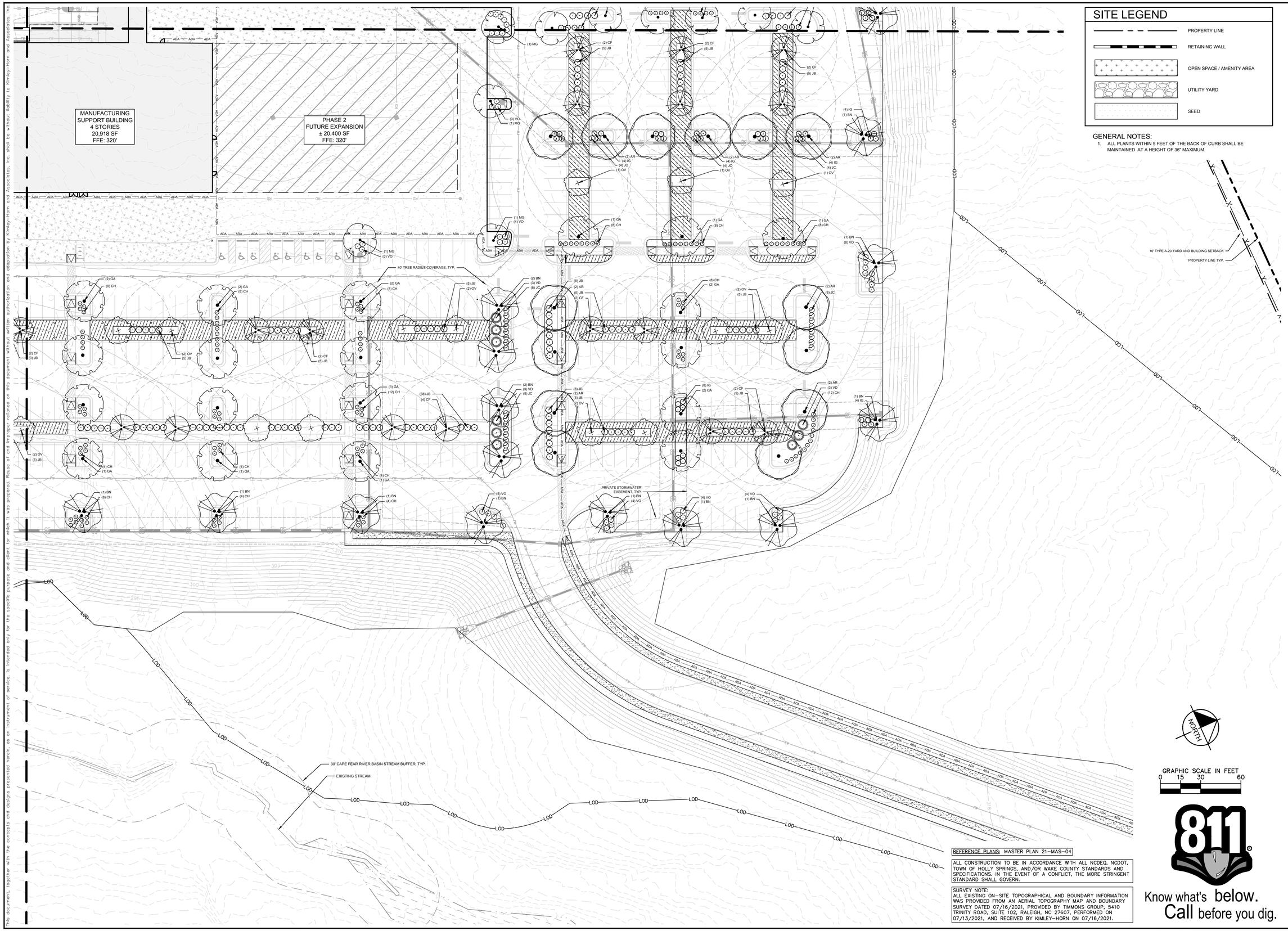
ENLARGED LANDSCAPE PLAN

AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L1.2
00-L-33401-001

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SITE LEGEND

- PROPERTY LINE
- RETAINING WALL
- OPEN SPACE / AMENITY AREA
- UTILITY YARD
- SEED

GENERAL NOTES:

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REFERENCE PLANS: MASTER PLAN 21-MAS-04

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KHA PROJECT	014291000
DATE	10/06/2021
SCALE	AS SHOWN
DESIGNED BY	KHG
DRAWN BY	KHG
CHECKED BY	MRG

ENLARGED LANDSCAPE PLAN

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HOLLY SPRINGS NORTH CAROLINA

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PROPOSED STORMWATER POND

PROPOSED OVERHEAD PIPE RACK

TRANSFORMERS, TYP.

OPEN SPACE, TYP.

MANUFACTURING SUPPORT BUILDING
4 STORIES
20,918 SF
FFE: 320'

40' TREE RADIUS COVERAGE, TYP.

(34) VO
(28) JC
(9) MS

(2) BN
(3) VD
(8) JC

(2) GA
(8) CH

(2) CF
(3) JB

(2) OV
(5) JB

(3) VD
(1) BN
(8) JC

(2) OV
(5) JB

(4) CH
(1) GA

(1) BN
(8) CH

PRIVATE STORMWATER EASEMENT, TYP.

(1) BN
(4) CH

EXISTING STREAM

30' CAPE FEAR RIVER BASIN STREAM BUFFER, TYP.

SCOPE BREAK LINE

30' CAPE FEAR RIVER BASIN STREAM BUFFER, TYP.

EXISTING STREAM

PROPERTY LINE

10' TYPE A-20 YARD AND BUILDING SETBACK

SITE LEGEND

- PROPERTY LINE
- RETAINING WALL
- OPEN SPACE / AMENITY AREA
- UTILITY YARD
- SEED

GENERAL NOTES:

1. ALL PLANTS WITHIN 5 FEET OF THE BACK OF CURB SHALL BE MAINTAINED AT A HEIGHT OF 36" MAXIMUM.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
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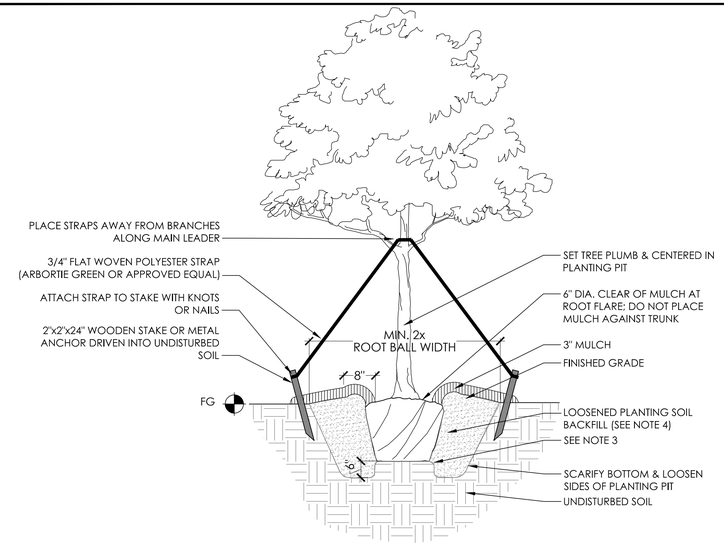
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DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
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ENLARGED LANDSCAPE PLAN

AMGEN PROJECT FLEX BATCH

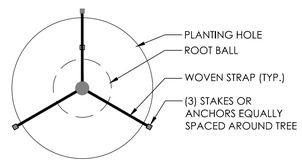
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L1.4
00-L-33401-001



SECTION VIEW

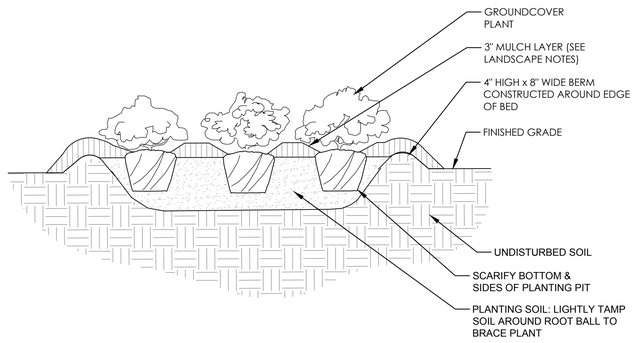
PLANTING NOTES:
1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.



PLAN VIEW

1 TREE PLANTING DETAIL
L2.0

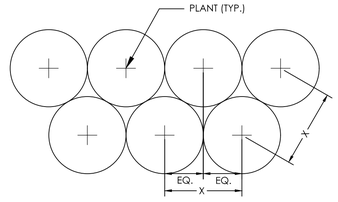
SCALE: 1/2" = 1' PLAN/SECTION



PLANTING NOTES:
1. SPLIT PLANT ROOTS WITH 2-3 EQUALLY-SPACED VERTICAL CUTS.

2 GROUNDCOVER PLANTING DETAIL
L2.0

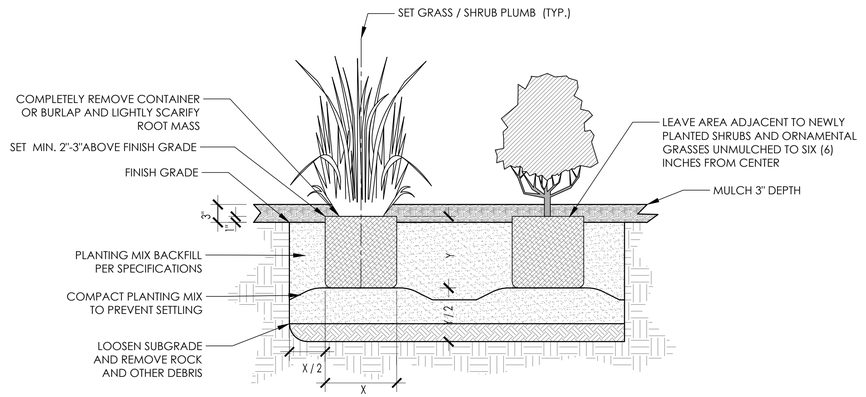
NTS SECTION



PLANT SPACING NOTES:
1. SEE PLANTING PLAN FOR GROUNDCOVER PLANTING AREAS.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. SEE PLANT SCHEDULE FOR PLANT SPACING REQUIREMENTS ("X" DIMENSION IN THIS DETAIL).

3 PLANT SPACING DETAIL (TRIANGULAR)
L2.0

NTS PLAN



PLANTING NOTES:
1. ALL PLANT MATERIAL PRICING SHALL INCLUDE MULCH, BED PREPARATION, AND STAKING.
2. ALL PLANTING BEDS SHALL RECEIVE 3" (THREE INCHES) OF MULCH.
3. MULCH TYPE FOR PROJECT: DOUBLE SHREDDED HARDWOOD HARDWOOD DESIGNER MULCH IN DARK BROWN.
4. PLANT MATERIAL SPACING SHOWN ON LANDSCAPE PLANS SHALL OVERRIDE TYPICAL PLANT SPACING INDICATED ON PLANT SCHEDULE. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT SPACING AND MAKING MINOR FIELD ADJUSTMENTS DUE TO UTILITY CONFLICTS.
5. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
6. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED BY CERTIFIED TESTING AGENCY.
7. SEE PLAN FOR SPACING.

4 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL
L2.0

SCALE: 1" = 1' SECTION

PLANT SCHEDULE OVERALL LANDSCAPE

LARGE DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	
	AR	14	ACER RUBRUM	RED MAPLE	B & B	2.5" MIN.	10-12' MIN	
	BN	20	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B&B	2.5" MIN.		
	GA	19	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" MIN.	10-12' MIN	
LARGE EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	
	MG	16	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B&B		12' MIN.	
SMALL DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	
	CF	18	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B&B	1.5" MIN.	6'-8' HT.	
	OV	15	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	1.5" MIN.	6'-8' HT.	
SMALL EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	
	MS	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	B & B	1.5" MIN.	6-8' MIN	
LARGE SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT		
	IG	40	ILEX GLABRA 'GREEN MAGIC'	GREEN MAGIC INKBERRY HOLLY	5 GAL	36" HT		48" o.c.
	VD	15	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL	36" HT. MIN		96" o.c.
MEDIUM SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT		
	JC	109	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	5 GAL	36" HT		48" o.c.
	VO	121	VIBURNUM OBOVATUM 'DENSA'	DWARF WALTER'S VIBURNUM	5 GAL	36" HT		48" o.c.
SMALL SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT		
	CH	120	CALLUNA VULGARIS 'AMETHYST'	AMETHYST SCOTCH HEATHER	3 GAL	24" HT		36" o.c.
	JB	122	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	3 GAL	24" HT		60" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.			
	PEN ALO	15,708 SF	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	4" POT			
	SS	693,843 SF	SEED	LOCALLY GROWN DROUGHT-TOLERANT SEED	SEED			

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE THREE(3) INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
11. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
12. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD MULCH IN DARK BROWN OR CURRENT HOLLY SPRINGS STANDARD TO A DEPTH OF THREE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
19. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
20. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE (UDO). FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
22. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
23. THE CONTRACTOR SHALL INSTALL NON-WOVEN GE0TEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
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No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION KEW R. GROSS

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

AMGEN PROJECT FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

LANDSCAPE DETAILS

SHEET NUMBER
L2.0
00-L-33451-001

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
KEW R. GROSS 3371

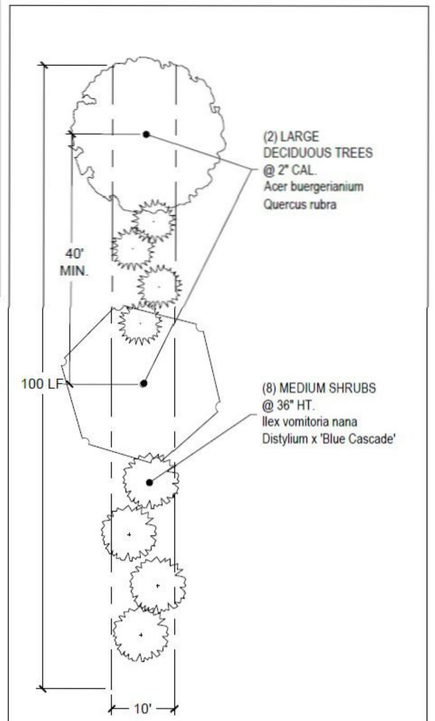
KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

LANDSCAPE BUFFER PLAN

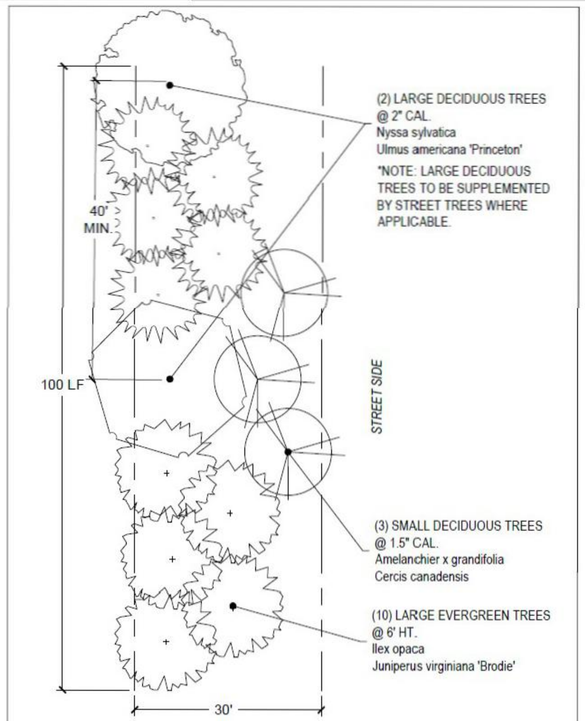
AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS, NORTH CAROLINA

SHEET NUMBER
L3.0
00-L-33401-001



TYPE A-20: OPEN BUFFER
NTS



TYPE B-75: SEMI-OPAQUE COLLECTOR YARD BUFFER
NTS

PERIMETER YARD LANDSCAPING TABLE (A)*

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
N1-N8	2 LARGE DECIDUOUS @ 2" CAL (6 POINTS EA.) 3 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 10 LARGE EVERGREEN @ 6' (5 POINTS EA.)	12 15 50	77	16% 20% 67%	TYPE B - 75 *PUV SHOWN IN ALTERNATE LOCATION
W1	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W2-W13	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225
W14	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 85'
W15	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 50'
W16-W20	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225
W21	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W22-W32	11 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 34 LARGE EVERGREEN @ 6' (5 POINTS EA.)	55 170	150	25% 75%	TYPE C - 225
E58-E72	2 LARGE DECIDUOUS @ 2" CAL (6 POINTS EA.) 3 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.) 10 LARGE EVERGREEN @ 6' (5 POINTS EA.)	12 15 50	77	16% 20% 67%	TYPE B - 75

*PERIMETER YARD LANDSCAPE TABLE (A) TAKEN FROM MASTER PLAN BUFFER DETAILS BY TIMMONS GROUP

PERIMETER YARD LANDSCAPING TABLE (B)

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
N1-N23	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 5 SMALL EVERGREEN @ 6' CAL (5 POINTS EA.) 26 LARGE EVERGREEN SHRUBS @ 36" (1 POINT EA.)	24 25 26	75	32% 33% 35%	TYPE B - 75
S1-S25	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 5 SMALL EVERGREEN @ 6' CAL (5 POINTS EA.) 26 LARGE EVERGREEN SHRUBS @ 36" (1 POINT EA.)	24 25 26	75	32% 33% 35%	TYPE B - 75

NOTE:
ALL YARDS TO REMAIN UNDISTURBED USING EXISTING VEGETATION TO MEET MINIMUM PUV. SUPPLEMENTAL EVERGREENS SHALL BE USED AS REQUIRED. SAMPLE BELOW.

- ARBORVITAE
- CRYTOMERIA
- AMERICAN HOLLY
- RED CEDAR
- DEODAR CEDAR

REFERENCE PLANS: MASTER PLAN 21-MAS-04

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PRELIMINARY NOT FOR CONSTRUCTION
KEW R. GROSS

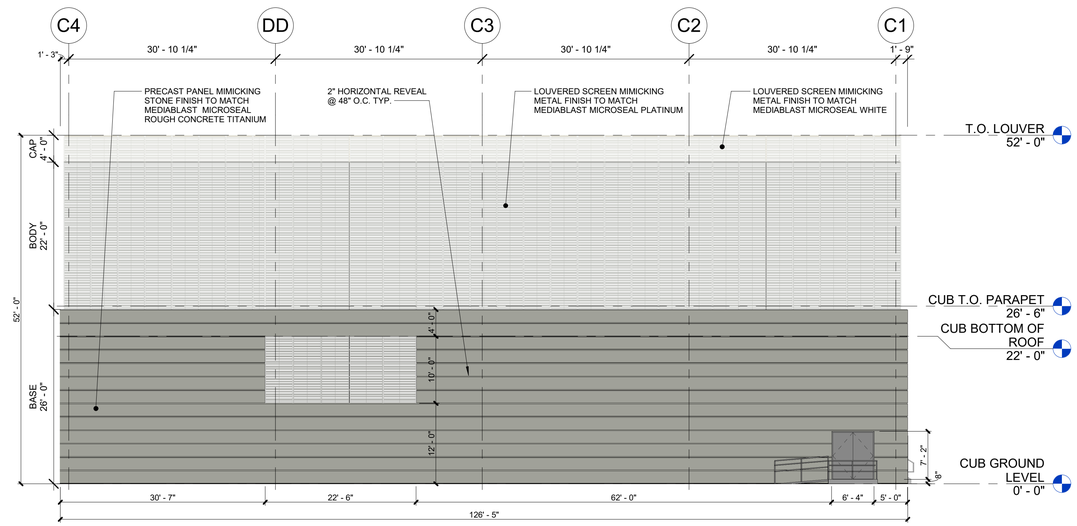
KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

LANDSCAPE BUFFER DETAILS

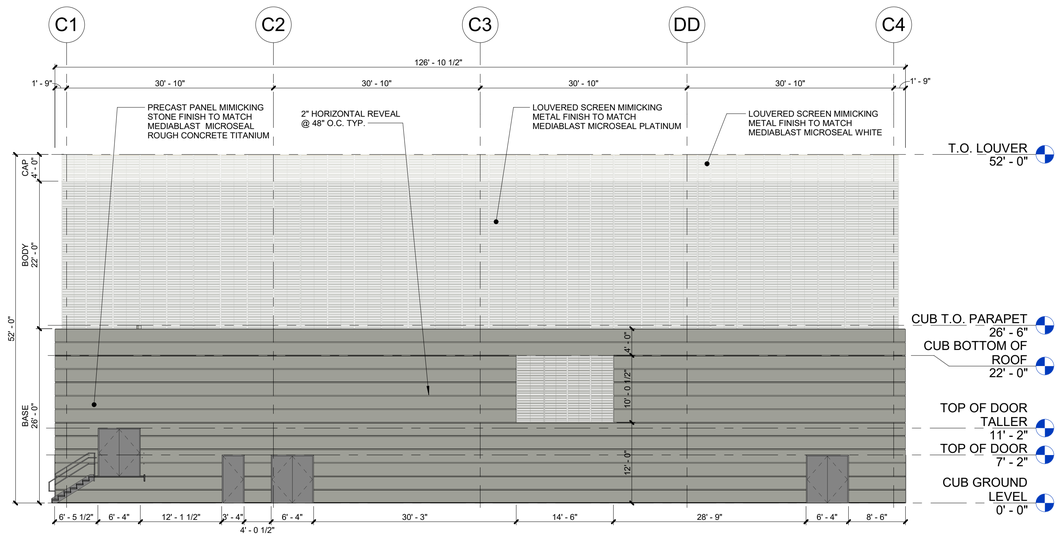
AMGEN PROJECT
FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L3.1
00-L-33451-001

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3 CUB EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



4 CUB EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

GENERAL NOTES –

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

NORTH ELEVATION AREA OF FINISHES

CUB:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

36 % = 2,320 SFT

WALL BODY - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL PLATINUM

53.88 % = 3,505 SFT

WALL CAP - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL WHITE

7.6 % = 495 SFT

NORTH ELEVATION SOLID WALL CALC. :

CUB:

Precast - 36% - 2,320 SF
Louvers - 61.5% - 4,000 SF

SOUTH ELEVATION AREA OF FINISHES

CUB:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

33.66 % = 2,190 SFT

WALL BODY - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL PLATINUM

53.88 % = 3,505 SFT

WALL CAP - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL WHITE

7.6 % = 495 SFT

SOUTH ELEVATION SOLID WALL CALC. :

CUB:

Precast - 33.66% - 2,190 SF
Louvers - 61.5% - 4,000 SF

1/8" = 1'-0"
0' 4' 10' 20' 32'

SEAL
STEPHEN R. FRANEY
REGISTERED ARCHITECT
12523
NORTH CAROLINA
BY:
DATE: 06-OCT-2021

ips

PROJECT
FLEX BATCH

LOCATION
4112 FRIENDSHIP RD
HOLLY SPRINGS NC,
27540

LEGEND

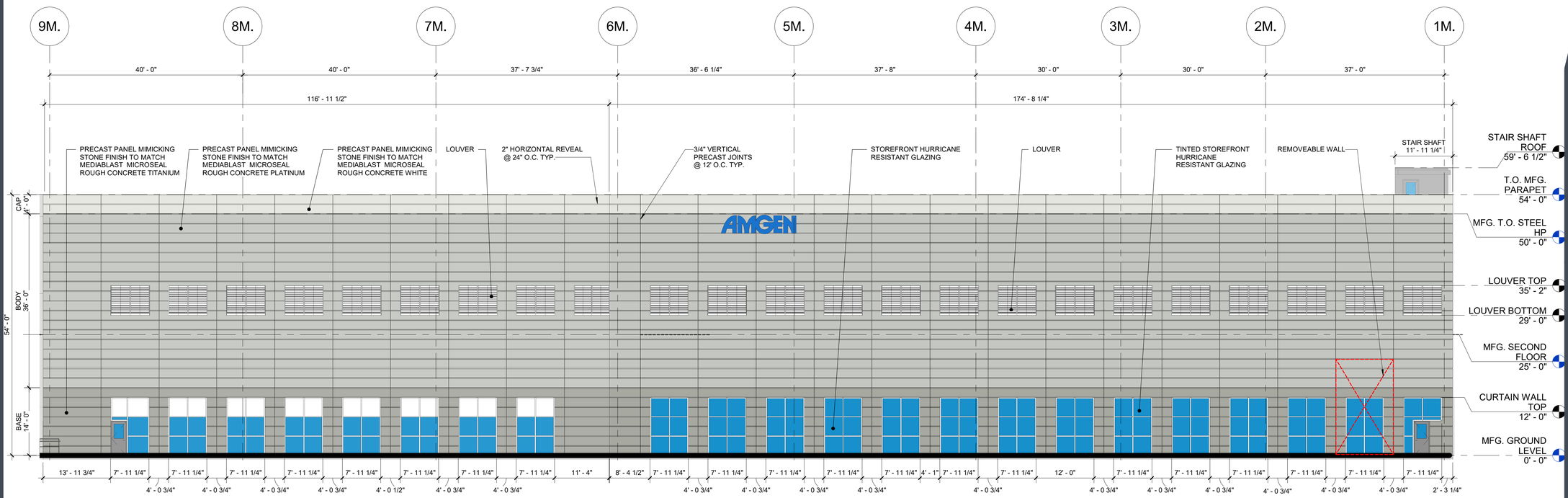
KEYPLAN

DRAWING TITLE
EXTERIOR ELEVATIONS

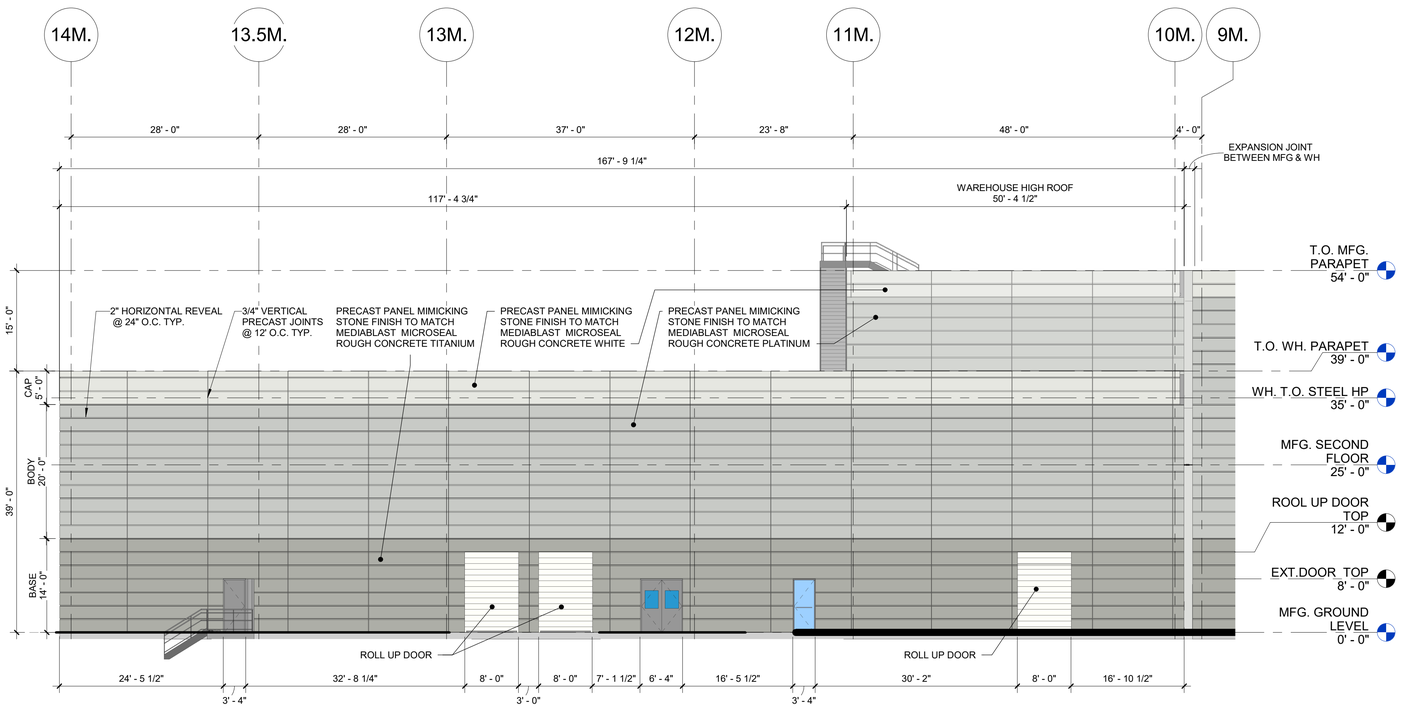
PROJ #: CO1566
DWG #: 02-A-33508-001
SCALE: 3/32" = 1'-0"
DATE: 06-OCT-2021 REV: A
DRAWN BY: Author CHECKED BY: Checker

CLIENT
AMGEN

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3 ELEVATION - MANUFACTURING NORTH
3/32" = 1'-0"



2 ELEVATION - WAREHOUSE NORTH
3/32" = 1'-0"

GENERAL NOTES –

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

NORTH ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

25.6 % = 2,000 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

66 % = 9,400 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

8.4 % = 1,170 SFT

WAREHOUSE:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

35.9 % = 1,950 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

51.3 % = 4,100 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

12.8 % = 1,030 SFT

NORTH ELEVATION SOLID WALL CALC. :

MANUFACTURING:

Precast - 80% - 12,570 SF
Glazing - 13.3% - 2,100 SF
Louvers - 7% - 1100 SF

WAREHOUSE:

Precast - 95% - 7,080 SF

1/8" = 1'-0"
0' 4' 10' 20' 32'

SEAL
STEPHEN R. FRANEY
REGISTERED ARCHITECT
12523
NORTH CAROLINA
DATE: 06-OCT-2021

ips

PROJECT
FLEX BATCH

LOCATION
4112 FRIENDSHIP RD
HOLLY SPRINGS NC,
27540

LEGEND

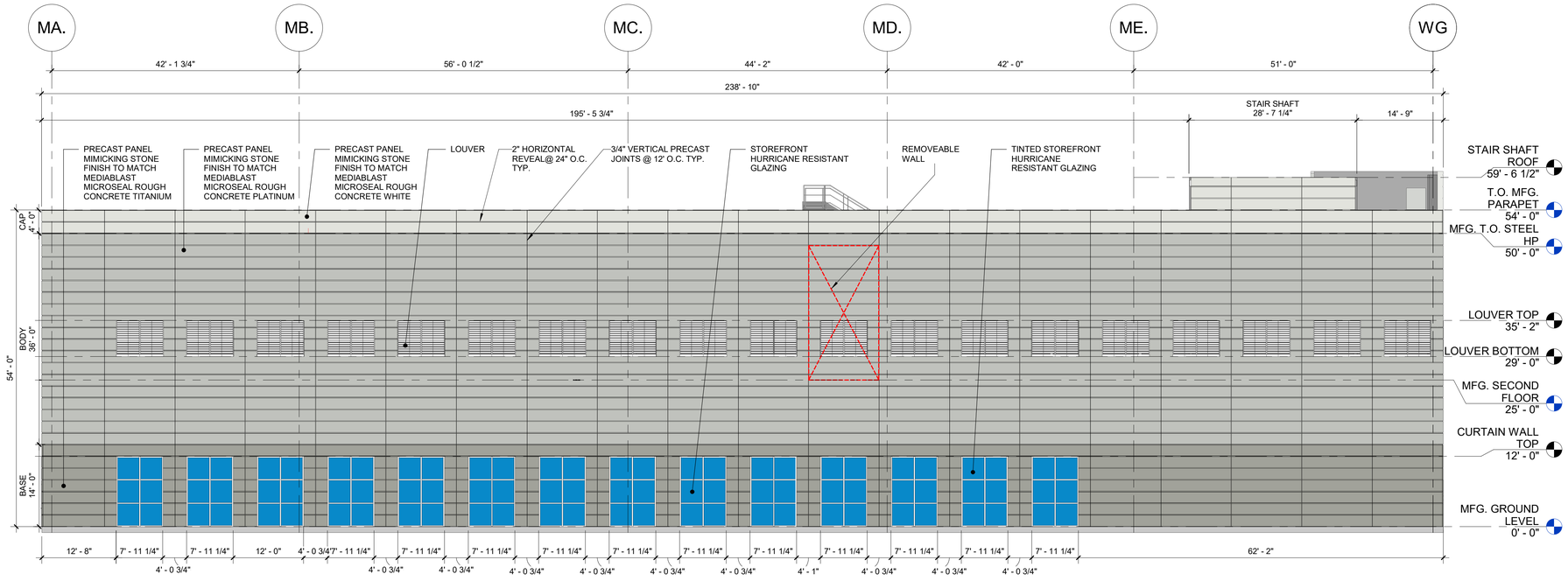
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DRAWING TITLE
EXTERIOR ELEVATIONS NORTH

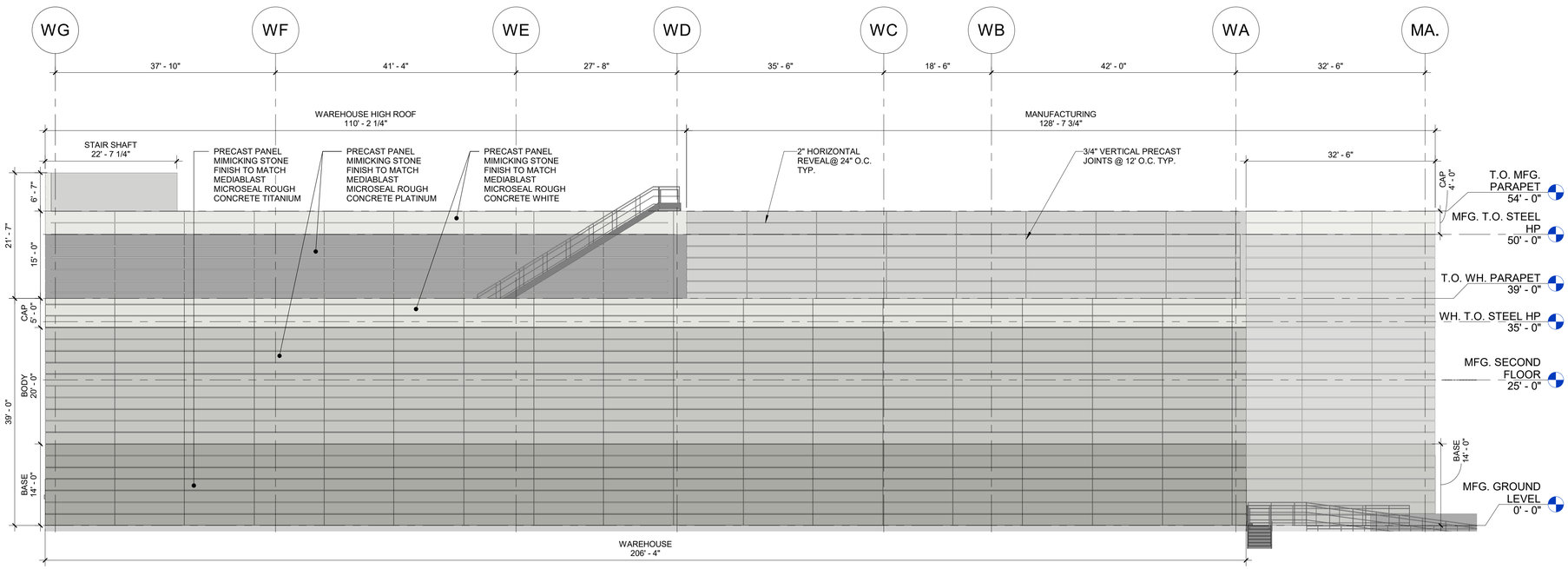
PROJ #:	CO1566
DWG #:	02-A-33508-004
SCALE:	3/32" = 1'-0"
DATE: 06-OCT-2021	REV: A
DRAWN BY: Author	CHECKED BY: Checker

CLIENT
AMGEN

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4 ELEVATION - MANUFACTURING WEST
3/32" = 1'-0"



3 ELEVATION - MANUFACTURING & WAREHOUSE - EAST - 02
3/32" = 1'-0"

GENERAL NOTES –

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WEST ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

25.6 % = 2,000 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

66 % = 7,600 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

8.4 % = 1,100 SFT

WEST ELEVATION SOLID WALL CALC. :

MANUFACTURING:

Precast - 82.5% - 10,700 SF
Glazing - 10.3% - 1,345 SF
Louvers - 7.2% - 912 SF

EAST ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

25.6 % = 470 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

66 % = 2,700 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

8.4 % = 509 SFT

WAREHOUSE:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

35.9 % = 2,860 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

51.3 % = 5,750 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

12.8 % = 1,450 SFT

EAST ELEVATION SOLID WALL CALC. :

MANUFACTURING:

Precast - 100% - 3,680 SF

WAREHOUSE:

Precast - 100% - 10,060 SF

1/8" = 1'-0"
0' 4' 10' 20' 32'

SEAL
STEPHEN R. FRANEY
REGISTERED ARCHITECT
12523
NORTH CAROLINA
DATE: 06-OCT-2021

PROJECT
FLEX BATCH

LOCATION
4112 FRIENDSHIP RD
HOLLY SPRINGS NC,
27540

LEGEND

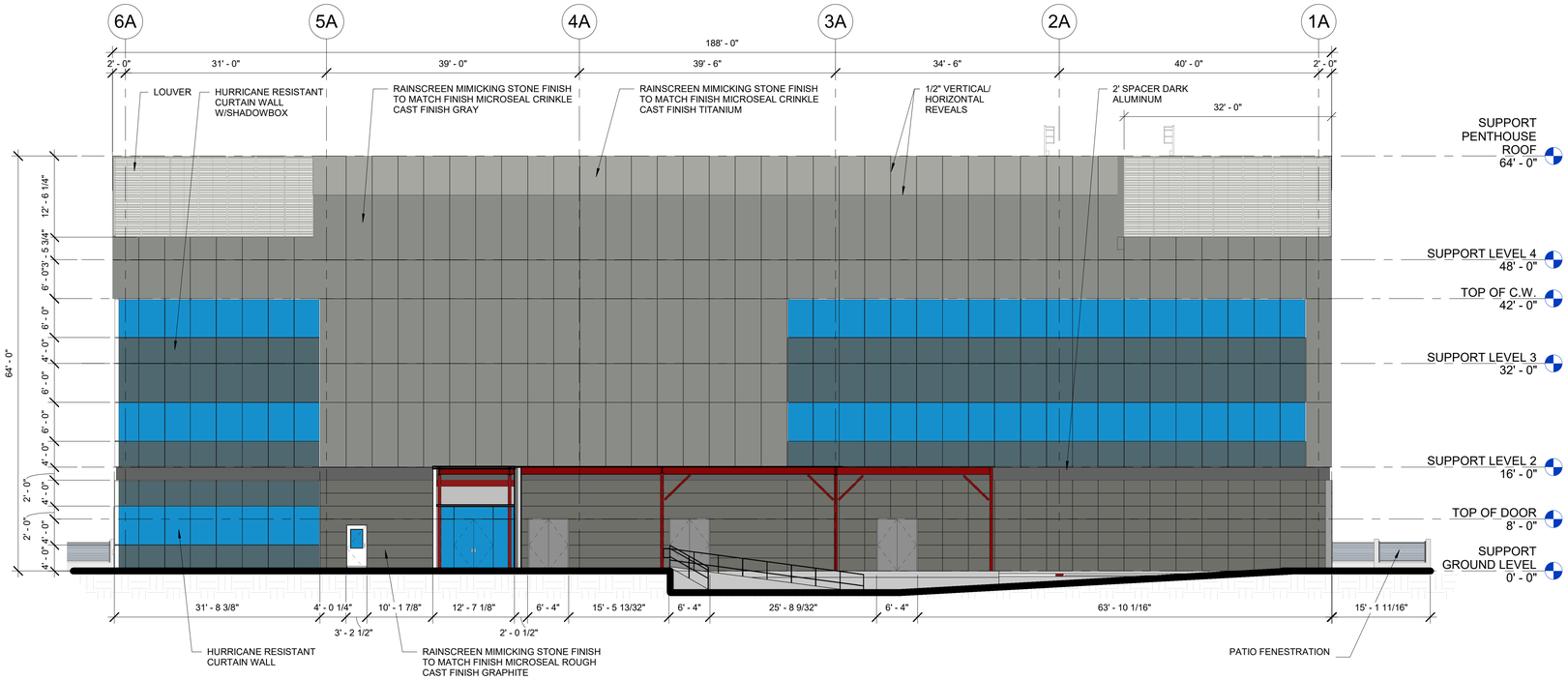
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DRAWING TITLE
EXTERIOR ELEVATIONS EAST & WEST

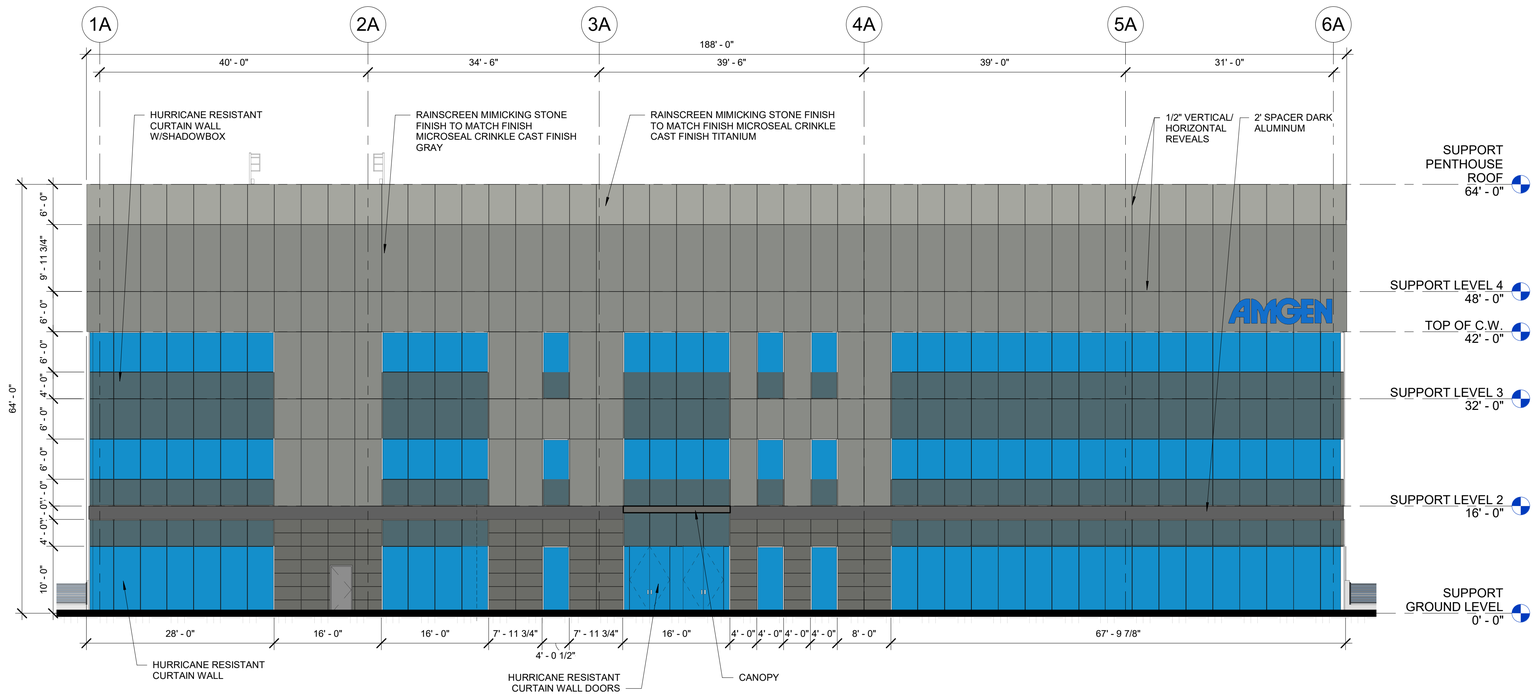
PROJ #: CO1566
DWG #: 02-A-33508-006
SCALE: 3/32" = 1'-0"
DATE: 06-OCT-2021 REV: A
DRAWN BY: Author CHECKED BY: Checker

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1 MFG SUPPORT BUILDING ELEVATION - NORTH
3/32" = 1'-0"



2 MFG SUPPORT BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

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NORTH ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

9.35% = 1,950 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

41% = 4,940 SFT

WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

9.64 % = 1,160 SFT

NORTH ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 40% - 4,805 SF
PRECAST - 60% - 7,225 SF

SOUTH ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

9.35% = 1,125 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

41% = 4,940 SFT

WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

9.63 % = 1,160 SFT

SOUTH ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 40% - 4,805 SF
PRECAST - 60% - 7,225 SF

1/8" = 1'-0"
0' 4' 10' 20' 32'

SEAL
STEPHEN R. FRANEY
REGISTERED ARCHITECT
12523
NORTH CAROLINA
BY: _____
DATE: 06-OCT-2021

PROJECT
FLEXBATCH

LOCATION
4112 FRIENDSHIP RD
HOLLY SPRINGS NC,
27540

LEGEND

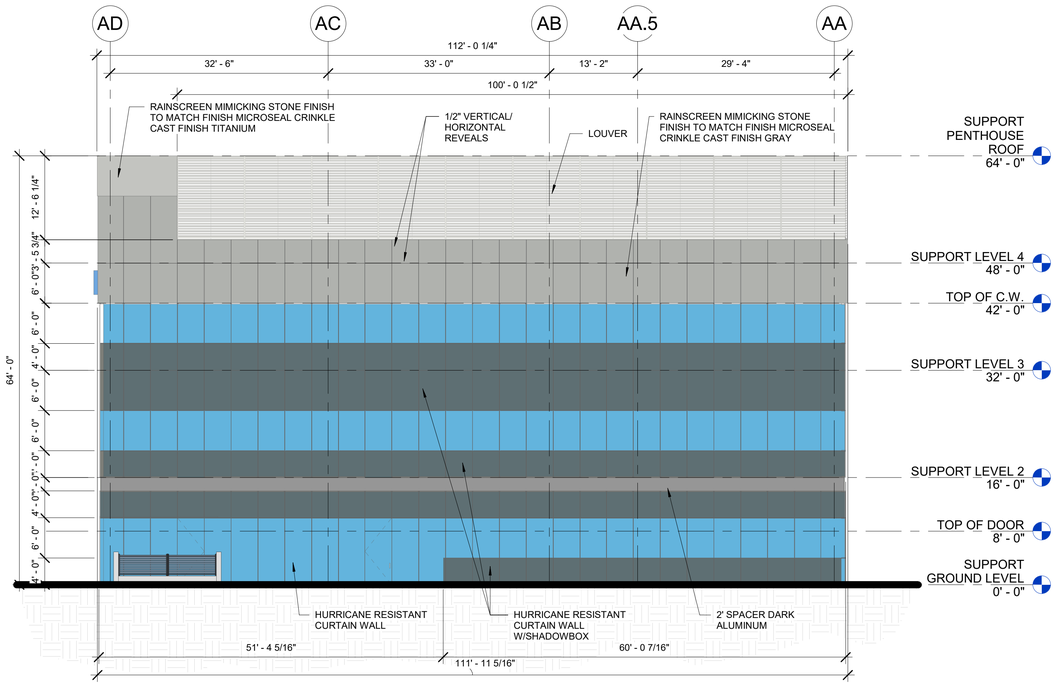
KEYPLAN

DRAWING TITLE
EXTERIOR ELEVATIONS

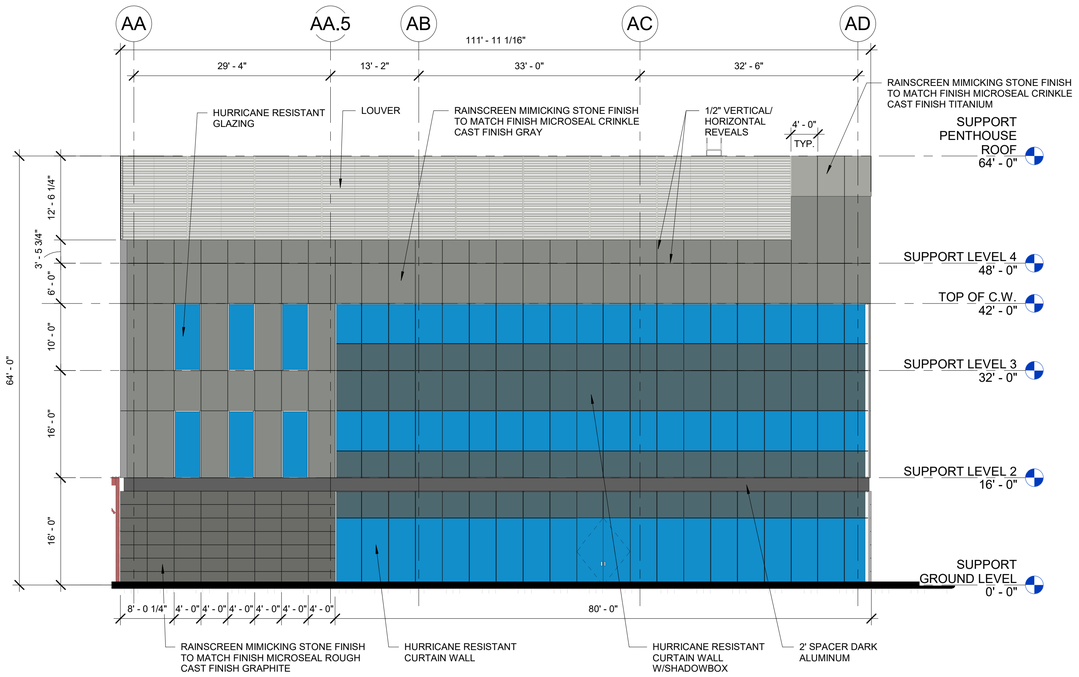
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DWG #: 03-A-33508-004
SCALE: 3/32" = 1'-0"
DATE: 06-OCT-2021 REV: A
DRAWN BY: AP CHECKED BY: MDB

CLIENT
AMGEN

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3 MFG SUPPORT BUILDING ELEVATION - EAST
3/32" = 1'-0"



4 MFG SUPPORT BUILDING ELEVATION - WEST
3/32" = 1'-0"

GENERAL NOTES –

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EAST ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

0.9% = 66 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

15.80% = 1,130 SFT

WALL BASE - HURRICANE RESISTANT CURTAIN WALL

62.32 % = 4,456 SFT

EAST ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 62.32% - 4,456 SF
PRECAST - 16.72% - 1,196 SF
LOUVERS - 16.78% - 1,200 SF
2' ALUM SPACER - 3.14% - 225 SF

WEST ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

0.9% = 66 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

25.2% = 1,802 SFT

WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

6.26 % = 448 SFT

WEST ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 64.11% - 4,536 SF
PRECAST - 32.7% - 2,314 SF
LOUVERS - 16.78% - 1,200 SF
2' ALUM SPACER - 3.14% - 225 SF

1/8" = 1'-0"
0' 4' 10' 20' 32'

SEAL
STEPHEN R. FRANEY
REGISTERED ARCHITECT
12523
NORTH CAROLINA
BY:
DATE: 06-OCT-2021

ips

PROJECT
FLEXBATCH

LOCATION
4112 FRIENDSHIP RD
HOLLY SPRINGS NC,
27540

LEGEND

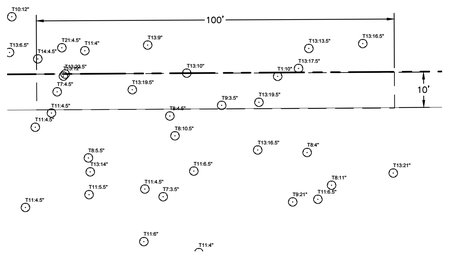
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DRAWING TITLE
EXTERIOR ELEVATIONS

PROJ #: CO1566
DWG #: 03-A-33508-005
SCALE: 3/32" = 1'-0"
DATE: 06-OCT-2021 REV: A
DRAWN BY: AP CHECKED BY: JG

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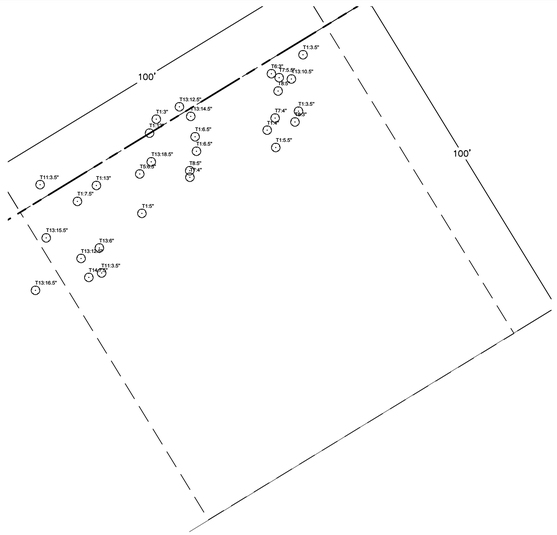
SAMPLE AREA 1 PHOTO



NOTE:
SAMPLE AREA 1 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

1 BUFFER SAMPLE AREA 1

L3.2 SCALE: 1" = 20' PLAN/IMAGE



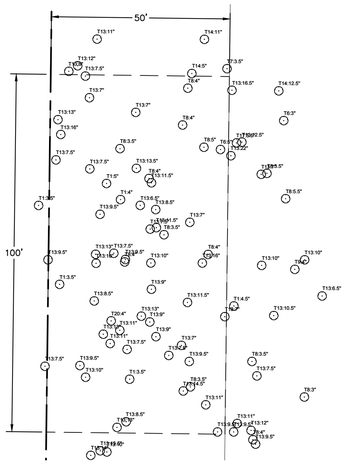
SAMPLE AREA 2 PHOTO



NOTE:
SAMPLE AREA 2 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

2 BUFFER SAMPLE AREA 2

L3.2 SCALE: 1" = 20' PLAN/IMAGE



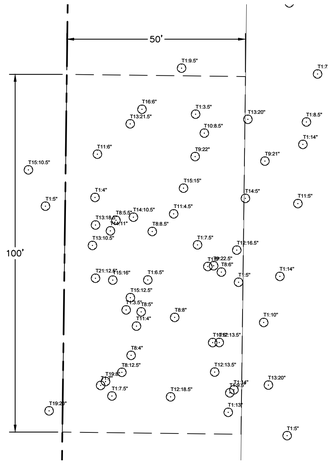
SAMPLE AREA 3 PHOTO



NOTE:
SAMPLE AREA 3 MEETS THE EXISTING REQUIREMENTS (TYPE C-225) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

3 BUFFER SAMPLE AREA 3

L3.2 SCALE: 1" = 20' PLAN/IMAGE



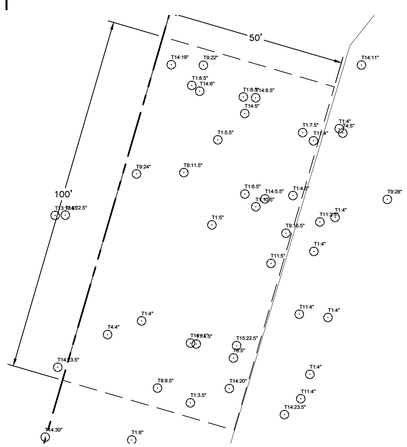
SAMPLE AREA 4 PHOTO



NOTE:
SAMPLE AREA 4 MEETS THE EXISTING REQUIREMENTS (TYPE C-225) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

4 BUFFER SAMPLE AREA 4

L3.2 SCALE: 1" = 20' PLAN/IMAGE



SAMPLE AREA 6 PHOTO



NOTE:
SAMPLE AREA 6 MEETS THE EXISTING REQUIREMENTS (TYPE C-225) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

5 BUFFER SAMPLE AREA 6

L3.2 SCALE: 1" = 20' PLAN/IMAGE

Tree Code	Common Name
T1	Red maple
T2	American hornbeam
T3	Pignut hickory
T4	Mockernut hickory
T5	Flowering dogwood
T6	Persimmon
T7	Eastern Red cedar
T8	Sweetgum
T9	Tulip poplar
T10	Black gum
T11	Sourwood
T12	Shortleaf pine
T13	Loblolly pine
T14	White oak
T15	Southern red oak
T16	Chestnut oak
T17	Water oak
T18	Williow oak
T19	Northern red oak
T20	Post oak
T21	Black oak
T22	American elm

	Area 1	Area 2	Area 3	Area 4	Area 6
Total PUV	90	274	578	594	402
PUV Required	60	60	180	180	180
Supplemental PUV Required	0	0	0	0	0

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT KEW R. GROSS 3211 NOT FOR CONSTRUCTION PRELIMINARY

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

LANDSCAPE BUFFER EXHIBIT

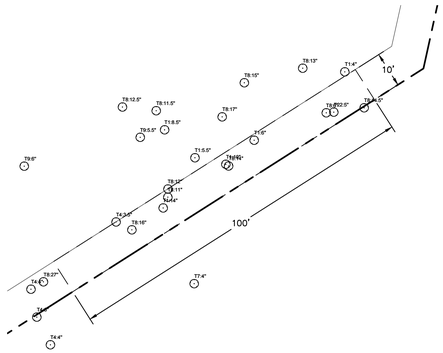
AMGEN PROJECT FLEX BATCH

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L3.2
00-L-33451-001

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

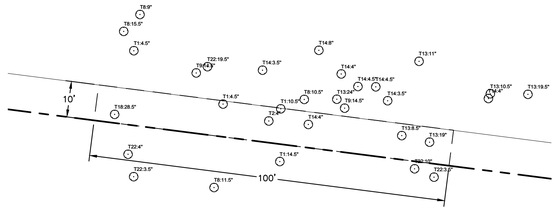


SAMPLE AREA 9 PHOTO



NOTE:
SAMPLE AREA 9 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

1 BUFFER SAMPLE AREA 9
L3.3 SCALE: 1" = 20' PLAN/IMAGE

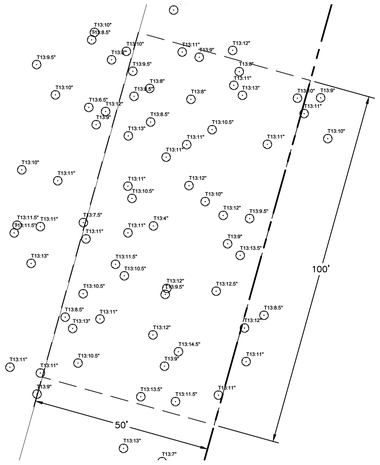


SAMPLE AREA 11 PHOTO



NOTE:
SAMPLE AREA 11 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

2 BUFFER SAMPLE AREA 11
L3.3 SCALE: 1" = 20' PLAN/IMAGE

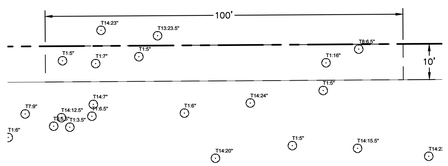


SAMPLE AREA 12 PHOTO



NOTE:
SAMPLE AREA 12 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

3 BUFFER SAMPLE AREA 12
L3.3 SCALE: 1" = 20' PLAN/IMAGE

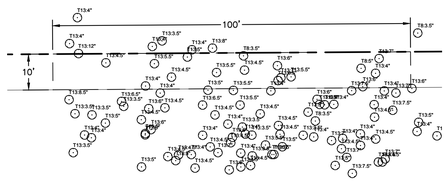


SAMPLE AREA 13 PHOTO



NOTE:
SAMPLE AREA 13 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

4 BUFFER SAMPLE AREA 13
L3.3 SCALE: 1" = 20' PLAN/IMAGE



SAMPLE AREA 14 PHOTO



NOTE:
SAMPLE AREA 14 MEETS THE EXISTING REQUIREMENTS (TYPE B-75) AND DOES NOT NEED SUPPLEMENTAL PLANTING.

5 BUFFER SAMPLE AREA 14
L3.3 SCALE: 1" = 20' PLAN/IMAGE

Tree Code	Common Name
T1	Red maple
T2	American hornbeam
T3	Pignut hickory
T4	Mockernut hickory
T5	Flowering dogwood
T6	Persimmon
T7	Eastern Red cedar
T8	Sweetgum
T9	Tulip poplar
T10	Black gum
T11	Sourwood
T12	Shortleaf pine
T13	Loblolly pine
T14	White oak
T15	Southern red oak
T16	Chestnut oak
T17	Water oak
T18	Williow oak
T19	Northern red oak
T20	Post oak
T21	Black oak
T22	American elm

	Area 9	Area 11	Area 12	Area 13	Area 14
Total PUV	108	96	504	78	174
PUV Required	60	60	60	60	60
Supplemental PUV Required	0	0	0	0	0

REFERENCE PLANS: MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

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3	3RD SUBMITTAL PER TOHS COMMENTS	10/06/21	KLW
2	2ND SUBMITTAL PER TOHS COMMENTS	09/10/21	KLW
1	1ST SUBMITTAL TO TOHS	08/13/21	KLW

Kimley»Horn
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300 S MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LIC. #1317 FEW R. GROSS
NOT FOR PRELIMINARY CONSTRUCTION

KHA PROJECT 014291000
DATE 10/06/2021
SCALE AS SHOWN
DESIGNED BY KHG
DRAWN BY KHG
CHECKED BY MRG

LANDSCAPE BUFFER EXHIBIT

AMGEN PROJECT FLEX BATCH
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
L3.3
00-L-33451-001

THE TOWN OF

Holly Springs

Resolution No.: 21-27
Date Adopted: November 16, 2021
Effective Date: November 16, 2021

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS; & WAIVER OF OFF-STREET LOADING REQUIREMENTS: IN ASSOCIATION WITH DEVELOPMENT PETITION 21-DP-08/PLDP202100058 FOR 4130 FREINDSHIP ROAD - "AMGEN"

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160D and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Waiver for Alternate Compliance with Gateway Corridor Architectural Design Requirements Findings of Fact:
A petition for a waiver of regulations of UDO Section 4.05 B.2.c, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of regulations of UDO Section 7.05 C: Location of Off-Street Loading Spaces Findings of Fact:
A petition for a waiver of regulations of UDO Section 7.05 C: Location of Off-Street Loading Areas may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Uses, Variance of Development Standards, & Waivers:

Part 1: Waiver of Regulations of UDO Section 4.05 Architectural and Site Design Requirements

Request to allow for a Waiver of Regulations of UDO Section 4.05, B 2. c Gateway Corridor Architectural and Site Design, to allow alternate compliance with all architectural requirements in association with Development Plan Petition #21-DP-08/PLDP202100058.

Part 2: Waiver of Regulations of UDO Section 7.05, C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces

Request to allow for a Waiver of Regulations of UDO Section 7.05, C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces, to allow existing perimeter yard vegetation along the US Highway 1 frontage to satisfy screening requirements in association with Development Plan Petition #21-DP-08/PLDP202100058.

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Waivers and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Waivers for Architectural and Design Requirements and Waiver of Off-Street Loading Requirements as submitted by Kimley-Horn & Associates.

Adopted by the Holly Springs Town Council on this, the 16th day of November 2021.

Town of Holly Springs by

Dick Sears, Mayor

ATTEST:

Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

Part 1: Waiver of Regulations of UDO Section 4.05 Building and Site Design Standards, Gateway Corridor - Findings of Fact Submitted By Petitioner

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT

FINDINGS OF FACT

DPI.1 Appendix #A.06
Supplement #15
December 2018

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The design intent is to comply with the UDO requirements wherever possible, but is also accomodating the programmatic requirements of the manufactuing building and the manufacturing support building (administrative / laboratory funtions). See attached Exhibit A narrative explanation:

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

Project is relatively isolated from adjacent properties and is conceived as a series of buildings that work together functionally and aesthetically using equivalent materials, colors, and textures, of adjacent areas and should not affect the value of adjacent area properties. The design intent is to comply with the UDO requirements wherever possible.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

has taken steps to adhere to the spirit of the UDO wherever possible. This includes subdiving the wall materials to human scale with fenestration, a canopy at the main entrance, varienty of textures for the rainscreens and precast finishes at the base and cap of each building. Varying rooflines in height, is driven by the programmatic requirements of each of the buildings.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The project is utilizing many of the design standards to align with the UDO's requiremeents but deviating where necessary to meet the programatic requirements of the project. See attached Exhibit A narrative explanation:

Certificate of Completion

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

Signature: DAN TREVINO Date: 10-SEP-2021

IPS Exhibit A narrative explanation:
P.1

Exhibit A narrative explanation:

The following description is to support the Waiver Petition Findings of Fact for the UDO Section 3.08.

1. Facade Materials

Manufacturing Support Building -
Building facade materials are comprised of two main materials. Rainscreen mimicking stone and curtainwall. The rainscreen will be designed to incorporate a base and a cap. The base and cap will be treated with different textures and finishes to echo the spirit of the UDO regarding the base, body and cap for the building massing and facade treatment. The curtainwall responds to the programmatic requirements as well as to maximize natural light and views minimizing energy consumption for LEED certification.

Manufacturing Building -
Building facade materials are comprised of two main materials. Precast panel system mimicking stone; and curtainwall. The Precast will be designed to incorporate a base and a cap. The base and cap will be treated with different textures and finishes to echo the spirit of the UDO regarding the base, body and cap for the building massing and facade treatment. As stated above, the curtainwall responds to the programmatic requirements as well as to maximize natural light and views minimizing energy consumption for LEED certification.

CUB - Building facade materials are comprised of two main materials. Precast panel system mimicking stone; and louvers. Louvers at the top of the CUB will serve as the Cap and conceals the rooftop equipment.

2. Base, Body, Cap

Manufacturing Support Building and Manufacturing Building and CUB -
The base and cap compositions and configurations will comply with the minimum vertical height percentages required by the UDO. The 3-dimensional decorative layer requirement for the Cap will not be implemented but will be achieved with different textures and finishes as shown on the drawings. Pest intrusion may be compromised between different systems for 3-dimensional effects.

3.Variation in Massing

Manufacturing Support Building and Manufacturing Building -
Variations in depth between the Precast and curtainwall as well as rainscreen and curtainwall is provided and mimik the programmatic requirements for each function of the building. Incorporating bays will complicate the wall construction and subject the facility to water and pest instrusion between the different systems which is not desirable for pharma manufacturing facilities. CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

IPS Exhibit A narrative explanation:
P.2

4. Animating features and Glazing

Manufacturing Support Building -
Along more than than 60% of the lineal length of the façade, the building walls are subdivided and proportioned using rainscreen, curtainwall, an entrance canopy, and louvers. The Curtainwall is modulated and incorporates shadowbox construction behind the glazing at the sill and plenums it to vary the perception of depth. This conforms with the intent of creating interest with colors and textures.

Manufacturing Building -
Along more than than 60% of the lineal length of the façade, the building walls are subdivided and proportioned using precast, curtainwall, and louvers. The Curtainwall is modulated and incorporates shadowbox construction behind the glazing at the sill and plenums it to vary the perception of depth. This conforms with the intent of creating interest with colors and textures.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

5. Human Scale Design Elements

Manufacturing Support Building -
For human scale, the rainscreen is molulated at 1' vertical increments. The Curtainwall is modulated at 4' on center vertically. A canopy at the entrance is provided for weather protection and approachability.

Manufacturing Building -
For human scale, the precast is molulated with reveals at 2' on center vertically. The Curtainwall is modulated in a similar fashion.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

6. Roof Treatment

Manufacturing Support Building and Manufacturing Building and CUB -
Roof lines vary in height where allowed by function of the building, but they generally extend in a continuous plane more than 50' in order to meet the programmatic complexity and utility requirements serving the areas.

IPS Exhibit A narrative explanation:
P.3

7. Facade Modulation

Manufacturing Support Building -
Building footprint is less than 25,000 sf

Manufacturing Building -
Manufacturing Builidng north primary facade is oriented toward front lot line highway 1 and has one one change in wall plane of at least 3% of the entire length and extending at least 20% of entire length of the façade.

CUB will mimic the other buidlings on the site for overall aesthetic integration, however minimal glazing will be used because of it's limited occupancy.

8. Mechanical Equipment

Manufacturing Support Building and Manufacturing Building and CUB -
Roof mounted equipment is screened from view. Ground mounted equipment will be painted to match the building or screened from view. Loading spaces along a façade parallel to front lot line will be screened with lanscaping and viewing distance from the road.

Part 2: Waiver of Regulations of UDO Section 7.05, C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces - Findings of Fact Submitted By Petitioner

TOWN OF HOLLY SPRINGS

DPI.1 Appendix #A.06
Supplement #15
December 2018

UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact

For DPI Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

(1) **The nature and location of the proposed building or structure, and;**

The proposed building is a manufacturing / warehouse building, along with a manufacturing support building and CUB. The building is isolated from other developments and neighboring properties. Existing vegetation screens the building from view from adjacent streets. Access is fenced along Friendship Drive and no access is permitted at HWY 1.

(2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed *building* or *structure* at one time, and;**

This is still yet to be determined. As an initial assumption, a maximum of 5 deliveries will occur per day with 6 trucks on-site at any given time. The maximum truck size will be a WB-50 or WB-60.

(3) **The granting of the *waiver* will not be detrimental to public safety, health or welfare or injurious to other property, and;**

loading areas will be screened from public view by the buildings and loading area retaining walls.

(4) **The *waiver* will not contravene the provisions of this UDO or the *Comprehensive Plan*, and;**

measures have been taken to provide adequate screening of the loading areas from public right-of-way and adjacent properties.

(5) **An area for future *off-street loading area* is provided on the *lot* or within the *integrated center, business park* or *industrial park* that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended *development plan* is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

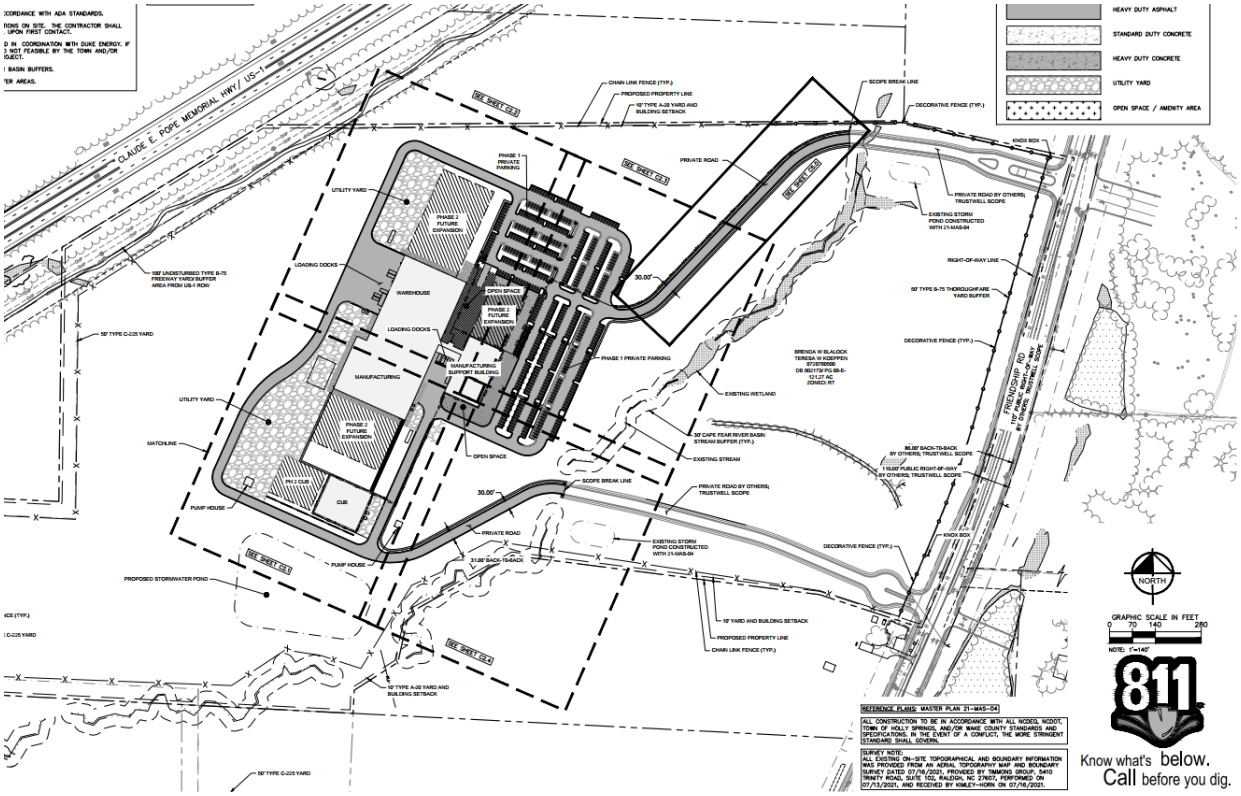
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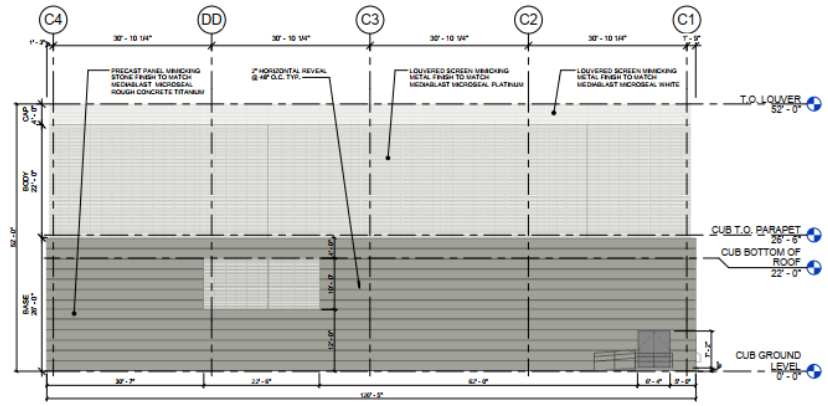
Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature: W. Jordan Brewer Date: 9/10/2021

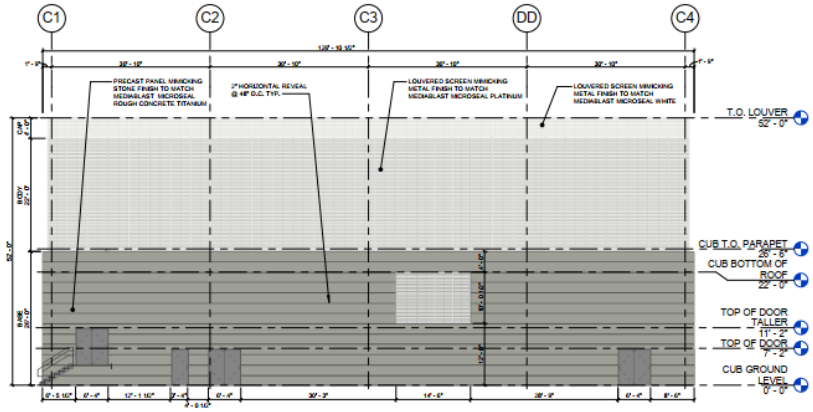
RESOLUTION EXHIBIT B

SITE PLANS & ELEVATIONS





3 CUB EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



4 CUB EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

NORTH ELEVATION AREA OF FINISHES

CUB:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

36 % = 2,320 SFT

WALL BODY - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL PLATINUM

53.88 % = 3,505 SFT

WALL CAP - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL WHITE

7.6 % = 495 SFT

NORTH ELEVATION SOLID WALL CALC. :

CUB:

Precast - 36% - 2,320 SF
Louvers - 61.5% - 4,000 SF

SOUTH ELEVATION AREA OF FINISHES

CUB:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

33.66 % = 2,190 SFT

WALL BODY - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL PLATINUM

53.88 % = 3,505 SFT

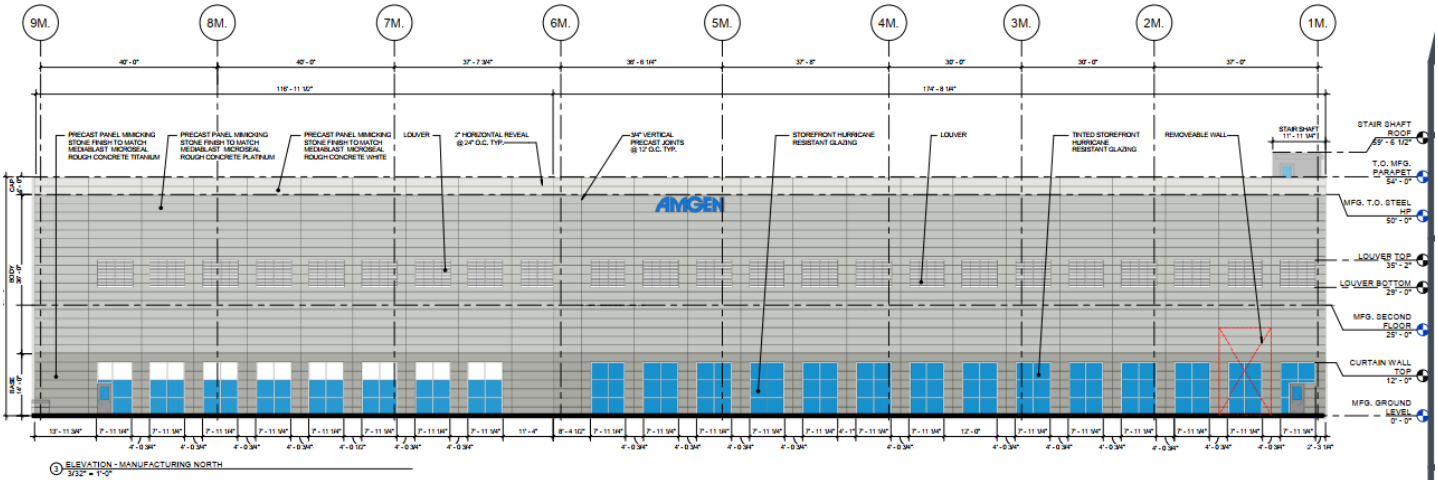
WALL CAP - LOUVERED SCREEN MIMICKING METAL FINISH TO MATCH MEDIABLAST MICROSEAL WHITE

7.6 % = 495 SFT

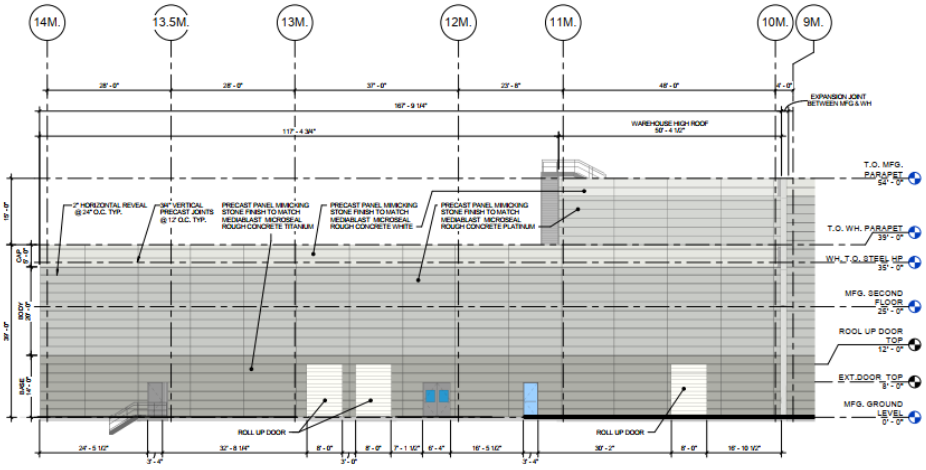
SOUTH ELEVATION SOLID WALL CALC. :

CUB:

Precast - 33.66% - 2,190 SF
Louvers - 61.5% - 4,000 SF



3 ELEVATION - MANUFACTURING NORTH
3/32" = 1'-0"



GENERAL NOTES -

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

NORTH ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

25.0 % = 1,000 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

66 % = 5,400 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

8.4 % = 1,170 SFT

WAREHOUSE:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE TITANIUM

35.0 % = 1,950 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE PLATINUM

51.3 % = 4,100 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDIABLAST MICROSEAL ROUGH CONCRETE WHITE

12.8 % = 1,030 SFT

NORTH ELEVATION SOLID WALL CALC. :

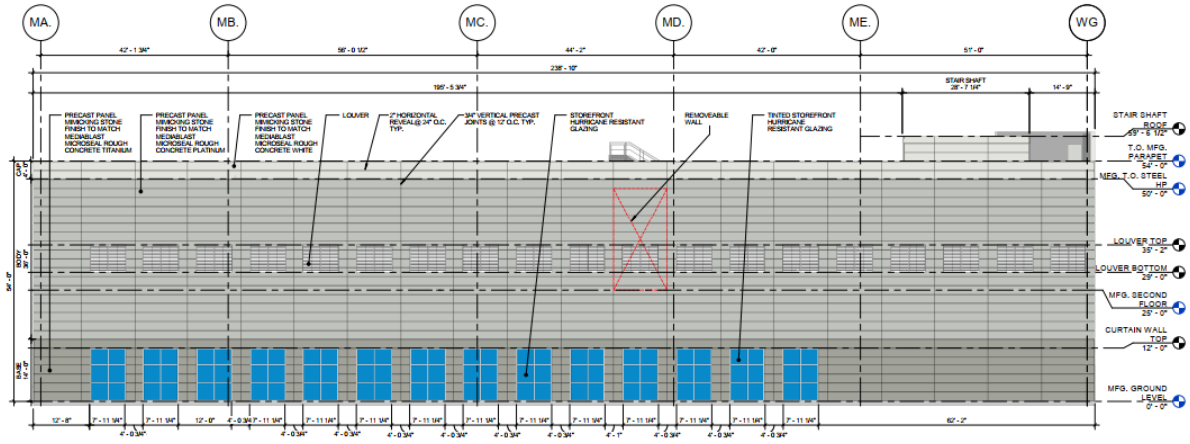
MANUFACTURING:

Precast - 80% - 12,570 SF
Glazing - 13.3% - 2,100 SF
Louvers - 7% - 1100 SF

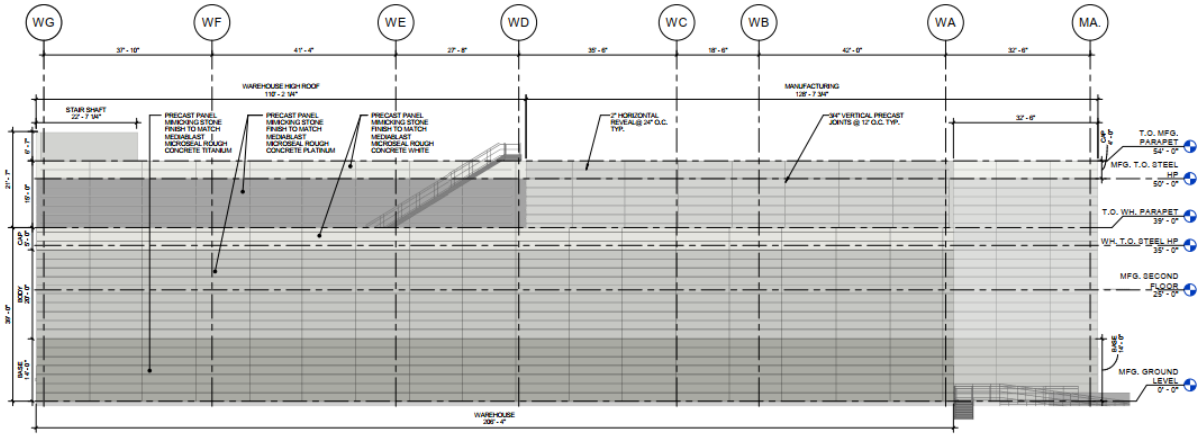
WAREHOUSE:

Precast - 93% - 7,080 SF

SEAL



4 ELEVATION - MANUFACTURING WEST
3/32" = 1'-0"



3 ELEVATION - MANUFACTURING & WAREHOUSE - EAST - 02
3/32" = 1'-0"

GENERAL NOTES –

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

WEST ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE TITANIUM
25.6 % = 2,000 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE PLATINUM
66 % = 7,600 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE WHITE
8.4 % = 1,100 SFT

WEST ELEVATION SOLID WALL CALC. :

MANUFACTURING:

Precast - 80.5% - 10,700 SF
Glazing - 10.3% - 1,345 SF
Louvers - 7.2% - 912 SF

EAST ELEVATION AREA OF FINISHES

MANUFACTURING:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE TITANIUM
25.6 % = 470 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE PLATINUM
66 % = 2,700 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE WHITE
8.4 % = 535 SFT

WAREHOUSE:

WALL BASE - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE TITANIUM
35.9 % = 2,860 SFT

WALL BODY - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE PLATINUM
51.3 % = 5,750 SFT

WALL CAP - PRECAST PANEL MIMICKING STONE FINISH TO MATCH MEDABLAST MICROSEAL ROUGH CONCRETE WHITE
12.8 % = 1,450 SFT

EAST ELEVATION SOLID WALL CALC. :

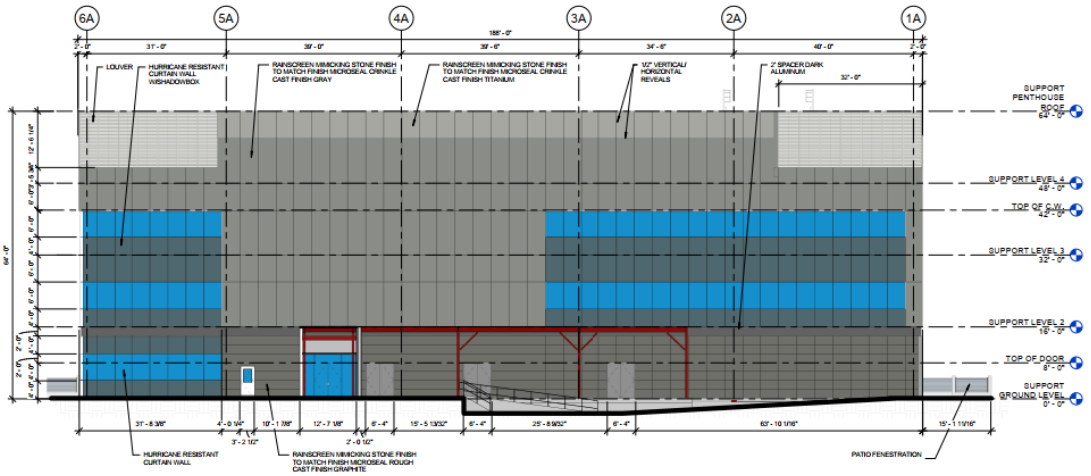
MANUFACTURING:

Precast - 100% - 3,680 SF

WAREHOUSE:

Precast - 100% - 10,860 SF

SEAL



MFG SUPPORT BUILDING ELEVATION - NORTH
1 3/32" = 1'-0"

GENERAL NOTES –

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

NORTH ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

9.35% = 1,950 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

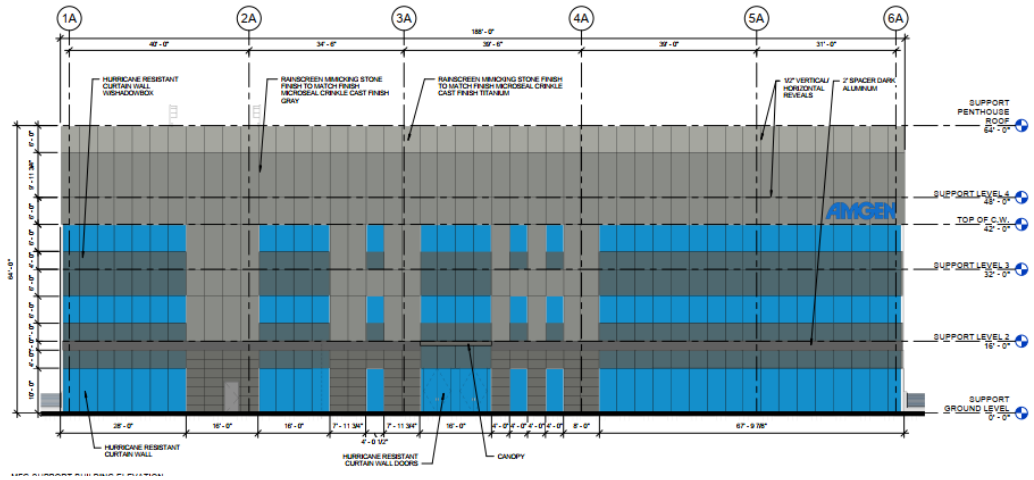
41% = 4,940 SFT

WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

9.64 % = 1,160 SFT

NORTH ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 40% - 4,805 SF
PRECAST - 60% - 7,225 SF



SOUTH ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

9.35% = 1,125 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

41% = 4,940 SFT

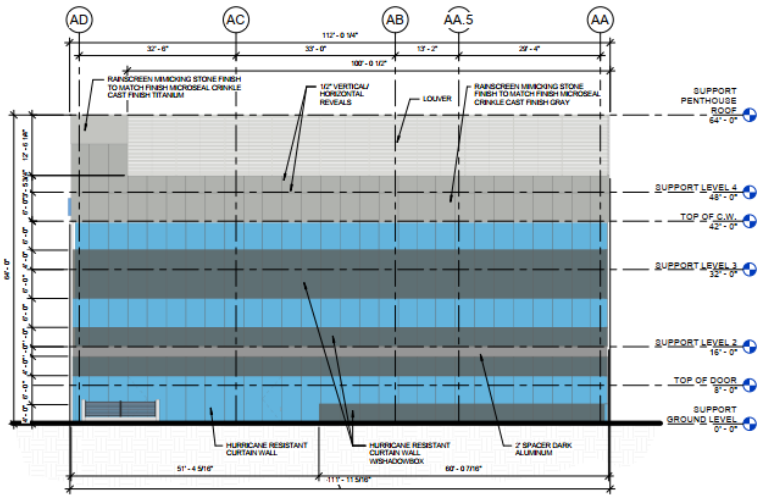
WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

9.63 % = 1,160 SFT

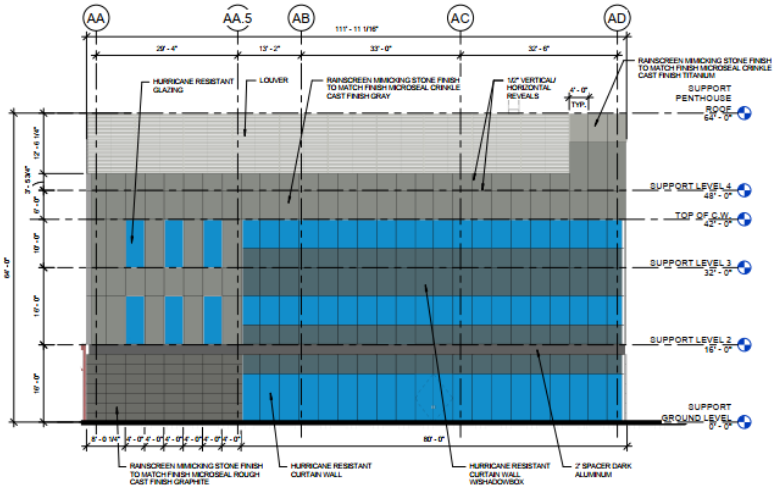
SOUTH ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 40% - 4,805 SF
PRECAST - 60% - 7,225 SF

SEAL



3 MFG SUPPORT BUILDING ELEVATION - EAST
3/32" = 1'-0"



GENERAL NOTES –

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.
2. ALL MECHANICAL EQUIPMENT, METERS, CONDUIT, PIPES, ETC. ARE RUNNING UNDERGROUND, AND OR IN CHASES INSIDE THE BUILDING, AND OR ABOVE THE CEILINGS, AND WILL NOT BE MOUNTED ON THE EXTERIOR WALLS OF THE STRUCTURE. HOWEVER, IF ANY ARE TO BE EXPOSED DURING THE DETAILED DESIGN PHASE OF THE PROJECT, THEY WILL BE COLORED TO MATCH THE EXTERIOR WALL.

EAST ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

0.9% = 66 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

15.80% = 1,130 SFT

WALL BASE - HURRICANE RESISTANT CURTAIN WALL

62.32 % = 4,456 SFT

EAST ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 62.32% - 4,456 SF
PRECAST - 16.72% - 1,196 SF
LOUVERS - 16.78% - 1,200 SF
2" ALUM SPACER - 3.14% - 225 SF

WEST ADMIN ELEVATION AREA OF FINISHES

WALL CAP - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH TITANIUM

0.9% = 66 SFT

WALL BODY - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GREY

25.2% = 1,802 SFT

WALL BASE - RAINSCREEN MIMICKING STONE FINISH TO MATCH FINISH MICROSEAL CRINKLE CAST FINISH GRAPHITE

6.26 % = 448 SFT

WEST ADMIN ELEVATION SOLID WALL CALC. :

GLAZING - 64.11% - 4,536 SF
PRECAST - 32.7% - 2,314 SF
LOUVERS - 16.78% - 1,200 SF
2" ALUM SPACER - 3.14% - 225 SF

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Waiver of Regulations of UDO Section 4.05 Architectural and Site Design Standards, Gateway Corridor

X No additional findings

Part 2: Waiver of Regulations of UDO Section 7.05 C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces

X No additional findings

RESOLUTION EXHIBIT D

CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Waiver of Regulations of UDO Section 4.05 Architectural and Site Design Standards, Gateway Corridor

X No Conditions

Part 2: Waiver of Regulations of UDO Section 7.05 C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces

X No Conditions

THE TOWN OF
Holly Springs

Amgen Development Plan 21-DP-08/202100058 Conditions of Approval

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Motion and Conditions of Approval:

Motion to adopt Resolution #21-27 to make and accept the Findings of Fact for consideration of and to approve Waivers with the following conditions:

1. Waiver of Regulations of UDO Section 4.05 Building and Site Design Standards, Gateway Corridor
    a. No Conditions

2. Waiver of Regulations of UDO Section 7.05, C. Off-Street Loading Regulations, Location of Off-Street Loading Spaces
    a. No Conditions

Motion to approve / deny / defer Development Plan 21-DP-08/202100058 for Amgen as submitted by Kimley-Horn & Associates, Project Number 014291000, dated Revised 10/6/2021, with the following conditions:

1. All previous conditions of approval for 21-MAS-04 Friendship Innovation Park Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement
2. The following must be submitted with the first Construction Drawing submittal:
    a. All items listed on the Stormwater Submittal Checklist, Form #16003.
3. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Payment of the Stormwater Fee-in-Lieu.
    b. Approval of Stormwater Management Plan.
    c. All environmental permits must be obtained for the entire project.
    d. 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 BMP is required at the end of the performance monitoring period for the project.
4. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval. Prior to approval of

Construction Drawings, the petitioner shall provide 100 foot landscape increment calculations showing how the PUV is satisfied and a plan showing where the sample surveys were taken.

5. Prior to the approval of Construction Drawings, the petitioner shall amend the Friendship Development Master Plan to include these alternative light fixtures or propose black, shoebox style lighting per the approved Master Plan detail.
6. This project is required to meet the Town of Holly Springs NPDES PH. 2 Post Construction Ordinance.
7. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA 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.
8. 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.
9. This project is dependent of the Town's off site utility extension project. Typically, water, sewer and reclaimed water facilities needed to serve this project must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. Continue to coordinate with the Town in the schedule of both projects to ensure milestones can be met.
10. The Friendship Master Plan fire flow analysis report and hydraulic model associated with this development must be completed prior to the first Construction Drawing submittal, unless otherwise approved by Town management.
11. Fencing type/materials shall meet the Uniform Development Standards in place at the time of fence installation.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

New Business
Title: Condemnation Resolution for Arbor Creek/Middle Creek Greenway Easements
Strategic Priority Area: Engaged, Healthy, & Active Community
Staff Resource: John Schifano, Town Attorney

Action(s):
Adopt Resolution 21-27 to authorize eminent domain action to acquire greenway easements from various property owners for the Arbor Creek/Middle Creek Greenway.

Explanation:

- The Arbor Creek/Middle Creek greenway is a community connector route as approved in the 2021 Parks, Recreation and Greenways Master Plan. Community Connectors form the main structure of the trail system and provide connections to the regional greenway network.
- The Town has been designing the Arbor Creek/Middle Creek greenway alignment over the past 15 months while working to acquire the necessary easements during this same time.
- Various attempts have been made to contact property owners and/or negotiations for these easement conveyances have not been successful with all property owners.
- A request to authorize eminent domain to expropriate private property with payment of compensation for easement conveyances.
- If the resolution is passed, the town attorney will provide notice to the affected property owners and continue to work towards voluntary acquisition. If a settlement cannot be reached, the town will initiate civil lawsuits under North Carolina's "quick take" eminent domain process, therefore the construction of the project will not be delayed during the pendency of any lawsuits.

Background:

- Town Council approved the contract for the design of the Arbor Creek/Middle Creek Greenway in February 2020.
- The Greenway connects Sunset Lake Rd at Arbor Creek to Bridgewater, Sunset Ridge North, and Woodcreek neighborhoods to Holly Springs Road. The total length is approximately 2.5 miles.
- The Greenway design requires various private property easements and a few from homeowners associations.
- The Town obtained certified appraisals and made offers to landowners. However, there are 16 easements that are subject to the resolution that would not convey easements.
- The Attorney's Office has been in contact with each of the property owners but they have not voluntarily conveyed the easements.
- Project funding has been identified from the 2011 Parks and Recreation bonds.

- Construction re-bidding for the project is expected to occur in December 2021.

Funding Source(s):

Parks and Recreation Bonds - Arbor Creek/Middle Creek Greenway project account

Attachment(s):

1. Arbor-Creek-Middle-Creek-Greenway
2. Exhibit A
3. Resolution

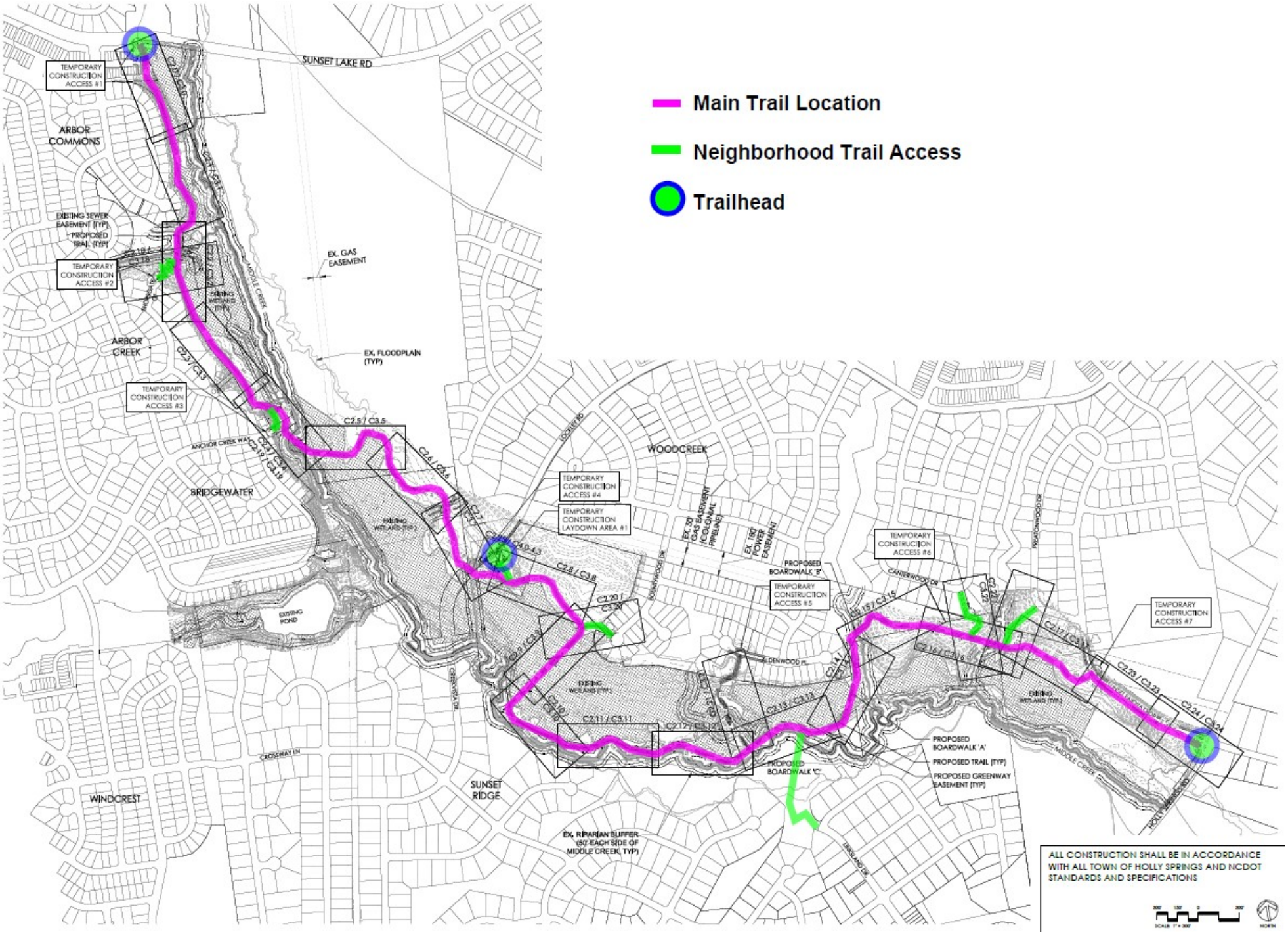

Main Trail Location
Neighborhood Trail Access
Trailhead
SUNSET LAKE RD
ARBOR COMMONS
ARBOR CREEK
BRIDGEWATER
WOODCREEK
SUNSET RIDGE
WINDCREST
TEMPORARY CONSTRUCTION ACCESS #1
TEMPORARY CONSTRUCTION ACCESS #2
TEMPORARY CONSTRUCTION ACCESS #3
TEMPORARY CONSTRUCTION ACCESS #4
TEMPORARY CONSTRUCTION LAYDOWN AREA #1
TEMPORARY CONSTRUCTION ACCESS #5
TEMPORARY CONSTRUCTION ACCESS #6
TEMPORARY CONSTRUCTION ACCESS #7
EX. GAS EASEMENT
EX. FLOODPLAIN (TYP)
EX. 30' GAS EASEMENT (COLONIAL PIPELINE)
EX. 150' POWER EASEMENT
EX. RIPARIAN BUFFER (50' EACH SIDE OF MIDDLE CREEK, TYP)
PROPOSED BOARDWALK 'A'
PROPOSED BOARDWALK 'B'
PROPOSED BOARDWALK 'C'
PROPOSED TRAIL (TYP)
PROPOSED GREENWAY EASEMENT (TYP)
EXISTING POND
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS

EXHIBIT A

Owner Andrea M. Beimler
John Daniel Beimler

Owner Address: 112 Shopsgate Ct.
Holly Springs, NC 27540

Property Address: 112 Shopsgate Ct.
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0750107683 Tax ID: 0245377

Legal Description: BEING that approximate 0.27 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 14740, Page 374, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Andrea M. Beimler

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	Being all that area labeled "L4" on a map by SEPI Engineering recorded at Book ___, Page ___.

Owner: Bridgewater Holly Springs Homeowners Assocation, I
Kohn-Ell Assocation Management Services, LLC.

Owner Address: 205 W. Millbrook Rd.
Raleigh, NC 27609-4491

Property Address: 0 Anchor Creek Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659293556 Tax ID: 0361283

Legal Description: BEING that approximate 0.302 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 14690, Page 98, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Bridgewater Holly Springs Homeowners Assocation, In

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	COMMENCING at the northwest property corner of the Bridgewater Holly Springs Homeowners Association, Inc property Thence, from said corner N 86° 40’ 27” E a distance of 12.54’ along the northern property line to the POINT OF BEGINNING; thence N 86° 40’ 27” E a distance of 77.10’ to a point; thence leaving said property line along a curve to the right, said curve having a radius of 165.00’, an arc length of 54.12’, a delta angle of 18° 47’ 39”, with a chord bearing of S 55° 50’ 44” E and a chord distance of 53.88’ to a point; thence S 46° 26’ 55” E a distance of 22.94’ to a point; thence along a curve to the right, said curve having a radius of 90.00’, an arc length of 80.08’, a delta angle of 50° 58’ 48”, with a chord bearing of S 20° 57’ 31” E and a chord distance of 77.46’ to a point; thence along the southern property line of tract one, S 70° 59’ 58” W a distance of 131.80’ to the southwestern property corner of said tract; thence along the western property line, N 19° 00’ 38” W a distance of 6.24’ to a point; thence leaving said property line, N 70° 18’ 41” E a distance of 23.03’ to a point; thence along a curve to the left, said curve having a radius of 20.00’, an arc length of 23.61’, a delta angle of 67° 38’ 39”, with a chord bearing of N 36° 29’ 21” E and a chord distance of 22.26’ to a point; thence along a curve to the left, said curve having a radius of 85.00’, an arc length of 62.10’, a delta angle of 41° 51’ 44”, with a chord bearing of N 18° 15’50” W and a chord distance of 60.73’ to a point; thence N 39° 11’ 42” W a distance of 87.22’ to the POINT OF BEGINNING and containing 13,156 Square Feet or 0.302 Acre on the property now or formerly owned by Bridgewater Holly Springs Homeowners Association, Inc in Holly Springs Township, Wake County, North Carolina, all as shown on that certain exhibit prepared by SEPI Engineering and Construction dated April 16, 2021 and entitled, “Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Bridgewater Holly Springs Homeowners Association, Inc.”

Owner	Bridgewater Holly Springs Homeowners Association, Kohn-Ell Association Management Services, LLC.	Owner Address:	205 W. Millbrook Rd. Raleigh, NC 27609-4491
Property Address:	0 Anchor Creek Way Holly Springs, NC 27540		

A. Description of Entire Tract Effected By Taking: PIN: 0659294300 Tax ID: 0361284

Legal Description: BEING that approximate 0.089 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 14690, Page 98, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Bridgewater Holly Springs Homeowners Association, I

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	COMMENCING at the northwest property corner of the Bridgewater Holly Springs Homeowners Association, Inc property on the southern right of way line of Arbor Creek Way Thence, from said corner N 70° 59’ 58” E a distance of 47.25’ along the northern property line to the POINT OF BEGINNING; thence N 70° 59’ 58” E a distance of 61.13’ to a point; thence leaving said property line, S 30° 02’ 27” E a distance of 55.07’ to a point; thence S 56° 36’ 43” W a distance of 36.55’ to a point; thence S 31° 21’ 03” W a distance of 26.78’ to a point; thence N 30° 02’ 27” W a distance of 81.73’ to the POINT OF BEGINNING and containing 3,895 Square Feet or 0.089 Acre on the property now or formerly owned by Bridgewater Holly Springs Homeowners Association, Inc in Holly Springs Township, Wake County, North Carolina, all as shown on that certain exhibit prepared by SEPI Engineering and Construction dated April 16, 2021 and entitled, “Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Bridgewater Holly Springs Homeowners Association, Inc.”

Owner Catherine Haskins
George D. Jr., Haskins

Owner Address: 113 Preatonwood Drive
Apex, NC 27539

Property Address: 113 Preatonwood Drive
Apex, NC 27539

A. Description of Entire Tract Effected By Taking: PIN: 0659774181 Tax ID: 0407563

Legal Description: BEING that approximate 0.65 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 15649, Page 2543, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Catherine Haskins

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	BEING that area labeled "Shaded area is new 30' wide private greenway easement & combined sanitary sewer easement" as shown on a map recorded n Book of Maps 2013, Page 851, Wake County Registry.

Owner Emmanuel Agamloh
Jane Sekyi

Owner Address: 10017 Barton Creek Drive
Waco, TX 76708

Property Address: 124 Fairford Drive
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: Tax ID:

Legal Description: BEING that approximate 0.18 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 12866, Page 342, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Emmanuel Agamloh

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	Being all that area labeled " Future 10' Paved Greenway" on a map by SEPI Engineering recorded at Book ___, page ____

Owner Gregory J. Barta
Jaime G. Barta

Owner Address: 117 Preatonwood Drive
Apex, NC 27539

Property Address: 117 Preatonwood Drive
Apex, NC 27539

A. Description of Entire Tract Effected By Taking: PIN: 0659774232 Tax ID: 0407564

Legal Description: BEING that approximate 0.52 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17155, Page 2451, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Gregory J. Barta

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	BEING that area labeled "Shaded area is new 30' wide private greenway easement & combined sanitary sewer easement" as shown on a map recorded n Book of Maps 2013, Page 851, Wake County Registry.

Owner Jamie Bissonnette
Juliana Bissonnette

Owner Address: 321 Canterwood Drive
Apex, NC 27539

Property Address: 321 Canterwood Drive
Apex, NC 27539

A. Description of Entire Tract Effected By Taking: PIN: 0659679384 Tax ID: 0439872

Legal Description: BEING that approximate 0.36 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 16875, Page 1885, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Jamie Bissonnette

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	BEING that area labeled "20' private greenway easement" between lots 1091 and 1092 as recorded n Book of Maps 2016 Page 1462, Wake County Registry.

Owner	Margaret White Flintom	Owner Address:	4400 Middle Creek Farm Holly Springs, NC 27540
Property Address:	4400 Middle Creek Farm Holly Springs, NC 27540		

A. Description of Entire Tract Effected By Taking: PIN: 0659666792 Tax ID: 0049292

Legal Description: BEING that approximate 27.58 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11-E, Page 14, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Margaret White Flintom

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	Being all that area labeled "L11, L12" on a map by SEPI Engineering recorded at Book ___, Page ___.

Owner Mata Family LLC
Stephanie Autry

Owner Address: 643 Kings Fork Road
Cary, NC 27511

Property Address: 4300 Sunset Lake Rd.
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0750303969 Tax ID: 0000365

Legal Description: BEING that approximate 94 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 109, Page 94, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Mata Family LLC

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	COMMENCING at the southwest corner of The Mata Family, LLC property Thence, from said southwest corner, N 15° 42’ 20” W a distance of 191.47’ to a point; thence N 15° 42’ 20” W a distance of 55.70’ to another corner of The Mata Family, LLC property, said point being the POINT OF BEGINNING; thence along another Mata Family, LLC property line, N 64° 45’ 38” W a distance of 41.03’ to a point on said property line; thence leaving said line and along a new line running through The Mata Family, LLC property, N 30° 02’ 27” W a distance of 103.07’ to a point on another line of The Mata Family, LLC property; thence, along The Mata Family, LLC property lines the following two (2) courses: 1.) N 31° 21’ 02” E a distance of 38.17’, 2.) N 56° 36’ 42” E a distance of 36.55’; thence, leaving said lines and along new lines running through The Mata Family, LLC property S 30° 02’ 27” E a distance of 158.56’; thence S 74° 22’ 40” E a distance of 269.32’; thence along a curve to the left, said curve having a radius of 60.00’, an arc length of 46.52’, a delta angle of 44° 25’ 12”, with a chord bearing of N 83° 24’ 44” E and a chord distance of 45.36’ to a point; thence N 61° 12’ 07” E a distance of 20.91’ to a point, thence along a curve to the left, said curve having a radius of 85.00’, an arc length of 51.36’, a delta angle of 34° 37’ 11” with a chord bearing of N 43° 53’ 33” E and a chord distance of 50.58’ to a point; thence N 26° 34’ 57” E a distance of 46.44’ to a point; thence along a curve to the right, said curve having a radius of 75.00’, an arc length of 119.72’, a delta angle of 91° 27’ 28 with a chord bearing of N 72° 18’ 42”E ”, and a chord distance of 107.41’ to a point; thence S 61° 57’ 34” E a distance of 66.15’ to a point; thence along a curve to the right, said curve having a radius of 90.00’, an arc length of 103.17’, a delta angle of 65° 40’ 50” with a chord bearing of S 29° 07’ 09” E and a chord distance of 97.61 to a point; thence S 03° 43’ 16” W a distance of 103.15’ to a point; thence along a curve to the left, said curve having a radius of 235.00’, an arc length of 124.91’, a delta angle of 30° 27’ 13” with a chord bearing of S 11° 30’ 20” E and a chord distance of 123.44’ to a point on the southern property line of The Mata Family, LLC property; thence along said property line N 87° 21’ 06” W a distance of 33.83’ to a point; thence, leaving said line and along new lines running through The Mata Family, LLC property, and along a curve to the right, said curve having a radius of 265.00’, an arc length of 124.24’, a delta angle of 26° 51’ 46” with a chord bearing of N 09° 42’ 37” W and a chord distance of 123.11’ to a point; thence N 03° 43’ 16” E a distance of 103.15’ to a point; thence along a curve to the left, said curve having a radius of 60.00’, an arc length of 68.78’, a delta angle of 65° 40’ 50 with a chord bearing of N 29° 07’ 09” W ” and a chord distance of 65.08’ to a point; thence N 61° 57’ 34” W a distance of 66.15’ to a point; thence along a curve to the left, said curve having a radius of 45.00’, an arc length of 71.83’, a delta angle of 91° 27’ 28” with a chord bearing of S 72° 18’ 42” W and a chord distance of 64.44’ to a point; thence S 26° 34’ 57” W a distance of 46.44’ to a point, thence along a curve to the right, said curve having a radius of 115.00’, an arc length of 69.49’, a delta angle of 34° 37’ 11” with a chord bearing of S 43° 53’ 33” W and a chord distance of 68.43’ to a point; thence S 61° 12’ 07” W a distance of 20.91’ to a point; thence along a curve to the right, said curve having a radius of 90.00’, an arc length of 69.77’, a delta angle of 44° 25’ 12” with a chord bearing of S 83° 24’ 44” W and a chord distance of 68.04’ to a point; thence N 74° 50’ 01” W a distance of 302.88’ to the POINT OF BEGINNING and containing 38,977 Square Feet or 0.895 Acre on the property now or formerly owned by The Mata Family, LLC in Holly Springs Township, Wake County, North Carolina, all as shown on that certain exhibit prepared by SEPI Engineering and Construction dated March 9, 2021 and entitled “Real Estate Acquisition Plat of Arbor Creek Greenway

for Town of Holly Springs for The Mata Family, LLC.

Owner Rodney C. Cooper
Traci L. Cooper

Owner Address: 720 Creek Haven Drive
Holly Springs, NC 27540

Property Address: 720 Creek Haven Drive
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0750107395 Tax ID:

Legal Description: BEING that approximate 0 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 16819, Page 1522, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Rodney C. Cooper

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	BEGINNING at a point at an existing iron pipe at the northeast corner of the lot described in Deed Book 16819, Page1522, Wake County Registry, then South 11 Deg 39'32" E , 87.74 feet to a calculated point, thence S75 deg 42;47"W 16.19 feet to a calculated point, then along an arc with a radius of 135.00' a delta of 012 Deg 46'23" and a CH. Length of 30.03' S20 Deg 30'01"E to a calculated point; then N14 Deg 6' 49" W 14.33 feet to a point; then along an arc 39.16' with a radious of 1015.00; and a delta of 002 Deg 12'38" with a Ch Length 39.16' S 13 Deg 00'30" E to a point, then S 64 deg 53' 20" W 22.96 feet to the point an place of beginning, comprising of 160 Square Feet, more or less

Owner Ronald Fallon
Erica L. Fallon

Owner Address: 316 Bountywood Drive
Apex, NC 27539-4171

Property Address: 316 Bountywood Drive
Apex, NC 27539-4171

A. Description of Entire Tract Effected By Taking: PIN: 0659474672 Tax ID: 0411567

Legal Description: BEING that approximate 0.15 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 15035, Page 1196, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Ronald Fallon

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Temporary Construction Easement**
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken	BEGINNING at a point, said point being the southwest corner of Lot 810 as depicted in Book of Maps 2012, Pages 861-862, on record at the Wake County Register of Deeds Office. Thence, from said POINT OF BEGINNING, Along the right of way of Bountywood Drive N 58° 02' 27" E a distance of 55.00' to a point; thence along the common line of lots 810 and 809 N 31° 57' 33" W a distance of 4.25' to a point; thence S 58° 02' 12" W a distance of 20.56' to a point; thence S 58° 57' 36" W a distance of 18.68' to a point; thence S 62° 16' 49" W a distance of 3.12' to a point; thence along a curve to the left having a radius of 53.30', an arc length of 12.75', a delta angle of 13° 42' 39", a chord bearing of S 64° 12' 12" W, a chord distance of 12.72' to a point on the dividing line of Lot 810 and The Town of Holly Springs; thence along the common line of lot 810 and The Town of Holly Springs property S 31° 57' 33" E a distance of 6.13' to the POINT OF BEGINNING and containing 256 Square Feet or 0.006 acre on the property now or formerly owned by Robert T. Fallon and Erica L. Fallon, Lot 810 Woodcreek Subdivision, Tract F, Phase 3, all as shown on that certain exhibit prepared by SEPI Engineering and Construction dated October 21, 2021

Owner Timothy Larson
Cynthia Larson

Owner Address: 317 Canterwood Drive
Apex, NC 27539

Property Address: 317 Canterwood Drive
Apex, NC 27539

A. Description of Entire Tract Effected By Taking: PIN: 0659770392 Tax ID: 0439873

Legal Description: BEING that approximate 0.49 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17012, Page 1782, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Timothy Larson

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	BEING that area labeled "20' private greenway easement" between lots 1091 and 1092 as recorded n Book of Maps 2016 Page 1462, Wake County Registry.

Owner	Woodcreek Neighborhood Association, Inc.	Owner Address:	160 NE Maynard Road Ste Cary, NC 27513

Property Address: 221 Aldenwood Place
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659479295 Tax ID: 0411586

Legal Description: BEING that approximate 1.9 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17007, Page 2388, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Woodcreek Neighborhood Association, Inc.

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	That area labeled "PERMANENT GREENWAY EASEMENT" 5678.68 SQFT as shown on a map by SEPI Engineering entitled "Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs. Sheet 4 of 5." As recorded in Map Book _____, page ___ and ___. Wake County Registry. BEGINNING at an existing iron pipe, said iron pipe being the northeast corner of the parcel now or formerly owned by Woodcreek Neighborhood Association, Inc. Thence from the POINT OF BEGINNING; along the western property line S 26° 00’ 26” W a distance of 135.24’ to a point; thence along a curve to the right, said curve having a radius of 65.00’, an arc length of 36.65’, a delta angle of 32° 18’ 28” with a chord bearing of S 56° 40’ 15” W and a chord distance of 36.17’ to a point; thence S 72° 49’ 30” W a distance of 17.09’ to a point on the southern property line; thence along southern property line N 72° 17’ 20” W a distance of 32.43’ to a point; thence N 68° 48’ 50” W a distance of 18.46’ to a point; thence turning away from the southern property line N 72° 49’ 30” E a distance of 58.16’ to a point; thence along a curve to the left, said curve having a radius of 35.00’, an arc length of 28.55’, a delta angle of 46° 44’ 41” with a chord bearing of N 49° 27’ 09” E and a chord distance of 27.77’ to a point, thence N 26° 04’ 49” E a distance of 120.62’ to a point on the northern property line; thence along the northern property line S 55° 42’ 08” E a distance of 1.27’ to a point; thence continuing on northern property line S 59° 09’ 50” E a distance of 12.99’ to a point; thence continuing along northern property line S 62° 31’ 44” E a distance of 13.58’ to the POINT OF BEGINNING and containing 5,679 Square Feet or 0.130 Acres on the property now or formerly owned by Woodcreek Neighborhood Association, Inc. all as shown on that certain exhibit (sheet 4 of 5) prepared by SEPI Engineering and Construction dated March 15, 2021 and entitled “Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Woodcreek Neighborhood Association, Inc. Property.”

B. Interest Acquired By Eminent Domain: Owner : Woodcreek Neighborhood Association, Inc.

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	That area labeled "PERMANENT GREENWAY EASEMENT" 12502.13 SQFT as shown on a map by SEPI Engineering entitled "Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs. Sheet 3 of 5 and 4 of 5. ." As recorded in Map Book _____, pages ____ and ____. Wake County Registry. BEGINNING at an existing iron pipe, said iron pipe being the southeast corner of the parcel now or formerly owned by Pulte Home Company, LLC. Thence along the southern property line of Pulte Home Company, LLC S 89° 36’ 53” W a distance of 70.08’ to a point, the southwestern corner of said parcel and northeast corner of Margaret W. Flintom; thence S 01° 18’ 01” W a distance of 86.11’ to the northwest corner of the parcel now or formerly owned by Woodcreek Neighborhood Association, Inc., thence along the western property line of said parcel S 01° 18’ 01” W a distance of 134.71’ to a point on the western property line, said point to be considered the POINT OF BEGINNING; thence turning from the western property line S 64° 53’ 37” E a distance of 78.02’ to a point; thence along a curve to the left, said curve having a radius of 135.00’, an arc length of 41.83’, a delta angle of 17° 45’ 05” with a chord bearing of S 73° 46’ 09” E and a chord distance of 41.66’ to a point; thence S 82° 38’ 42” E a distance of 88.82’ to a point; thence along a curve to the right, said curve having a radius of 115.00’, an arc length of 51.69’, a delta angle of 25° 45’ 14” with a chord bearing of S 69° 46’ 05” E and a chord distance of 51.26’ to a point; thence S 56° 53’ 28” E a distance of 124.05’ to a point; thence along a curve to the right, said curve having a radius of 165.00’, an arc length of 38.46’, a delta angle of 13° 21’ 16” with a chord bearing of S 50° 12’ 50” E and a chord distance of 38.37’ to a point; thence S 43° 32’ 11” E a distance of 8.19’ to a point on the southern property line; thence along southern property line N 88° 10’ 44” W a distance of 45.87’ to a point on the southern property line; thence turning away from the southern property line along a curve to the left, said curve having a radius of 135.00’, an arc length of 6.88’, a delta angle of 02° 55’ 14” with a chord bearing of N 55° 25’ 51” W and a chord distance of 6.88’ to a point; thence N 56° 53’ 28” W a distance of 124.05’ to a point; thence along a curve to the left, said curve having a radius of 85.00’, an arc length of 38.21’, a delta angle of 25° 45’ 14” with a chord bearing of N 69° 46’ 05” W and a chord distance of 37.89’ to a point; thence N 82° 38’ 42” W a distance of 105.22’ to a point; thence along a curve to the right, said curve having a radius of 165.00’, an arc length of 51.12’, a delta angle of 17° 45’ 05” with a chord bearing of N 73° 46’ 09” E and a chord distance of 50.92’ to a point; thence N 64° 53’ 37” W a distance of 46.96’ to a point on the western property line; thence along western property line N 01° 18’ 01” E a distance of 38.25’ to the POINT OF BEGINNING and containing 12,502 Square Feet or 0.287 Acre on the property now or formerly owned by Woodcreek Neighborhood Association, Inc. all as shown on that certain exhibit (sheet 3 of 5) prepared by SEPI Engineering and Construction dated March 15, 2021 and entitled “Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Woodcreek Neighborhood Association, Inc. Property.”

B. Interest Acquired By Eminent Domain: Owner : Woodcreek Neighborhood Association, Inc.

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	That area labeled "PERMANENT GREENWAY EASEMENT" 17193.85 SQFT as shown on a map by SEPI Engineering entitled "Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs. Sheet 1 of 5 and 2 of 5. ." As recorded in Map Book _____, pages ____ and ____. Wake County Registry. BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of the Margaret F. Flintom property. Thence along the northern property line of the Flintom property N 88° 17’ 22” E a distance of 42.68’ to a point; thence N 88° 17’ 22” E a distance of 61.60’ to a point along said line; thence turning from said line N 13° 50’ 41” W a distance of 47.26’ to a point and said point to be considered the POINT OF BEGINNING; thence from said POINT OF BEGINNING; N 13° 50’ 41” W a distance of 31.32’ to a point; thence N 59° 26’ 04” W a distance of 9.86’ to a point; thence along a curve to the right, said curve having a radius of 215.00’, an arc length of 29.20’, a delta angle of 07° 46’ 49” with a chord bearing of N 63° 19’ 29” E and a chord distance of 29.17’ to a point; thence N 67° 12’ 54” E a distance of 9.86’ to a point; thence along a curve to the left, said curve having a radius of 85.00’, an arc length of 49.71’, a delta angle of 33° 30’ 22” with a chord bearing of N 50° 27’ 43” E and a chord distance of 49.00’ to a point; thence N 33° 42’ 32” E a distance of 20.28’ to a point; thence along a curve to the right, said curve having a radius of 50.00’, an arc length of 84.88’, a delta angle of 97° 16’ 00” with a chord bearing of N 82° 20’ 32” E and a chord distance of 75.05’ to a point; thence S 49° 01’ 28” E a distance of 81.00’ to a point; thence along a curve to the left, said curve having a radius of 185.00’, an arc length of 97.66’, a delta angle of 30° 14’ 42” with a chord bearing of S 64° 08’ 49” E and a chord distance of 96.53’ to a point; thence S 79° 16’ 10” E a distance of 170.83’ to a point; thence along a curve to the right, said curve having a radius of 190.00’, an arc length of 57.53’, a delta angle of 17° 20’ 55”, with a chord bearing of S 70° 57’ 22” E and a chord distance of 57.31’ to a point on the southern property line; thence along southern property line S 88° 17’ 22” W a distance of 100.79’ to a point; thence turning away from southern property line N 79° 16’ 10” W a distance of 129.12’ to a point; thence along a curve to the right, said curve having a radius of 215.00’, an arc length of 113.49’, a delta angle of 30° 14’ 42” with a chord bearing of N 64° 08’ 49” W and a chord distance of 112.18’ to a point; thence N 49° 01’ 28” W a distance of 81.00’ to a point; thence along a curve to the left, said curve having a radius of 20.00’, an arc length of 33.95’, a delta angle of 97° 16’ 00” with a chord bearing of S 82° 20’ 32” W and a chord distance of 30.02’ to a point; thence S 33° 42’ 32” W a distance of 20.28’ to a point; thence along a curve to the right, said curve having a radius of 115.00’, an arc length of 67.25’, a delta angle of 33° 30’ 22” with a chord bearing of S 50° 27’ 43” W and a chord distance of 66.30’ to a point; thence S 67° 12’ 54” W a distance of 9.86’ to a point; thence along a curve to the left, said curve having a radius of 185.00’, an arc length of 25.12’, a delta angle of 07° 46’ 49” with a chord bearing of S 63° 19’ 29” W and a chord distance of 25.10’ to a point; thence S 59° 26’ 04” W a distance of 29.00’ to the POINT OF BEGINNING and containing 17,194 Square Feet or 0.395 Acres on the property now or formerly owned by Woodcreek Neighborhood Association, Inc. all as shown on that certain exhibit (sheet 1 and sheet 2 of 5) prepared by SEPI Engineering and Construction dated March 15, 2021 and entitled “Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Woodcreek Neighborhood Association, Inc. Property.”

B. Interest Acquired By Eminent Domain: Owner : Woodcreek Neighborhood Association, Inc.

Purpose:	Arbor Creek Middle Creek Greenway
Interest:	**Greenway**
Interest Description:	a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.
Legal Description of area taken	That area labeled "PERMANENT GREENWAY EASEMENT" 3208 SQFT as shown on a map by SEPI Engineering entitled "Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs. Sheet 1 of 5." As recorded in Map Book _____, page ___ and ___. Wake County Registry. BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of the Margaret F. Flintom property. Thence, from said POINT OF BEGINNING; along a curve to the right, said curve having a radius of 58.00', an arc length of 59.12', a delta angle of 58° 25' 24", with a chord bearing of N 33° 17' 16" E and a chord distance of 56.60' to a point; thence N 59° 26' 04" E a distance of 63.14' to a point on the eastern property line, thence along said property line S 13° 50' 41" E a distance of 31.32' to point, thence turning from said eastern property line S 59° 26' 04" W a distance of 52.28' to a point; thence along a curve to the left, said curve having a radius of 10.00', an arc length of 10.10', a delta angle of 57° 53' 38" with a chord bearing of S 30° 29' 15" W and a chord distance of 9.68' to a point, thence S 01° 32' 26" W a distance of 12.81' to a point on the southern property line, thence along said line S 88° 17' 22" W a distance of 42.68' to the POINT OF BEGINNING and containing 3,208 Square Feet or 0.074 Acre on the property now or formerly owned by Woodcreek Neighborhood Association, Inc. all as shown on that certain exhibit (sheet 1 of 5) prepared by SEPI Engineering and Construction dated March 15, 2021 and entitled "Real Estate Acquisition Plat of Arbor Creek Greenway for Town of Holly Springs for Woodcreek Neighborhood Association, Inc. Property."

THE TOWN OF
Holly Springs

Resolution No.: 21-27
Date Adopted: November 30, 2021
Effective Date: November 30, 2021

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL AUTHORIZING CONDEMNATION PURSUANT TO CHAPTER 40A OF THE NORTH CAROLINA GENERAL STATUTES AND SESSION LAW 2005-57 (HOUSE BILL 393) TO ACQUIRE CERTAIN PROPERTY OF THOSE PERSONS LISTED ON THE ATTACHED EXHIBIT "A"

WHEREAS, the governing body of the Town of Holly Springs hereby determines that it is necessary and in the public interest to acquire certain property owned by those persons listed on Exhibit "A" for the following public purpose: 1) Opening, widening, extending and improving a public sidewalk known as the Arbor Creek Middle Creek Greenway and; 2) Establishing, enlarging and improving parks, playgrounds and other recreational facilities known as the Arbor Creek Middle Creek Greenway, together with temporary construction easements as indicated in the legal descriptions; and;

WHEREAS, the proper officials or representatives of the Town of Holly Springs have been unable to acquire the needed interest in this property by negotiated conveyance;

WHEREAS, the Town is authorized pursuant to N.C. Gen Stat §40A utilizing the procedures contained within that statute to acquire such interests in property for the public purpose heretofore stated;

NOW THEREFORE, BE IT RESOLVED by the governing body of the Town of Holly Springs that

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interest described on "Exhibit A"; and;
2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described

Adopted by the Holly Springs Town Council on this, the 30th day of November, 2021.

Town of Holly Springs by

ATTEST:

Dick Sears, Mayor

Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

New Business
Title: Housing Affordability Study Advisory Committee Selection
Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Staff Resource: Sean Ryan, Development Services, Linda McKinney, Town Clerk

Action(s):

- Appoint 9 at-large members to the Housing Affordability Study Advisory Commitee
- Appoint a member of the Town Council to serve as a representative to the Housing Affordability Study Advisory Commitee

Explanation:

- The Housing Affordabilty Study is expected to begin in late November 2021.
- Part of the community engagement is the creation of an Advisory Committee (Ad Hoc) for this project.
- Staff recommends the committee have 11 members, which would include 1 representative of the Town Council, 1 representative of the Planning Board (Joanna Holder was elected as primary representative and Chris Deshazor as an alternate on 11/23), and 9 at-large members appointed by the Town Council.
- Interested members of the public have submitted applications to serve on this board for the at-large appointments.
- The Advisory Committee is not a decision-making body, but will serve as an additional source of community feedback throughout the project.
- The Advisory Committee will end at the conclusion of the Study.
- The Advisory Committee's role includes:
    - Providing input on goals and priorities for the Study
    - Providing feedback on findings from the market analysis and needs and gap analysis
    - Helping establish guiding principles for the recommendations and prioritize a preliminary list of recommended housing tools
    - Provide feedback on the feasibility and potential implementation considerations for the recommendations
- Member Qualifications:
    - There are no specific qualifications for the appointed members, other than that they are interested in and able to participate in the project and will provide representation of broad community interests.
    - It is recommended that members represent diverse backgrounds. Potential member backgrounds may include:
        - Homeowners or residents

        - Civic/Non-Profit/Religious Organizations
        - Real Estate / Development
        - Social Services Provider
        - Financial Institutions / Banking
        - Home Builders Association/Residential Developers or Builders
        - Affordable Housing Developers or Builders
        - General Interest / Advocacy Groups

- Meeting Details
    - The Advisory Committee will meet approximately four times throughout the project, between November 2021 and August 2022.
    - Advisory Committee members will also be invited to attend community workshops that will occur throughout the project and to serve as ambassadors for the project, providing information and encouraging others to participate.

Background:

- The Housing Affordability Study will provide findings related to housing affordability, analyze community housing needs based on existing conditions and trends, and provide specific recommendations and actions for the Town to consider related to potential community housing affordability goals.
- The Housing Affordability Study supports the Town Council's Strategic Plan, Responsible and Balanced Growth Initiative 5.4: Conduct a Housing Study (with a complimentary Citizens Affordable Housing Committee) to analyze the Town's housing composition, strengths, challenges, gaps, and potential courses of action.
- The Town Council authorized the Town Manager to negotiate the contract for consultant services to perform the study with HR&A Advisors on September 21, 2021.

Funding Source(s):

N/A

Attachment(s):

1. Combined applications

1

Housing Affordability Study Advisory Committee Application

Applicant name	Eric Dean
E-mail	ehdean@outlook.com
Home address	Street Address: 113 Apple Drupe Way City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 889-0092
Current employer	DPR Construction
Job title / occupation	Estimator
Homeowner or resident	In-Town
How long have you lived in Holly Springs?	1 year
Name of neighborhood	Windcrest
Other	Commercial Builder
Please specify name of organization/institution/business	DPR Construction
	Eric Dean Work Resume v5.docx
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I have lived in North Carolina since I was in middle school, and have always been close to Holly Springs. As an adult, I was finally able to live in Holly Springs and deeply care about the town and its development. As a young home owner I am understand the struggle others in my age range go through in purchasing their first home. I am interested in serving on this committee to help Holly Springs develop affordable homes in the best location to allow for Holly

	Springs to be the best place in North Carolina to live. As a former Cary resident I was inspired when they were voted as one of the happiest towns in America. I hope to elevate Holly Springs to achieve that title as well. I would contribute my deep knowledge of commercial construction and subcontract management to the advisory committee. As someone who has both worked for the subcontractor doing the work and now the construction manager, I understand the dynamic between Owners, Architects, and Builders. I strive to bring my knowledge of how markets function to allow every dollar in the town to be utilized to its best potential.
Signature	
Date & time	10/20/2021 1:48 PM
How did you find out about these opportunities?	Email from Town

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Eric Dean, PMP

Project Manager/Estimator

113 Apple Drupe Way, Holly Springs, NC 27540 | (919) 889-0092 | ehdean@outlook.com

Summary

Construction Project Manager & Estimator with 5 years of experience with in the semiconductor, biopharmaceutical, and healthcare industry. Successfully completed projects through coordinating trades, developing partnerships, and building positive rapport with engineers, vendors, and clients while maintaining costs. Versed in contract negotiations, project estimating, design management, submittal & document preparation, safety regulations, material purchasing, and site management.

Experience

ESTIMATOR | DPR CONSTRUCTION – RESEARCH TRIANGLE PARK, NC | DECEMBER 1, 2020 – PRESENT

- Estimate projects for Life Science, Advanced Tech, & Healthcare industries.
  - Successfully bid or negotiate projects worth 2 million to 150 million, ensuring projects are completed delivering the best value for clients.
- Coordinate with field workers, clients, and engineers.
- Well versed in emerging and bleeding edge building methods and requirements.
  - Estimated & managed Design of LEED Gold, Net Zero, & Carbon Neutral facilities.
- Hired, scheduled, and supervised subcontractors; developed and enforced company policies, procedures, and project safety regulations.
- Setup and managed preconstruction from concept to construction.
- Identified potential fields and established new contract work

PROJECT MANAGER | MSC-BAHNSON – RALEIGH, NC | NOVEMBER 8, 2016 – DECEMBER 1, 2020

- Oversee all project activities across multiple job sites ensuring budget, schedule, & safety requirements are being met
- Draft and prepare submittals prior to construction
- Purchase, expedite materials, & issue sub-contracts for projects
- Evaluate scope of work constantly, issuing change orders as necessary
- Contacted various suppliers and received pricing for materials to orders
- Prepared submittals for review based on customer criteria

Education

BACHELOR OF SCIENCE | DECEMBER 2015 | UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL | CHAPEL HILL, NC

- Major: Biology |Chemistry

Certifications

PROJECT MANAGEMENT PROFESSIONAL (PMP) | NOVEMBER 2020 | PROJECT MANAGEMENT INSTITUTE

*Project Portfolio Available Upon Request

Computer Skills

- Microsoft Office Suite (Excel, Word, Project, Teams)
- Viewpoint Vista (Project Management & Accounting)
- Bluebeam (Plan development and Drafting)
- Agtek Earthworks (Sitework & Earthwork modeling and calculation)

Additional Skills

- Fluent in Mandarin Chinese
- Good oral and written communication skills
- Ability to develop and acquire new skills quickly
- Good time management skills
- Adept with current and emerging software

Housing Affordability Study Advisory Committee Application

Applicant name	Dustin Engelken
E-mail	dengelken@triangleaptassn.org
Home address	Street Address: 7920 ACC Blvd Street Address Line 2: Suite 220 City: Raleigh State: NC Zip Code: 27617
Home/cell phone	(703) 475-8504
Work phone	(919) 782-1165
Current employer	Triangle Apartment Association
Job title / occupation	Government Affairs Director
Other	Real Estate / Development
Please specify name of organization/institution/business	Triangle Apartment Association
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	In my role at the TAA, I work on issues of housing affordability every day including work on the Wake County Board of Adjustment, the Raleigh Affordable Housing Bond Committee, and the Wake Forest Affordable Housing Advisory Committee. I also have the ability through our Association to leverage the experience and expertise of our membership which includes owners, operators and developers of multifamily housing across the region. I would love to have the opportunity to bring my passion, expertise, and network to this role and help the Town of Holly Springs to address this critical issue.
Signature	

Date & time	10/20/2021 2:28 PM

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Housing Affordability Study Advisory Committee Application

Applicant name	Phaedrea Watkins
E-mail	pswatkins28@gmail.com
Home address	Street Address: 237 Cahors Trail City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 667-3791
Current employer	Self Employed / Realty One Group Promise
Job title / occupation	Realtor
Homeowner or resident	In-Town
How long have you lived in Holly Springs?	7 years
Name of neighborhood	Holly Pointe
Other	Real Estate / Development General Interest / Advocacy Group
Please specify name of organization/institution/business	Realty One Group Promise
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on this committee because I believe that there should be presence of an African American voice on the committee to be an advocate for this population within the Holly Springs community, when it comes to talking about affordable housing. I as well, am a real estate professional and feel that I can lend some insight from this perspective and a level of expertise on this subject matter. I look forward to helping serve this community in which I have enjoyed living, in this capacity.

Signature	
Date & time	10/21/2021 6:18 AM

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Housing Affordability Study Advisory Committee Application

Applicant name	Dawn Wallis
E-mail	itsanewdaydawning@gmail.com
Home address	Street Address: 217 Rose Hill Drive City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(706) 487-0287
Current employer	Self-employed
Job title / occupation	Communications
Homeowner or resident	In-Town
How long have you lived in Holly Springs?	Since May 2021
Name of neighborhood	Savannah Place
	Resume for Dawn Wallis .pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I was involved with economic development and planning in my former residence in Georgia. I enjoy contributing to my community. In serving on this committee, my desire would be to affect strategic change towards providing reasonable, affordable housing for all residents and would-be residents of Holly Springs.
Signature	
Date & time	10/21/2021 8:13 AM
How did you find out about these opportunities?	LinkedIn

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DAWN WALLIS

217 Rose Hill Drive Holly Springs, NC 27540 706-487-0287

PROFILE

Communications and Marketing professional focused on ensuring that company goals are exceeded through detailed communication, marketing, and effective strategy and promotion.

EXPERIENCE

MARKETING CONTRACTOR, BLAIRSVILLE, GA
Owner, Blue Bicycle Marketing, LLC
2019-2021

- Strategic planning, creative management, and results reporting
- Analyze past marketing programs ROI and make recommendations
- Radio Show Host for Minding Her Business Show, promoting women business owners
- Event creation and promotion, and social media management for Cabin Coffee and Rustic Mountain Decor
- Business Start-up and Consulting Services for Keen Creations, Essentials Everything, Evergreen Images Co., and Sunflower's on the Square
- Website redesign, branding, copywriting

THE MOUNTAIN LIFE TEAM, KELLER WILLIAMS REALTY PARTNERS, BLAIRSVILLE, GA
Director of Public Relations and Marketing - 2019-2020

- Development and oversight of a rebranding campaign including an audit of all marketing material, and copywriting for all literature, handouts, and visual media production
- Development and execution of an event driven client appreciation program which included four major events a year, as well as bi-monthly educational and newcomer events, and trade shows
- Created strategic marketing through dynamic social media campaigns, emails, videos, and online platforms including Google My Business
- Co-hosted the 30 Businesses in 30 Days web series to promote local commerce

BLAIRSVILLE-UNION COUNTY CHAMBER OF COMMERCE, BLAIRSVILLE, GA
Director of Tourism and Marketing - 2018-2019

- Developed a dynamic annual marketing strategy that reflected optimal impact on overall tourism revenues generated in the businesses in Blairsville-Union County
- Developed and designed a visitor's information guide to be used as the primary marketing tool for distribution statewide, nationally, and internationally
- Financial oversight of the tourism budget spending achieved by strategic placement of creative advertisements both print and digital
- Developed fresh ad campaigns through social media, website redesign, and video, that increased Chamber visibility, followers, and engagement
- Public speaking and presentations at various events, both local, regional, and statewide

Director of Member Services - 2017-2018

- Community liaison between the Chamber and the local business community with responsibility for the addition of new members and the retention of existing members
- Development of business development events including the implementation of a monthly educational/networking luncheon
- Scheduled and coordinated Chamber events including the Annual Banquet, ribbon cuttings, and various holiday programs
- Development and oversight of the Ambassador team, including more than doubling the number of volunteers and the creation of an Ambassador Handbook and a quarterly Ambassador Recognition Program
- Responsible for the accuracy and publishing of the annual Community Guide and Business Directory
- Represented the Chamber on local radio and television programs, and by writing a weekly column and press releases to be published in the local newspaper
- Developed a New Member Information Packet, a Chamber Relocation Packet, and a Small Business Development Packet

RENEWED HOPE MINISTRIES DRUG AND ALCOHOL REHABILITATION, MURPHY, NC
Director of Retail Operations - 2015-2016

- Increased revenue in two retail locations by creating and implementing a business plan to re-brand the stores, which resulted in a steady of expansion of traffic and sales
- Successful management of stores by overseeing Human Resources through interviewing, hiring, and training employees, and a core group of volunteers
- Raised community awareness through various marketing endeavors including website design, creating promotional materials, monthly newsletters, and implementation social media
- Supplemented monthly income by negotiating prices with dry goods recycling companies and supervising the recycling process
- Generated untapped revenue by developing several cottage industries that utilized the skills of the men in the rehab program

CALVARY CHAPEL CHURCH, MURPHY, NC
Business Administration, Events, and Marketing - 2006-2016

- Effective management of the church office by performing multiple administrative functions including desktop publishing, filing, and the process and collection of donated monies
- Planned four large quarterly community-centric events, as well as, numerous luncheons, showers, holiday events, and programs for families and children
- Ensured the success of events by managing groups of thirty to fifty volunteers
- Oversight of Human Resources through development of additional employment opportunities, as well as, recruiting, interviewing and training employees, and performing background checks
- Facilitated marketing initiatives through website design and maintenance, print ad design and placement, implementation of social media, and multimedia presentations

EDUCATION

LIBERTY UNIVERSITY, LYNCHBURG, VA – B.S. BUSINESS ADMINISTRATION WITH LEADERSHIP, 2020, MAGNA CUM LAUDE

UNIVERSITY OF VALLEY FORGE, PHOENIXVILLE, PA – BIBLICAL STUDIES CERTIFICATE, 1992

SKILLS

Results-oriented, Self-starter, Attentive to Details, Strategic Problem Solving, QuickBooks, CRM, Microsoft Office, Apple iOS, Canva, Constant Contact, Mailchimp, Photoshop, Evernote, Slack, Trello,

REFERENCES

Available upon request

5

Housing Affordability Study Advisory Committee Application

Applicant name	Devin Cofield
E-mail	nishea_1@yahoo.com
Home address	Street Address: 225 Bass Lake Rd City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 924-2733
Current employer	UNC Health Care
Job title / occupation	Recruiter
Homeowner or resident	In-Town
How long have you lived in Holly Springs?	43 years
Name of neighborhood	Easton Acres
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would live to participate on the committe because I would bring a historical viewpoint and also due to my being personally affected by the housing crisis in town.
Signature	
Date & time	10/21/2021 5:20 PM
How did you find out about these opportunities?	Town website

View view all your submissions easily.

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Linda McKinney

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 3, 2021 5:22 PM
To: Linda McKinney
Subject: --[EXTERNAL]--New Signup for Housing Affordability Study Advisory Committee Application

Housing Affordability Study Advisory Committee Application

Applicant name	Devin Cofiels
E-mail	nishea_1@yahoo.com
Home address	Street Address: 224 Bass Lake Rd City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 924-2733
Current employer	UNC HealtgCare
Job title / occupation	Recruiter
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	43 yrs
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a lifetime resident of Holly Springs and someone that has been directly affected by the lack of affordable housing, I would love to be a member of the Committee to give valuable input.
Signature	
Date & time	11/03/2021 5:17 PM
How did you find out about these opportunities?	Town Website

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Housing Affordability Study Advisory Committee Application

Applicant name	Jacob Rogers
E-mail	jrogers@tricc.org
Home address	Street Address: 8801 Fast Park Drive Street Address Line 2: Suite 107 City: Raleigh State: NC Zip Code: 27617
Home/cell phone	(919) 901-8979
Work phone	(919) 307-7695
Current employer	Triangle Community Coalition
Job title / occupation	CEO
Are you a homeowner or resident?	Not a homeowner or resident
Are you representing an organization or interest / advocacy group?	Home Builders Association/Residential Developer or Builder
Please specify name of organization/institution/business	Triangle Community Coalition
	Jacob C Rogers (3).pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	In 2016, I served on the Wake County Affordable Housing Steering Committee which developed the Plan for the County. I also served on the Apex Affordable Housing Steering Committee and I serve on the Apex Housing Advisory Board. I represent the Triangle's development community. I'm able to bring the market perspective that is desperately needed along with real-world items and ways the development community can contribute to affordability.

	I am also CEO of Southeast Non-Profit Housing, which builds housing for low-income residents all across the southeast. We worked on over 40 projects in North Carolina in the last 12 months. I have over 15 years in subsidized housing development and real estate policy experience.
Signature	
Date & time	10/22/2021 10:00 AM
How did you find out about these opportunities?	Website

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Jacob C. Rogers

687 Summit Point, Hoover, AL 35226 ·919-901-8979·jrogers@senph.com

I am a housing and government affairs executive who thrives in a mix of team work, advocacy, and grassroots strategies. My goal is to provide the necessary resources and guidance to carry out the purpose of the organization whether that means improving service delivery or increasing market presence.

- Operating / Development Budgeting
- Experienced Grant Writer
- Results dedicated and oriented

Experience:

April 2010 – Current **Southeast Non-Profit Housing, Inc.** Raleigh, NC & Oneonta, AL

Chief Executive Officer

- Develop housing units and manage federal funds - $3.6 million projects total for apartment communities in Alabama
- Program Development - Successfully acquired new program in 6 southeastern states
- Write federal and state grants – Prepared proposal and was awarded for $2.4 million housing grant
- Experience with multiple federal agencies including USDA-RD, HUD, and DOL
- Assure fiscal and program compliance with funders

Oct. 2014 – Current **Triangle Community Coalition** Raleigh, NC

Chief Executive Officer

- Work directly with elected and public officials on policies of growth and real estate
- Lead the affordable housing discussions through North Carolina's Triangle region
- Established partnerships with Realtors, Homebuilders, and other real estate professionals for industry goals
- Develop and coordinate responses to legislative and regulatory changes that affect real estate
- Wrote and published op ed articles in the local media to promote balanced public policy
- Partner with local governments to make municipal processes more predictable and efficient

Sept. 2009-Oct 2014 **Telamon Corporation** Raleigh, NC

Deputy Housing Director

- Promoted to corporate office in Raleigh to oversee programs and train staff in 12 states
- Develop and acquire new housing or real estate initiatives for a 12 state region including fundraising and grant writing
- Administer multi-state grants/programs – including preparing budgets, projections, performance, and outcomes
- Organizational development – hiring and training of staff, directors, and managers
- Provide technical assistance & training to external agencies/organizations regarding affordable housing programs
- Conduct market studies to include market rents, construction costs, planning and zoning
- Developed complete understanding of real estate finance and acquisition

Regional Manager – Oneonta, AL

Jacob C. Rogers

687 Summit Point, Hoover, AL 35226 ·919-901-8979·jrogers@senph.com

- Manage regional operations in North Alabama – Supervise and direct three Field Service Representatives
- Developed detailed knowledge of workforce development and employment markets, identifying talent
- Developed working partnerships with state, federal, and community agencies

Field Service Representative – Oneonta, AL

- Recruit participants and determine eligibility for federally funded workforce development program
- Sales driven focus; Consistently achieved 120% or more of annual goals

Education:

Aug. 2005-Aug. 2009	Samford University	Birmingham, AL
Bachelor of Arts in Spanish and Business		
Aug. 2010 – Dec. 2012	Samford University	Birmingham, AL
Master of Business Administration		

Other Activities & Accomplishments:

Accomplishments:

- Appointed by County Commissioners to Durham City/County Appearance Commission and Transportation Advisory Board – Oct. 2015
- Appointed to the Durham Board of Adjustment by County Commissioners – September 2016
  - Chairman from 2019-Current
- Appointed to the Wake County Affordable Housing Steering Committee – December 2016
- Appointed to the Apex Affordable Housing Steering Committee - January 2020
- Visiting Allocation Team Member for United Way of Central Alabama – Aug. 2010-June 2013
- Appointed to the Granville County Board of Adjustment - March 2021
- Board member of the National Rural Housing Coalition - November 2020
- Board member of the National Farmworker Housing Director Association - November 2020

As CEO of the Triangle Community Coalition in Raleigh, North Carolina, I have led the affordable housing discussions and policy decisions in multiple jurisdictions and municipalities. As CEO of Southeast Non-Profit Housing, I have led the efforts of implementing those type of policies and programs into reality by developing and building subsidized housing units across the southeast. We specialize in farmworker housing serving the hardest to serve population - farmworkers. I have been appointed to multiple local boards and committees, as well as national organizations such as the National Rural Housing Coalition. Over the last 12 years, my career has been solely focused on addressing housing issues from the missing middle housing to the low-income subsidized housing.

Town of Holly Springs
Housing Affordability Study
Advisory Committee Application

7

Applicant Name: Frances Perkins E-Mail Address: fp44766@gmail.com

Home Address: 109 Fountain Springs Rd., Holly Springs, NC Zip: 27540

Home/Cell Phone: (919) 208.9479 Work Phone: ( ) same as home

Current Employer: Grifols Therapeutics Job Title/Occupation: CTM Project Manager

What community interest or organization would you represent? *(more than one option my be selected)*

☑ Homeowner or resident (In-Town, ETJ, or in Urban Services Areas)

How long have you lived in Holly Springs: 21yrs Name of Neighborhood: Arbor Creek

☑ Civic/Non-Profit/Religious Organization (organization name): 1. Transformation Fellowship Christian Church- Member 2. One Wake Leader

☐ Real Estate / Development (please specify): N/A FP 19OCT2021

☐ Social Services Provider (please specify):

☐ Financial Institution / Banking (institution name):

☐ Home Builders Association/ Residential Developer or Builder (business name):

☐ Affordable Housing Developer or Builder (please specify):

☐ General Interest / Advocacy Group (please specify):

☒ Other (please specify): N/A FP 19OCT 2021

Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?

All developing communities need affordable housing. Affording housing improves the quality of life for citizens by leading to better health, adequate jobs, Financial stability, security, and population diversity. The effects of affordable housing can be profound and capable of transforming communities, especially when designed with an urban planin mind. We need affordable housing to attract teachers, cops, nurses, firefighters and other key service providers to our communities. By incoporating such elements can improve residents' circumstances and empower them with the tools needed to help themselves, succeed in their endeavors and become productive members of society. As a contributing member I hope to educate the need for Affordable Housing in Holly Springs, NC

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned.

Agreed and Understood FP 19OCT2021

Housing Affordability Study Advisory Committee Application

Applicant name	Kimberly Sanchez
E-mail	klsanchez521@gmail.com
Home address	Street Address: 213 MEADOWCREST PL City: HOLLY SPRINGS State: NC Zip Code: 27540
Home/cell phone	(407) 341-9461
Current employer	Community Home Trust
Job title / occupation	Executive Director
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	1.5 years
Name of neighborhood	Sunset Oaks
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Kimberly Sanchez resume 2021 HS.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	My professional experience for the last 15 years has been in housing, both as an attorney and now as the leader of an affordable housing organization. I have experience working with different affordable housing models including land trusts and tax credit projects. My work in Chapel Hill works alongside the local governments. I work in Chapel Hill but live in Holly Springs and would like to contribute my experience to this conversation. I hope to be able to provide information and ideas related to the different affordable housing models and options I have worked with over my career.

Signature	
Date & time	10/24/2021 6:29 PM

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Housing Affordability Study Advisory Committee Application

Applicant name	Austin Herbert
E-mail	austin@mylighthouse.mortgage
Home address	Street Address: 117 Fullcrest Way City: Holly Springs State: North Carolina Zip Code: 27539
Home/cell phone	(919) 523-2505
Current employer	Lighthouse Lending
Job title / occupation	Owner / Senior Mortgage Loan Officer
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	15 years
Name of neighborhood	Woodcreek / Scots Laurel
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Austin Herbert Resume.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I'm a local business owner dedicating my career to making the dream of homeownership a reality right here in the triangle. My business and my family live right here in Holly Springs. I'm in the real estate trenches everyday and witness the struggles of good people unable to find suitable housing for their family. This is a fantastic opportunity to put my industry knowledge to work and give back to my community in a meaningful way.
Signature	

Date & time	10/25/2021 9:42 AM
How did you find out about these opportunities?	Holly Springs Chamber

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Housing Affordability Study Advisory Committee Application

Applicant name	Joel Geniesse
E-mail	jgeniesse@smithdouglas.com
Home address	Street Address: 204 Middlecrest Way City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 812-0350
Current employer	Smith Douglas Homes
Job title / occupation	Affiliate President
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	7 years
Name of neighborhood	Sunset Ridge North
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Please specify name of organization/institution/business	My company provides affordable & middle-income housing but I am not representing a specific group or organization.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I, and Smith Douglas Homes, are passionate about providing quality homes that are obtainable for our working/middle class. That is not currently possible in Holly Springs and as an involved resident I want to do my part to provide an understanding for the challenges that developers and builders face when we are trying to serve those who serve us, such as police officers, fire fighters, teachers, nurses, and public works

	employees. They should not have to commute to the town they work in.
Signature	
Date & time	10/25/2021 11:32 AM
How did you find out about these opportunities?	e-news letter

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Housing Affordability Study Advisory Committee Application

Applicant name	Jeremiah Caswell
E-mail	jeremiah@wwcm.org
Home address	Street Address: 109 Touvelle Court City: Apex State: NC Zip Code: 27502
Home/cell phone	(919) 607-0058
Work phone	(919) 362-0657
Current employer	Western Wake Crisis Ministry
Job title / occupation	Operations/Pantry Manager, Case Manager
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	3 years
Name of neighborhood	Autumn Park
Are you representing an organization or interest / advocacy group?	Western Wake Crisis
Please specify name of organization/institution/business	Western Wake Crisis Ministry
	Updated resume (1) (1).docx
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love Holly Springs and serving Holly Springs weather that is through my work or through my church.
Signature	
Date & time	10/25/2021 9:20 AM

How did you find out about these opportunities?	Email

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Town of Holly Springs
Housing Affordability Study
Advisory Committee Application

12

Applicant Name: Sandra Stanislaus E-Mail Address: Sanrest072@gMail.Com

Home Address: 3101 Coleway Dr. Holly Springs N.C. Zip: 27540

Home/Cell Phone: (617) 957-1756 Work Phone: (919) 367-6972

Current Employer: Retired Job Title/Occupation: R.N.

What community interest or organization would you represent? *(more than one option my be selected)*

☒ Homeowner or resident (In-Town, ETJ, or in Urban Services Areas)

How long have you lived in Holly Springs: 3 Name of Neighborhood: Andorra Apt. Homes

☐ Civic/Non-Profit/Religious Organization (organization name): _____

☐ Real Estate / Development (please specify): _____

☐ Social Services Provider (please specify): _____

☐ Financial Institution / Banking (institution name): _____

☐ Home Builders Association/Residential Developer or Builder (business name): _____

☐ Affordable Housing Developer or Builder (please specify): _____

☐ General Interest / Advocacy Group (please specify): _____

☒ Other (please specify): Seniors Living in Holly Springs, Affordable Living

Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?

I am interested in people generally. I believe the environment in which one lives in effect their physical and mental well being. Affordability plays a major role in this. Most Senior not all are on Fix incomes, which effects their abilities to live in nice housing and to keep up the housing they have.

I would like to be apart of helping Seniors, Who have sacrifice so much, and are willing to still do so. For them to live in Affordable and Safe homes.

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned.

Yes, Sandra Stanislaus

Housing Affordability Study Advisory Committee Application

Applicant name	Sherry Presnall
E-mail	sherry.presnall@wwcm.org
Home address	Street Address: 1600 Olive Chapel Road Street Address Line 2: Suite 408 City: Apex State: NC Zip Code: 27502
Home/cell phone	(919) 622-7634
Work phone	(919) 362-0657
Current employer	Western Wake Crisis Ministry
Job title / occupation	Donor & Community Relations Manager
Are you a homeowner or resident?	Not a homeowner or resident
Are you representing an organization or interest / advocacy group?	Civic/Non-Profit/Religious Organization
Please specify name of organization/institution/business	Western Wake Crisis Ministry
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Western Wake Crisis Ministry partners with those in crisis, helping them gain stability with basic supports for food, financial/housing assistance, education & opportunity. We serve hundreds of impoverished Holly Springs families with utility & rental assistance each year and are actively doing outreach and partnership with Holly Springs civic groups, faith communities and the town government to strengthen our presence in the area and serve more families. By participating on the Housing Affordability

	Study Advisory Committee WWCM will be able to lend an educated and connected perspective on the challenges with affordable housing and vulnerable populations.
Signature	
Date & time	10/26/2021 2:48 PM
How did you find out about these opportunities?	Chamber of Commerce

View view all your submissions easily.

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Housing Affordability Study Advisory Committee Application

Applicant name	Cynthia Thelen
E-mail	cynthelen@outlook.com
Home address	Street Address: 124 Dutch Hill Rd City: Holly Springs State: 8e752263-77e3-4e43-bba8-4580c1605ac7 Zip Code: 27540
Home/cell phone	(919) 632-0327
Current employer	Caring Connections Ministry
Job title / occupation	Director/Social Worker
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	18 years
Name of neighborhood	Oaks of Avent Acres
Are you representing an organization or interest / advocacy group?	Civic/Non-Profit/Religious Organization Social Services Provider Caring Connections Ministry
Please specify name of organization/institution/business	Caring Connections Ministry
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am a Holly Springs resident and care deeply about providing housing opportunities that meet the needs of a diverse community. I want to be sure we do not exclude those who live on a lower earning income but are an integral part of what makes a community thrive. I am also an advocate for individuals and families in the low income community as a Social Worker and Director of a non-profit that mentors and equips women with

	essential life and job skills to overcome barriers of poverty. I will bring a unique and useful perspective of having insight into the need for affordable housing in a community that I have called home for 18 years.
Signature	
Date & time	10/26/2021 4:14 PM
How did you find out about these opportunities?	Impact Holly Springs GB Group

View view all your submissions easily.

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Housing Affordability Study Advisory Committee Application

Applicant name	Jonathan Williams
E-mail	jonathan@focusdesignbuilders.com
Home address	Street Address: 40 Catlett Ln City: Franklinton State: NC Zip Code: 27525
Home/cell phone	(919) 441-6432
Current employer	Just Right Rentals, LLC / Just Right Residential, LLC
Job title / occupation	Owner/President
Are you a homeowner or resident?	Not a homeowner or resident
Name of neighborhood	Jonathan Stewart Williams
Are you representing an organization or interest / advocacy group?	Affordable Housing Developer or Builder
	Resume-Jonathan-Williams.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Recognizing the rising costs associated with housing, I am a strong believer in creating a diversity of housing options within communities. I have experience partnering with municipalities to create affordable communities for individuals and families seeking to own or rent. Individuals and families should be able to relocate within their communities if they desire to do so. They should also be able to live and work within their communities. Those things should not be luxuries or dreams, they should be reasonable options within reach to all members of the working class.
Signature	

Date & time	10/27/2021 7:14 AM
How did you find out about these opportunities?	Gina Clapp

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Jonathan Williams

Raleigh-Durham-Chapel Hill Area

jonathan@focusdesignbuilders.com

9198166395

linkedin.com/in/focusdesignbuilder

Summary

Focus Design Builders is a single-source provider of integrated design and construction services headquartered in the Research Triangle region of central North Carolina. Our comprehensive approach to project planning and execution combines the expertise of seasoned engineering, design, and construction professionals to help owners quickly identify and reduce risks, eliminate wastes, accelerate schedules, and guarantee project costs. By consolidating the project team, we efficiently streamline the flow of information to project owners so they can make decisions quickly and effectively while minimizing interruptions to their core business responsibilities. Our team of experienced professionals is equipped with specialized industry knowledge in areas such as food processing, life sciences, cold storage, advanced manufacturing, logistics, healthcare, higher education, and corporate office.

Experience

Vice President, Director of Business Development
Focus Design Builders, LLC
Dec 2019 - Present (1 year 11 months +)

Project Developer
Focus Design Builders, LLC
Feb 2015 - Dec 2019 (4 years 11 months)
www.focusdesignbuilders.com

Education

University of North Carolina at Chapel Hill
(BA) Management & Society
2005 - 2009

Licenses & Certifications

NASCLA/North Carolina Building Contractor's License - NASCLA/North Carolina Licensing Board for General Contractors
69753

North Carolina Real Estate License - North Carolina Real Estate Commission
285729

30-hour OSHA Training Course - US DEPARTMENT OF LABOR OSHA

Skills

Sales • New Business Development • Leadership • Management • Customer Service • Strategic Planning • Operations Management • Finance • Budgets • Negotiation

Honors & Awards

Fast 50 #14 - Triangle Business Journal
Nov 2016

Fast 50 #3 - Triangle Business Journal
Nov 2017

Housing Affordability Study Advisory Committee Application

Applicant name	Adrian Allred
E-mail	adrian.allred@gmail.com
Home address	Street Address: 1149 Dexter Ridge Dr City: holly springs State: NC Zip Code: 27540
Home/cell phone	(407) 730-1527
Work phone	(407) 573-5159
Current employer	QC Lending
Job title / occupation	Loan officer
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	6 months
Name of neighborhood	Braxton Village
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on this committee to help ensure Holly Springs continues to be an affordable place to live. Affordable housing is vital to the successful growth of this wonderful town and I think it is important to have different perspectives when dealing with this topic. As a new resident, I feel I can provide a different point of view that will be beneficial to the committee.
Signature	
Date & time	10/27/2021 12:05 PM

How did you find out about these opportunities?	website

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Housing Affordability Study Advisory Committee Application

Applicant name	Chris Cook
E-mail	chris10cook@yahoo.com
Home address	Street Address: 202 Doves Haven Dr City: Apex State: NC Zip Code: 27539
Home/cell phone	(828) 447-4835
Work phone	(828) 447-4835
Current employer	Modern Woodmen of America
Job title / occupation	Financial Advisor
Are you a homeowner or resident?	Extraterritorial jurisdiction homeowner/resident
How long have you lived in Holly Springs?	5 years
Name of neighborhood	Sunset Hills
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I live just outside of Holly Springs and my business is in Holly Springs. I am an active member of the Holly Springs Chamber of Commerce and I am always looking for ways to be involved in our community here. I love being a part of this community and I plan on my family being a part of this community for a long time.
Signature	
Date & time	10/27/2021 8:02 PM

How did you find out about these opportunities?	The Holly Springs Chamber of Commerce's Facebook page.

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Housing Affordability Study Advisory Committee Application

Applicant name	Suzanne Harris
E-mail	sharris@hbawake.com
Home address	Street Address: 5580 Centerview Drive City: Raleigh State: NC Zip Code: 27606
Home/cell phone	(919) 771-8224
Work phone	(919) 232-5886
Current employer	HBA of Raleigh-Wake County
Job title / occupation	VP of Governmental Affairs
Are you a homeowner or resident?	Not a homeowner or resident
Are you representing an organization or interest / advocacy group?	Home Builders Association/Residential Developer or Builder
Please specify name of organization/institution/business	HBA of Raleigh-Wake County
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on the Town of Holly Spring's Housing Affordability Study Advisory Committee to help be a part of the discussion for solutions to housing supply and price point issues. These issues are not unique to Holly Springs, as there is an urgent need across all of Wake County to discuss how different groups (governmental, non-profit and private sector) can work together to create more and diversified housing choices. Our association represents the residential housing and development sector and has approximately 2,300 members within

	Wake County. We would appreciate being included in the conversation. Thank you.
Signature	
Date & time	10/28/2021 12:29 PM
How did you find out about these opportunities?	Emails from the Town.

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Housing Affordability Study Advisory Committee Application

Applicant name	Gary Zeller
E-mail	gary@garyzeller.com
Home address	Street Address: 5317 Impatiens Court City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 624-3102
Current employer	Zeller Realty Group brokered by eXp Realty, LLC
Job title / occupation	Real Estate Consultant
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	22 years
Name of neighborhood	Sunset Lake Village
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a Realtor and 22 year resident of Holly Springs, I have an interest in the Housing Affordability in our community. I feel that as a Realtor in this market, for the past 13+ years, I could provide valuable input from a Realtors perspective. I am sending this because I believe that input from me, or other Realtors in our community would be of value.
Signature	
Date & time	10/28/2021 8:24 PM

How did you find out about these opportunities?	email from the Town of Holly Springs

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Housing Affordability Study Advisory Committee Application

Applicant name	Shaunis Mercer
E-mail	shaunismercer@me.com
Home address	Street Address: 4516 Lake Flower Drive City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 637-6048
Current employer	Rosen Law Firm
Job title / occupation	Attorney
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	12 years
Name of neighborhood	Sunset Lake Village
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	shaunismercernov2021resume.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I have been a homeowner in Holly Springs since 2009. The entry price point for homeownership and other affordable living options has dramatically changed in the time I have been here. As a divorce attorney, I see families struggle to afford to stay in our community when their assets and incomes are divided. I am interested in helping the town find and promote solutions to provide affordable housing so that those who work in Holly Springs so that they can be part of our community. Police officers, teachers, young families, and single parents

	in particular need an avenue to be able to live in our town.
Signature	
Date & time	11/03/2021 3:14 PM
How did you find out about these opportunities?	website

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Housing Affordability Study Advisory Committee Application

Applicant name	Carrie Randa
E-mail	cdranda@gmail.com
Home address	Street Address: 152 Sweet Vista Lane City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(910) 538-5735
Current employer	ICON plc
Job title / occupation	Attorney
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	16 years
Name of neighborhood	Carrie Randa
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Randa Resume 2021.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I believe housing affordability and middle class/affordable housing is a huge issue in Holly Springs. There are large groups of people who are priced out of our area that should be able to find an affordable place to live. With the influx of business I think now is the time to tackle this issue so people from every socioeconomic class can live and work in the town.
Signature	
Date & time	11/03/2021 3:22 PM

How did you find out about these opportunities?	Holly Springs website

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Housing Affordability Study Advisory Committee Application

Applicant name	Lauren Eckard
E-mail	laureneckardphoto@gmail.com
Home address	Street Address: 213 Scarlet Tanager Circle City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(804) 387-0686
Current employer	Wake County Public Schools
Job title / occupation	Substitute teacher
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	2 1/2 years
Name of neighborhood	Trinity Creek
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Lauren Resume 2021.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	The area is growing rapidly and I would love to see a diverse community. I would like to see people who have always lived here be able to stay in the community if they sell and new families to come in that may be priced out of our current housing market. I want to see a single parent still be able to join our community or a police officer to live where he works. I am a former teacher, currently a substitute, and without my husbands income we would never be able to live in Holly Springs. Our community can remain strong and allow valuable

	members in if we strategize a variety of housing options.
Signature	
Date & time	11/03/2021 10:38 PM
How did you find out about these opportunities?	Impact Holly Springs page

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Housing Affordability Study Advisory Committee Application

Applicant name	Devon Semler
E-mail	dsemler@alumni.unc.edu
Home address	Street Address: 108 Sycamore Ridge Lane City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 621-1820
Current employer	CarNow
Job title / occupation	Regional Sales Manager
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	Almost 5 years
Name of neighborhood	Holly Glen
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Love small towns. I grew up in New Bern and spent a lot of time at AB and EI growing up. When we moved to Raleigh I hated the City. Want to keep Holly Springs a small town. We need affordable housing without question, need to keep all expansion of our small town within reason. Near our neighborhood we have 3 daycares. One across the main entrance of our neighborhood- with a 2 lane road, no turn lane and no light. We need people with common sense helping with the growth of our small town.
Signature	

Date & time	11/04/2021 12:34 AM
How did you find out about these opportunities?	Neighborhood fb post

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Housing Affordability Study Advisory Committee Application

Applicant name	Rami Bachhuber
E-mail	teachrjd@gmail.com
Home address	Street Address: 612 Hollymont Dr. City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(515) 689-2933
Current employer	Home
Job title / occupation	Stay at Home Mom
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	2 years
Name of neighborhood	Holly Glen
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would like to contribute to the development and preservation of our town. I am an educator with 15 years of experience teaching. I have an undergraduate degree in communicating and a Master of Arts in teaching.
Signature	
Date & time	11/04/2021 10:59 AM
How did you find out about these opportunities?	I found out about this opportunity through the Holly Glen community.

View view all your submissions easily.

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25

Housing Affordability Study Advisory Committee Application

Applicant name	Amber Sauer
E-mail	sauer.amberj@gmail.com
Home address	Street Address: 128 Market Cross Ct City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 523-4469
Current employer	Bandwidth
Job title / occupation	VP, Learning and Development
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	20 years
Name of neighborhood	12 oaks
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Amber_J_Sauerv_RES_ODHR.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Ensuring business can retain employees by preserving housing for those individuals is important to the Town's future.
Signature	
Date & time	11/04/2021 11:16 AM

How did you find out about these opportunities?	Town website

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AMBER J SAUER, M.ED., PHR, CPLP

sauer.amberj@gmail.com| 919-523-4469 | www.linkedin.com/in/ambersauer

OD AND HR CONSULTANT

An accomplished People professional who excels in driving employee and organizational development through innovative, best-in-class talent programs. Demonstrates excellence in creating and leading programs focused on employee performance management, succession planning, talent pipeline development, diversity and inclusion, employee relations and compensation systems. Effectively directs process improvements and companywide adoption of best practices.

AREAS OF EXPERTISE

INTERNAL COMMUNICATIONS	HUMAN RESOURCES	CHANGE MANAGEMENT	RECRUITING
PERFORMANCE	TALENT MANAGEMENT	PROGRAM MANAGEMENT	BUDGETING
EMPLOYEE RELATIONS	TALENT ANALYTICS	MENTORING	
STRATEGIC PLANNING	PROCESS IMPROVEMENT	TRAINING & DEVELOPMENT	COMPLIANCE
DIVERSITY & INCLUSION	LEARNING & DEVELOPMENT	ORGANIZATIONAL DEVELOPMENT	FORECASTING

SELECT CAREER HIGHLIGHTS

- **EMPLOYEE LEARNING:** Designed, deployed and evaluated global, multi-level learning solutions from individual contributors to C-level leaders.
- **TALENT PIPELINE MANAGEMENT:** Using employee analytics and predictive models, created new recruiting and selection processes and new performance management system and practices which decreased turnover in keystone roles by nearly 40% over three years.
- **EMPLOYEE EXPERIENCE:** Established and led a cross-functional board regarding employee experience and cultural practices, ensuring employee engagement, retention plus on and off-boarding.
- **PROCESS IMPROVEMENTS:** Planned and managed multiple Lean Six Sigma projects and cultural change interventions

PROFESSIONAL OVERVIEW

TRIALCARD, INC.

SENIOR DIRECTOR | DIRECTOR, ORGANIZATIONAL DEVELOPMENT **2017-PRESENT**

- **OD PROGRAM LEADERSHIP**: Established and presently leads the organizational development function within the company, including assessments, infrastructure, intervention, and programs; directs FTEs and contractors in organizational design, talent management, talent development, instructional design, performance management, succession planning, strategic planning, policy development, and budgeting.
- **TALENT MODELING:** Launched Leadership Analytics program focused on predictive talent models to drive career success.
- **CHANGE MANAGEMENT:** Increased organizational capacity 35% in keystone roles through recruitment/role realignment and other OD change initiatives

RHO, INC.

DIRECTOR, LEARNING AND PERFORMANCE **2008-2017**

- **TEAM LEADERSHIP:** Founded and built talent programs and interventions, managing team, external partners, budgets, strategy, and execution; served as point-person and subject-matter expert on all regulatory compliance issues.
- **BUSINESS EXPANSION:** Identified methods/mechanisms to manage business growth and enable expansion; developed succession plans and talent pipeline development programs to promote internally and cultivate future-oriented skills.

- **PERFORMANCE MANAGEMENT:** Launched a performance management system that leveraged continuous feedback and basic A.I. components, nudge techniques to improve quality and quantity of data collection. This enabled predictive talent models to be utilized for workforce planning.
- **EMPLOYEE EXPERIENCE:** Launched a comprehensive program to improve employee experience which reduced ER issues by 34% and reduced turnover by 28% over 18 months.
- **STRATEGIC MANAGEMENT:** Managed corporate strategic innovation portfolio dedicated to improving value for customers; established a 10-member team to evaluate new projects, assess strategic value, manage through development, and prepare for adoption.
- **CONTENT DEVELOPMENT:** Oversaw career path development for every function companywide; developed curriculum and training targets that aligned with each job description.
- **REGULATORY COMPLIANCE:** Developed end-to-end SOPs, represented company in client and regulatory audits regarding employee qualification.
- **EARLY CAREER RECRUITING:** Collaborated with the HR Director to develop a diversity and inclusion program/strategy focused on identifying, recruiting and developing students from multiple universities to meet demographic hiring goals.

GSK
TALENT DEVELOPMENT MANAGER **2006-2008**

- **PROGRAM LEADERSHIP:** Initiated and managed learning and performance programs, including defining strategy, administering budgets, and overseeing team members for a wide-range of talent development initiatives.
- **INNOVATION:** Hosted a global science symposium as well as drug design and development learning simulations.
- **SUCCESSION PLANNING:** Developed and managed a Top 75 Summit succession planning program.

ALSCO METALS
TRAINING AND DEVELOPMENT MANAGER **2001-2006**

- **WORKFORCE DEVELOPMENT:** Led startup of T&D functions, including overseeing strategy, operations, staff, and budget.
- **PROGRAM MANAGEMENT**: Introduced a high-impact recruiting and selection program, compensation and reward system program, a career counseling program, and cross-training program for engineering and sales personnel.
- **TEAM LEADERSHIP:** Managed five employees and oversaw multiple Lean Six Sigma projects.
- **CHANGE MANAGEMENT**: Provided leadership for OD analysis and interventions.
- **BUSINESS GROWTH:** Handled human resources aspects to ensure successful merger & acquisition integration.

HERTZ
HR GENERALIST **2000-2001**

- **TEAM BUILDING:** Led programs for recruiting, selection, employee relations, compensation, and staff training.
- **PROGRAM DEVELOPMENT:** Created an apprenticeship program for "rotational training", enabling graduate students to gain exposure to different departments in the company before being on-boarded full-time.

**Career Note: Serves as Adjunct Professor at William Peace University, offering courses such as Introduction to HR, Advanced Training & Development, Human Capital Management, and Innovation in Business.*

EDUCATION

M.Ed. Human Resource Development – NORTH CAROLINA STATE UNIVERSITY

B.A. Human Resource Management – PEACE COLLEGE

CERTIFICATIONS & PROFESSIONAL DEVELOPMENT

Certified Six Sigma Green Belt | Certified Professional in Human Resources (PHR)

Professional in Learning & Performance (CPLP) | DDI Interaction Management

Gallup Strengths Finder Coach | Gallup Engagement Program Administrator

Targeted Selection Master Administrator and Coach

Housing Affordability Study Advisory Committee Application

Applicant name	Tammalyn Thomas-Golden
E-mail	ttgold1971@aol.com
Home address	Street Address: 176 Chandler Springs Drive City: Holly Springs State: North Carolina Zip Code: 27540
Home/cell phone	(336) 746-0679
Current employer	Self
Job title / occupation	Higher Education Consultant
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	15 years
Name of neighborhood	Autumn Park
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I believe my educational background, political science and higher education, and personal background provide a unique perspective that would be beneficial to this committee. As we do not have intentions to leave this area and I am interested in participating in the shaping of its future.
Signature	
Date & time	11/04/2021 2:19 PM

How did you find out about these opportunities?	Website

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Housing Affordability Study Advisory Committee Application

Applicant name	Brooke Little
E-mail	blittle24@hotmail.com
Home address	Street Address: 716 Skymont Dr. City: Holly Springs State: North Carolina Zip Code: 27540
Home/cell phone	(919) 995-0898
Current employer	Wake County Public Schools
Job title / occupation	Educator
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	15 Years
Name of neighborhood	Brooke Little
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on this committee as both a long-time resident and someone who is very interested in town planning and development. I know that my most notable skills that can contribute to the work of the team will include being detail-oriented, organized, and skilled at working in a team setting. Due to my original degree and the area in which I teach, I am also very familiar in reading various types of zoning, soil, topographic, watershed and additional maps, architectural and engineering drawings, and other data. I am also very passionate about people and systems

	and structures. The systems and structures that we create and implement as a town will impact the people of our town now and in the years to come. Thank you for your consideration.
Signature	
Date & time	11/04/2021 2:05 PM
How did you find out about these opportunities?	Social Media via the Town

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Housing Affordability Study Advisory Committee Application

Applicant name	Kathryn Peluso
E-mail	kekpeluso@gmail.com
Home address	Street Address: 217 Logans Manor Dr. City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(904) 322-0626
Current employer	ChannelAdvisor
Job title / occupation	Client Strategy Manager- Digital Marketing
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	1 year
Name of neighborhood	Logans Manor
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Kathryn Peluso Resume 2021.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I hope to bring a fresh perspective to this committee. As the area attracts higher income families, I want to help ensure this town remains a place for everyone.
Signature	
Date & time	11/04/2021 5:14 PM

How did you find out about these opportunities?	Carrie Randa

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KATHRYN PELUSO

DIGITAL MARKETING

(904) 322-0626
in/KathrynPeluso
kekpeluso@gmail.com
Holly Springs, NC

PROFILE

Detail oriented digital marketer with 6 years experience in creating compelling digital marketing content and beating sales objectives. Knowledge in coordinating internal teams, making data driven decisions, and navigating through seasons of change. Looking for new opportunities in digital marketing.

EDUCATION

BA OF JOURNALISM
University of North Texas
Denton, TX
Aug 2011 - Dec 2014

SKILLS

// PROFESSIONAL

Data analysis
Content creation
Time Management
Leadership
Growth Mindset

// TECHNICAL

Google Data Studio
Google Analytics
Google Ads
Mailchimp
Klaviyo
Shopify
Adobe Analytics
Salesforce Commerce Cloud

CERTIFICATIONS

Google Analytics Academy
Google Data Studio Academy
Google Ads Search Certification
Google Shopping Certification
Google Measurement Certification
FIT Merchandise Study Program

ORGANIZATIONS

Delta Gamma Fraternity
Compassion Child Sponsor

PROFESSIONAL EXPERIENCE

CLIENT STRATEGY MANAGER *ChannelAdvisor | Morrisville, NC | March 2021 - Present*

Driving digital results for a portfolio of clients.

- Managing Google Shopping and Search ads
- Expanding Google advertising globally and entering new markets
- Creating and managing social media ads across multiple platforms
- Analyzing data to tell a story and drive decision making
- Leading client relationships

MANAGER OF E-COMMERCE *Counter Culture Coffee | Durham, NC | Feb 2020 - March 2021*

Leading the eCommerce department and managing the online and digital marketing presence for Counter Culture Coffee and the NPR Coffee Club.

- Managed the website, including curating content for the homepage, banners and PDPs
- Analyzed site analytics and sales to inform short- and long-term actions and strategies
- Built weekly Data Studio reporting that encompasses companywide reporting updates
- Launched the NPR Coffee Club which now generates 4 million impressions a week, and drives $15K in revenue a week with over 1,700 subscribers
- Organized an email marketing strategy, which led to email revenue increasing 153%
- Devised content, executed emails and delivery for Counter Culture Coffee, NPR Coffee Club and NPR across three different email platforms (Mailchimp, Klaviyo and Salesforce)
- Developed an e-Commerce calendar, which tracks email content and includes a promotional and holiday calendar
- Maintained and updating the Amazon channel for Counter Culture Coffee
- Developed paid media assets, and helped to analyze results to make data drive decisions

MANAGER OF E-COMMERCE *Saks OFF 5th | NY, NY | Nov 2018 - Feb 2020*

Managing the online presence for the men's, kids, beauty and home categories that drives millions of dollars in revenue per week

- Owned the day-to-day performance and merchandising of the total categories
- Responsibilities included managing and training a team to work together to achieve sales
- Spring 2019 brought the first positive comparable sales result in 13 quarters, +36%
- Developed compelling digital marketing content including emails with an audience of 2+ million, editorials, affiliate promotions, flash promotions, and weekly content
- Managed the website functionality including site navigation, and linking

SENIOR ASSISTANT BUYER *Saks OFF 5th | NY, NY | Jun 2016 - Oct 2018*

Buying for the Saks OFF 5th men's accessories and kids department in 100+ store locations and online, Saks OFF 5th Canada for 16 store locations, and for Gilt Groupe

ASSISTANT BUYER II *Ross Stores, Inc. | NY, NY | Jan 2015 - May 2016*

Buying for the home department in 40 store locations

Housing Affordability Study Advisory Committee Application

Applicant name	Sara Kempin
E-mail	sarakempin@gmail.com
Home address	Street Address: 204 sycamore Creek drive City: Holly springs State: NC Zip Code: 27540
Home/cell phone	(919) 272-1308
Current employer	Wake county public schools
Job title / occupation	Teacher assistant
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	18 years
Name of neighborhood	Holly Glen
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would like to serve the Town of Holly Springs. I have a passion to make sure that all people in our community have safe housing and an equal opportunity. I bring a background in Public affairs and governmental relations. I am a writer, a good public speaker, very organized and detail oriented. I feel that I could contribute to this committee and give back to the town.
Signature	
Date & time	11/05/2021 8:05 AM

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Housing Affordability Study Advisory Committee Application

Applicant name	Cole Dragotta
E-mail	crdragotta@gmail.com
Home address	Street Address: 195 windsor dr City: Angier State: North Carolina Zip Code: 27501
Home/cell phone	(919) 980-0902
Current employer	Phillips Farm of Cary
Job title / occupation	Family Fun Park Asscoiate
Are you a homeowner or resident?	Not a homeowner or resident
Name of neighborhood	Cole Dragotta
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
	Holly Springs Committee Application.pdf
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	While I am not a resident of Holly Springs, this will be my mom's 6th year teaching at Oakview Elementary as a preschool Special Ed teacher and I have been going to Holly Springs schools for 6 years. Over the years, I have seen how the increase in popularity in Holly Springs has led to increase in property taxes and house prices. This is pricing out native HS residents and many of the people who work here, like teachers, police officers, and other service-based industries. As a soon-to-be-high school graduate who will be living on my own, I can offer different perspectives and innovative ideas to the board and be a valuable

	asset to the town of Holly Springs. The average price of a single-family home in Holly Springs is $515,500. This is a 22.7% increase from last year (2020). The property tax rate for Wake County is 0.880%, meaning the average per year someone would spend on property tax is $4,536. Some residents have lived here for 10+ years and have not been able to stay because they cannot afford it. I have had friends who have had to move because they could not afford to live in Holly Springs, therefore, pushing them to a different school. At the beginning of 2021, I came up with a blueprint for an affordable house made out of a 20x8x8'6 shipping container. One of the most expensive parts of building a house is the land and framing. By using a shipping container, it alleviates the need for framing. My ultimate goal for this affordable house is to help homeless people get back on their feet. I am in the process of designing a 40x8x8'6 house that would be specifically for families. Attached in the files section are my resume, letters of recommendation from teachers here at Holly Springs High School, and the blueprints to my 20x8x8'6 design. If you have any questions please do not hesitate to reach out to me at crdragotta@gmail.com or 919-980-0902.
Signature	
Date & time	11/05/2021 7:31 AM

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COLE DRAGOTTA

GRAPHIC DESIGN/ARCHITECTUAL DRAWING AND SOCIAL MEDIA MARKETING

PERSONAL PROFILE

I am extremely motivated to help the community around me and is always willing to go out of the way to help someone. I am confident in my ability to come up with new, innovative ideas for the community.

CONTACT

195 Windsor dr,
Angier, NC, 27501

crdragotta@gmail.com

919-980-0902

EDUCATION

Still in High School
Certified in AutoCAD

SKILLS

- Graphic Design
- Social Media Marketing
- Photography
- Certified in AutoCAD 2020

WORK EXPERIENCE

Journey Principles, Social Media Marketer
JAN 2020 - MAR 2020

- Maintained and organized social media accounts
- Created social posts weekly
- Worked with management to come up with new ideas on how to advertise

Phillips Farm of Cary, Fun Park Associate
SEP 2021

- Handled the fun park
- Provided breaks for associates
- Managed the goat pin

November 3rd, 2021

Greetings,
This correspondence is in reference to Cole Dragotta from Holly Springs High School. I have had the pleasure of knowing Cole since June of this year when he was appointed to the leadership board for our Purple Craze Club and was elected to the position of Student Council Historian for our school. During this time, I have had the opportunity to realize that Cole is a self-confident and accomplished young man.

When I first met Cole, he grabbed my attention with his incredible poise and determination. He impressed me with his high level of commitment, as he had established quite a reputation for being an extremely active member of our school community. Cole is a student with superior interpersonal skills who works equally well independently or in a group setting which he has demonstrated to me time and again as his advisor this school year. He has never ceased to amaze me with his enthusiasm and follow through because Cole is not the type of student who participates in clubs and activities because he wants the credit; he does it because he has a giving nature and a desire to help.

Cole also possesses an internal drive that many high school students do not discover until college, as demonstrated by all of his extra-curricular activities. While at Holly Springs High School, Cole has been a part of the Student Council, Purple Craze Club, Photography Club, Key Club, and Yearbook class, just to name a few. He has also participated in the World Leadership Congress this past summer. Outside of school, he has volunteered for things like being a youth soccer coach and as a props master at Benson Little Theater. He exemplifies the ability to balance a full schedule by participating in all of these various activities while maintaining outstanding grades, with a grade point average of 3.125.

As a teacher it is rare to encounter a student with the maturity that Cole possesses, he is and will continue to be a true role model and he would be a big asset to your Housing Affordability Study Advisory Committee. Should you require further information, please do not hesitate to contact me.

Tamara Young
Purple Craze and Student Council Advisor
Tyoung@wcpss.net

To Whom It May Concern:

It is my pleasure to write this recommendation for Cole Dragotta. From an academic point of view, Cole has demonstrated that he is an exceptional student who pursues knowledge and holds himself to a rigorous level of performance. He has maintained perfect grades in the course which I taught him. This class was Honors Architecture II. Cole has a strong willingness to learn and succeed. Cole maintained an "A" average throughout my course. Much of this success is due to his understanding and visualization of advanced concepts. Cole's work demonstrates his commitment to excellence and his pride in each assignment.

Cole has a great personality, and values to match. Among the qualities that enable Cole to succeed in my class are his critical thinking skills, his intellect, and his work ethic. These characteristics are critical to success in technical classes such as these and will serve him well in life. The quality of work that Cole submits demonstrates a commitment to going above and beyond the basic requirements of any assignment.

On a personal level, it is great to have Cole in my class. I enjoy every opportunity to talk with him and gain insight into the impressive young man that he is. He continually demonstrates his commitment to being an excellent student and is a role model for others. His personality and approach to life is refreshing compared to less motivated students. He demonstrates a high level of respect for his fellow students and for me. Cole is more than willing to share his knowledge and abilities by assisting other students with difficult concepts. It is obvious that Cole is well balanced and has a strong moral and ethical background.

In conclusion, I am honored to recommend Cole for acceptance into this service role. He is mature beyond his years, has valuable insights and perspective, and will be an excellent representative of my teaching, our school, and our community.

Sincerely,

Richard W. Hunt

rhunt@wcpss.net

To Whom it May Concern:

I have known Cole for three years. He has been a very active member of Student Council. He spearheaded our Hidden Hawks activity that was held this fall. It was a scavenger hunt around town with clues written by local businesses or Cole, leading students to the next clue. Winners received a variety of prizes that were all donated by the local businesses. Cole came up with the idea and reached out to the Chamber of Commerce to pitch his idea then went into the community to solicit donations. It was very popular with the students and local businesses. It showed not only his commitment to Holly Springs High School but also to the community.

Cole is the ideal candidate to be a member of the Committee for Affordable Housing in Holly Springs. He is committed, reliable and not afraid to voice his opinion or to go out into the community for support. Cole is also a great listener. He is able to synthesize what he hears, pause and give his opinion and ideas. He is a very mature high school student, that I am sure you will be impressed with. His goal after high school is to study architectural design with the ultimate goal of building affordable housing in areas where it is most needed. I enthusiastically recommend him for this committee. Please do not hesitate to contact me if you need further information or clarification.

Sincerely,

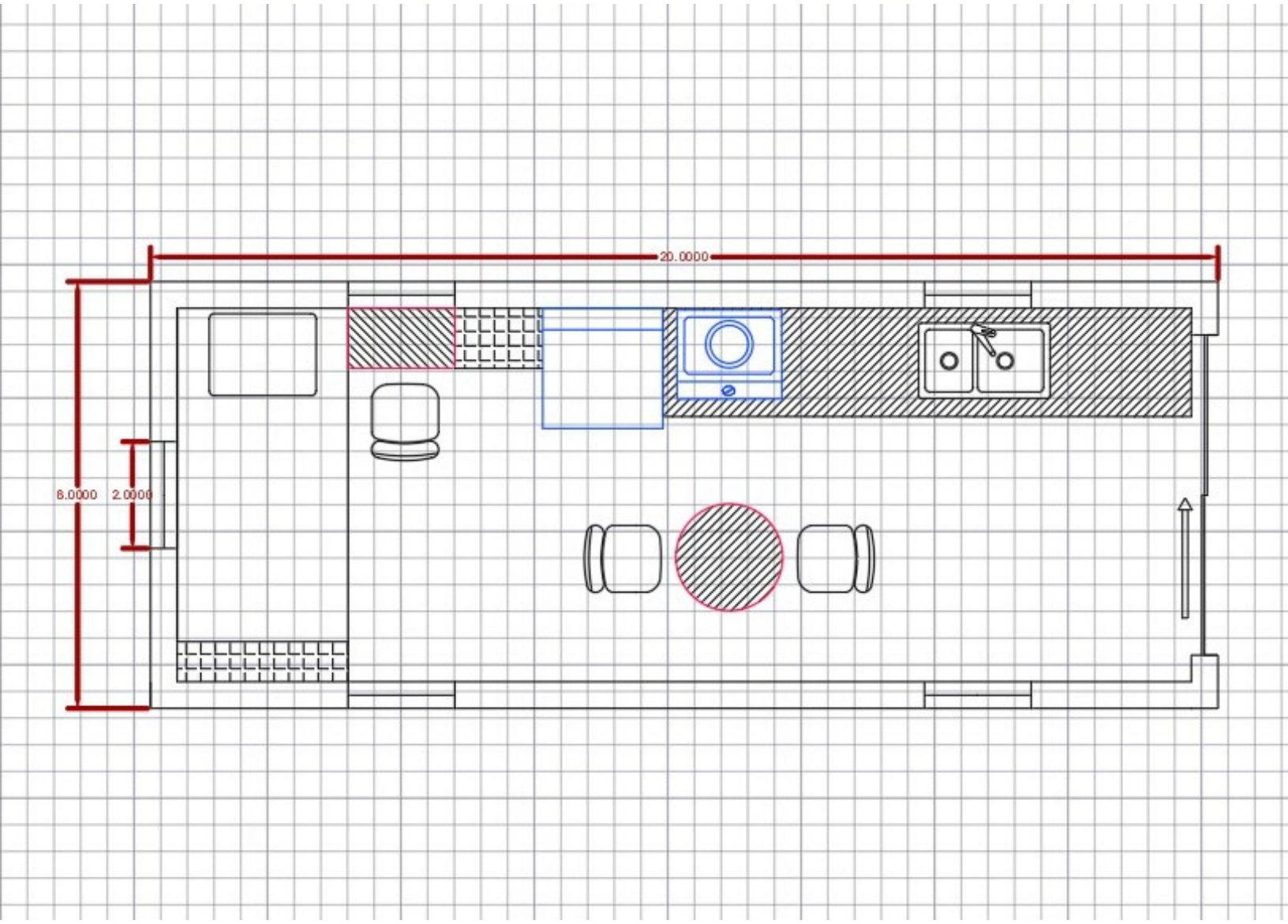
Melissa Richer
World Languages Department Chair
Student Council Advisor
Holly Springs High School
5329 Cass Holt Road
Holly Springs, NC 27540
919-271-9093
mricher@wcpss.net

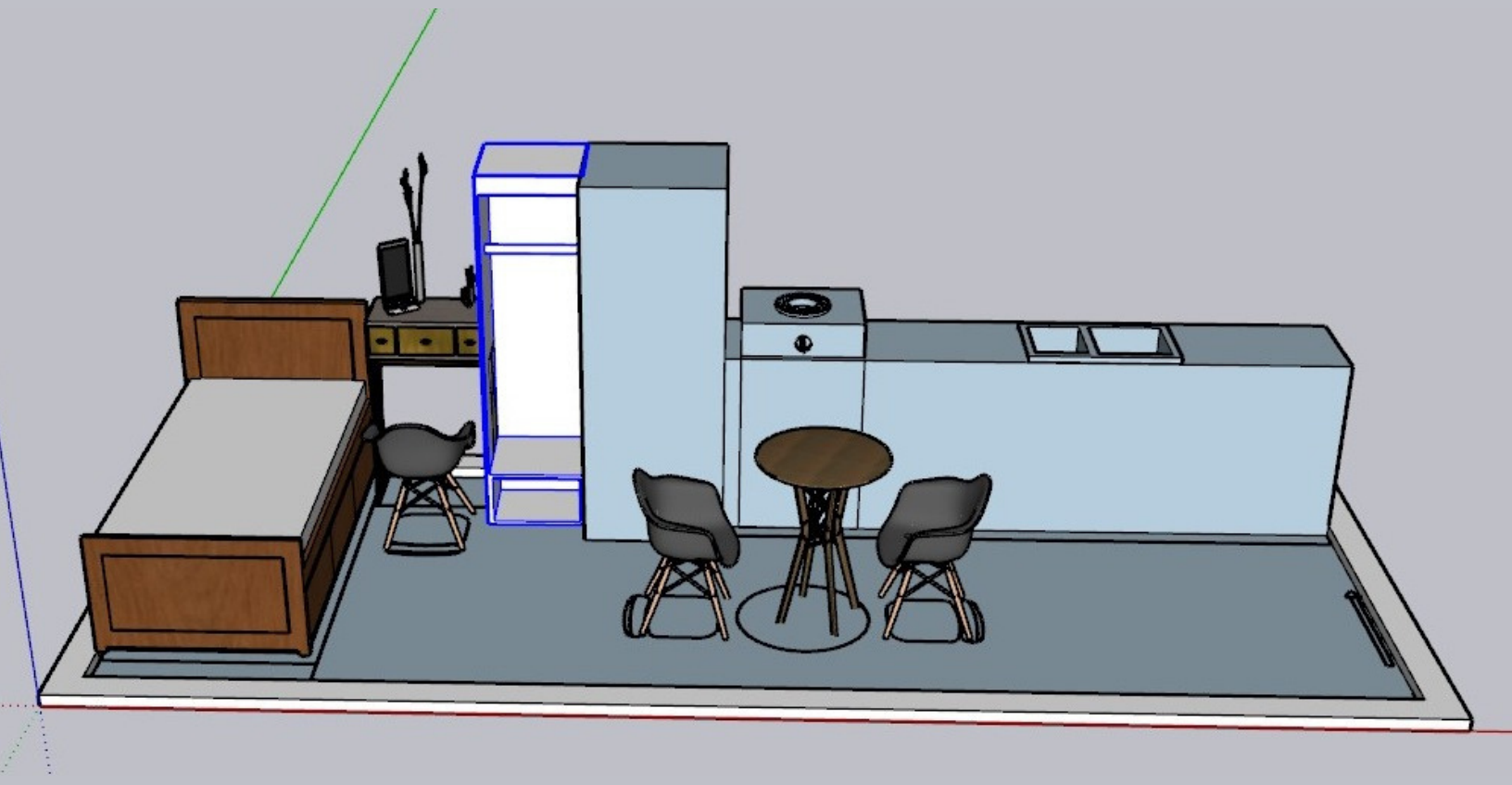
To Whom It May Concern,

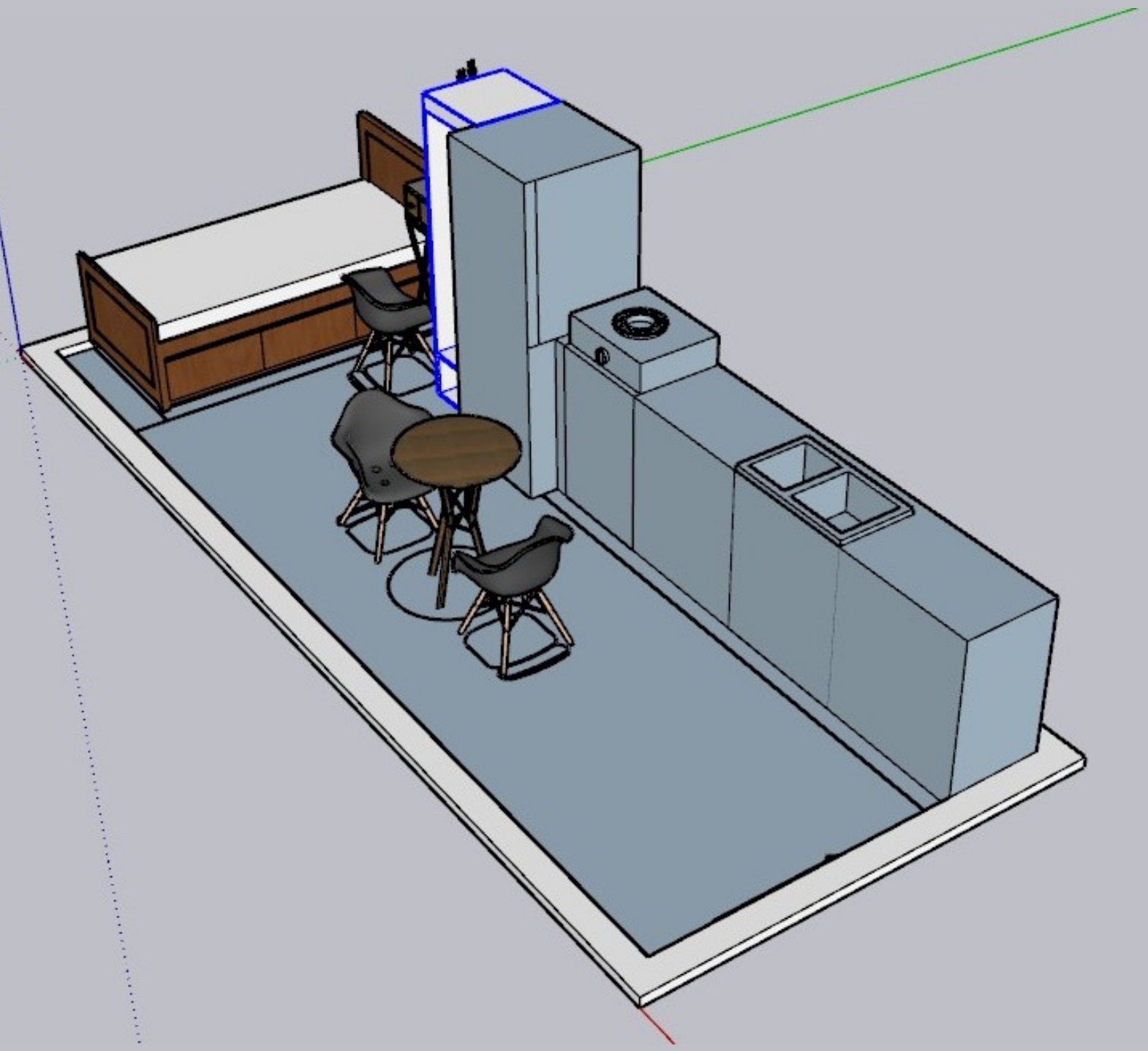
I am writing to recommend Cole Dragotta for the Holly Springs Housing Affordability Study Advisory Committee. I have had the pleasure of teaching Cole at Holly Springs High School. While Cole is a high school student, he is extremely passionate about making a positive difference in society, specifically the area of affordable housing. Cole plans on majoring in architecture in architectural design with the career goal of designing and building affordable housing for the homeless. He has already designed an affordable house using shipping containers. Cole has the maturity needed to serve on a committee; he has excellent interpersonal skills. Cole is able to speak publicly, ask intelligent questions, and listen to various viewpoints. Cole is able to engage in discussions and support his opinions with evidence. Cole has a proven track record of following through with his commitments. Cole is involved in numerous extracurricular and community activities. His choice of activities demonstrate his ease in engaging with adults, being in front of large groups, and taking on leadership roles. For example, Cole is the school historian at Holly Springs High School documenting various events and activities. He started his own successful photography business. Cole is also a Parks and Recreation youth soccer head coach. Cole may be a high school student, but he definitely has the drive and determination to be a valuable member of the Housing Affordability Study Advisory Committee

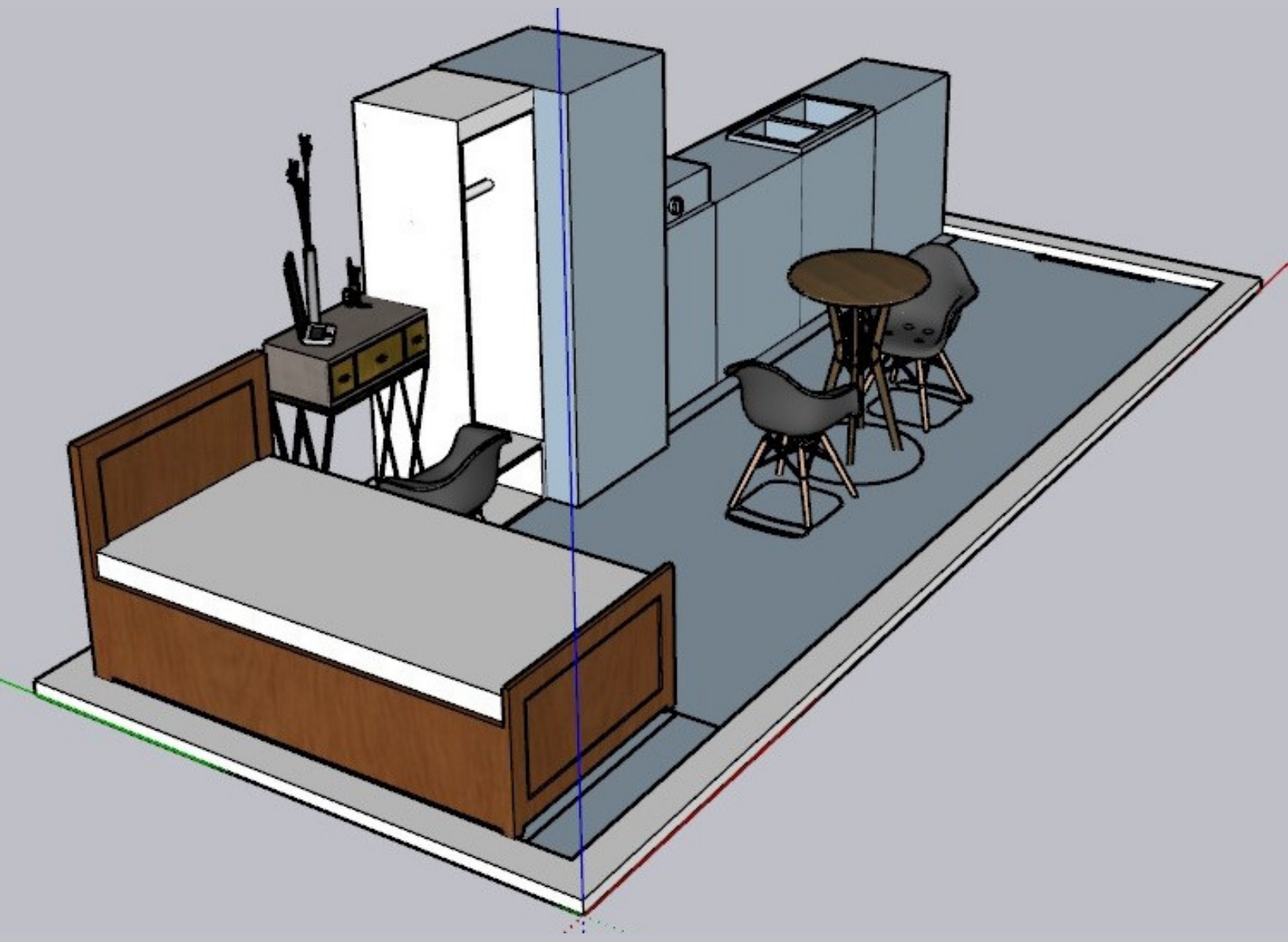
Kara L. Gensor

High School Science Teacher
kgensor@wcpss.net


20.0000
8.0000
2.0000







Housing Affordability Study Advisory Committee Application

Applicant name	Oksana Sharapova
E-mail	oksana.p.sharapova@gmail.com
Home address	Street Address: 709 linden ridge dr City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(407) 902-7188
Current employer	None
Job title / occupation	Homemaker
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Oakhall
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Holly Springs is home to my husband and I and our three children. We love our town and want to see it growing in the right direction. That's why I feel strongly about being part of the advisory committee.
Signature	
Date & time	11/05/2021 8:10 PM
How did you find out about these opportunities?	Town website

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Housing Affordability Study Advisory Committee Application

Applicant name	Gina Clapp
E-mail	gina@clapprealestate.com
Home address	Street Address: 229 Cobblepoint Way City: Holly Springs State: NC Zip Code: 27540
Home/cell phone	(919) 818-3916
Current employer	Self / Century 21 Triangle Group
Job title / occupation	Real Estate Broker
Are you a homeowner or resident?	In-Town homeowner/resident
How long have you lived in Holly Springs?	15.5 years
Name of neighborhood	Cobble Ridge
Are you representing an organization or interest / advocacy group?	I am not representing an organization or interest / advocacy group. Real Estate / Development
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would like to serve on the affordable housing committee due to my long time interest in expanding housing choice in Holly Springs. As Holly Springs continues to grow and welcome new major employers, the Town needs to understand the housing needs of employers and employees and then evaluate the effects of development standards and fees that may be inhibiting the ability for more affordable housing opportunities to be built. With my experience as the past Director of Planning & Zoning and leading the background that has lead up to this study and my experience in real estate, I

	can provide a unique perspective and background to this committee. I would like to continue to share my passion for Holly Springs and be a part of the quality growth and development where there are greater opportunities for a variety of housing types and options for those who would like to call Holly Springs home.
Signature	
Date & time	11/05/2021 5:31 PM
How did you find out about these opportunities?	Chamber of Commerce email

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

New Business
Title: Economic Development Investment Policy P-008.03
Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Staff Resource: Irena Krstanovic, Director, Economic Development

Action(s):
Approve the Economic Development Investment Policy.

Explanation:

- The objective of the Economic Development Investment Policy ("EDIP") is to create an incentive that is advantageous to the town to:
  - Recruit targeted industries to make capital investments and create jobs in the corporate limits of Town
  - Retain existing industries when there is a verified threat of leaving the Town; and/or
  - Facilitate the significant expansion of existing industries
- To qualify, a project must be categorized into one of the following identified target industries: Life Science, IT & Technology, Advanced Manufacturing, CleanTech & Smart Grid, and Corporate or Divisional headquarters.
- Minimum Project Qualifications must be met to be awarded EDIP:
  - capital investment and job creation
  - wage levels that are competitive with the local area median income
  - additional qualifications may be required at Council's discretion

Background:

- An original Industrial Development Incentive Policy was first approved by Council in 2005 and updated in 2016.
- Due to the need to refine our policy focus and boost success, the EDIP was created to stimulate job creation, private investment, and overall economic growth in the Town of Holly Springs.
- The Town considers, on a project by project basis, ways in which the Town may award incentives in order to promote growth and diversity of the Town's tax base and result in the creation of high-quality, well-paying jobs.

Funding Source(s):
N/A

Attachment(s):

1. P-008.03 Economic Development Investment Policy_Nov 2021_TC Council Version

Holly Springs, N.C.	**P-008.03** **Economic Development Investment Policy (EDIP)**	
	Prepared By:	**Irena Krstanovic**
	Department:	**Economic Development**
Policy & Procedure Statements of the Holly Springs Town Council	Date Approved by Council:	
	Effective Date:	
	Supersedes Old #:	**P-008.01 & P-008.02**
	Old Effective Date:	**July 19, 2016**

SECTION 1: PURPOSE

A. To provide policy guidance when considering an economic development incentive to:
   i. Recruit targeted industries to invest capital improvements and create jobs in the corporate limits of Town;
   ii. Retain existing industries when there is a verified threat of leaving the Town; or
   iii. Facilitate the significant expansion of existing industries.
B. The general welfare of the residents of the Town is directly benefited by sound economic development policies that promote the growth and diversity of the Town's tax base and result in the creation of high-quality jobs.

SECTION 2: DEFINITIONS

A. Economic Development Agreement: A legal document between the Town and the Company that outlines the mutual promises and covenants to which each party agrees upon for a partnership project.
B. Target Industry: The types of companies the town is focused on for recruitment based on strategic priorities and advantages of the Town and region.
C. Capital Investment: Permanent improvements made to land and the purchase of capital goods, which are tangible assets such as buildings, machinery, equipment, vehicles, and tools made by a company. Otherwise described as real property and personal tangible property.
D. Incremental Taxes: the amount of new, annual property tax revenue received by the Town as a result of new development .

SECTION 3: SCOPE

A. **Incentives Considered on a Project-by-Project Basis at Council's Discretion** – This policy serves as a baseline for consideration and additional or different incentives may be awarded by the Council in its discretion on a case-by-case basis.
B. **No Guarantee for Approval of Assistance** – This policy does not provide any type of guranteed minimum assistance to any business, industry, venture, or individual. This Policy, and all economic incentives of the Town, shall at all times comply with N.C.G.S. § 158-7.1 and applicable case law.
C. **Financial Grant Performance Requirements** – Any EDIP arrangement with a new or existing company must be in compliance with sound public policy principles, which at a minimum include:

i. A significant return on investment, taking into account tax revenues generated by the Project over a 10-year period, or less, which in the assessment of Council would not have occurred but for the EDIP award.

ii. A Council-approved economic development agreement is required with the company involved, binding it to minimum levels of assessed tax valuation and job creation, and providing for penalties and/or reductions in amounts of grants, in the event that it fails to meet minimum required performance levels.

SECTION 4: GUIDELINES FOR ECONOMIC DEVELOPMENT GRANT CONSIDERATION

A. The total capital investment in the Project including site improvement, building cost and equipment
B. The prospective ad valorem and sales tax revenues for the Town over the course of a up to a maximum ten (10) year period
C. The number, type and quality of jobs created
D. Wage levels for jobs created
E. The likelihood for future expansions, resulting in increased tax revenue and job creation
F. Site specific issues that impact public infrastructure expansions which will stimulate development in areas of Town, which will be of benefit to overall community development
G. The Project should be categorized into one of the following identified target industries: Life Science, IT & Technology, Advanced Manufacturing, CleanTech & Smart Grid, and Corporate or Divisional headquarters
H. Partnership participation levels of other governmental entities such as Wake County and the State of North Carolina
I. Other factors deemed relevant by the Council in its discretion

SECTION 5: MINIMUM PROJECT QUALIFICATIONS FOR CONSIDERATION

A.

	New Project by Company	**Expansion of existing facility**
Capital Investment (minimum)	$5M	$3M
Job Creation (minimum net new over a 5-yr period)	50	25

B. **Wages** – The wage levels of the jobs created must represent a wage, at a minimum, that is competitive to the local area median income.

C. **Additional Qualifications May Be Required** – Generally, for a project to be considered by the Council for a EDIP award, it should meet all of the above minimum project qualifications; however, the Council may, in its discretion, evaluate any application without regard to the provisions of this policy. Additional qualifications may be required by the Council in its discretion on a Project-by-Project basis.

SECTION 6: TYPES OF ECONOMIC DEVELOPMENT INCENTIVES

A. EDIP awards under this policy may consist of one or more of the following incentive tools, depending upon the terms approved by the Council:
   i. Expedited/Customized development review schedule
   ii. Development fee waivers where legally permissible
   iii. Business Investment Grant (BIG) – defined as a grant from the Town's General Fund calculated as a certain percentage of ad valorem taxes based on new jobs created and/or retained and new incremental tax base value derived from the project. Any BIG is paid annually to the recipient after all ad valorem taxes for the tax year are paid to the Town by the recipient. Maximum grant reimbursement not greater than a 50% average of ad valorem taxes over the life of the grant.
   iv. Synthetic Tax Increment Grant (STIG) – defined as a grant from the Town's General Fund calculated as a percentage of ad valorem taxes granted back based on new incremental tax base value derived from the project and completion of public infrastructure investments by the developer, granted after all ad valorem taxes for the tax year are paid to the Town by the recipient. Maximum grant reimbursement not greater than a 50% average of ad valorem taxes over the life of the grant.
   v. Public Infrastructure Investment made by the Town
   vi. Land Purchase & Conveyance
   vii. Other tools which create public value in the community as determined by the Council on a Project-by-Project basis

End of Policy Statement No. P-008.03

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 22.

New Business
Title: Grant Committee Recommended Contribution to South Wake Conservationists
Strategic Priority Area: Safe & Friendly
Engaged, Healthy, & Active Community
Staff Resource: Mayor Pro Tem Berry and Council member Wolff

Action(s):

1. Approve the $2,000 grant for additional funds to South Wake Conservationists, a part of the North Carolina Wildlife Federation, which is a 501(c)(3) organization and North Carolina non profit.
2. Approve a budget amendment of $2,000 from General Fund fund balance for the non-profit grant.

Explanation:

- The Council's Grants Committee is charged with recommending grant funding to community agencies and organizations that provide a public benefit to residents and businesses in Holly Springs.
- South Wake Conservationists mission is to conserve and improve wildlife habitat and diversity through conservation projects and public outreach in southern Wake County and the surrounding area.
- Due to unique challenges, the South Wake Conservationists are having difficulty funding their program due to a higher than expected need in the community.
- The Grants Committee has reviewed the need and is recommending that Council consider an additional grant to the South Wake Conservationists.
- In the event Council wishes to provide additional, one-time funding to the South Wake Conservationists, the Town Manager recommends an appropriation from General Fund fund balance.

Background:

- South Wake Conservationists supplies protein to food-insecure families through hunters' donations.
- Holly Springs has supported this organization over the past several years with nonprofit civic grants.
- The current situation has created more need in the community, and fewer resources to meet those needs.
- In April, the South Wake Conservationists received $1,000 as part of the Civic Nonprofit

Grant Program.

Funding Source(s):

Appropriated Fund Balance

Attachment(s):

1. FY22 Budget Amendment Form - non-profit grants

Town of Holly Springs
Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Department: Administration **Date:** 11/30/2021

Reason for Budget Amendment:

Council Member Wolff and MPT Berry are requesting an additional $2000 in non-profit grants.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-412-14-82.01	Town Clerk - Misc Special Programs Contributions	$ 2,000	
	Total Expense:	**$ 2,000**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-360.08	General Fund unassigned fund balance	$ 2,000	
	Total Revenue:	**$ 2,000**	**$ -**

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.