



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, September 22, 2026**

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

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. Meeting Minutes, August 25, 2026

Town Council Meeting Representative

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

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

Development Plans

2. Development Plan 26-DP-01 Chandler Crossing

Plans and Studies

3. Housing Affordability Action Plan

Other Business

4. Town Council Official Action Overview
5. Committee Reports
6. Development Services Report
7. Other Business

Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday August 25, 2026 at 7:00pm

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **August 25, 2026**. At 7:00 p.m. after determining whether a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:

Sean Ryan, Planning Division Manager
Brett Gosney, Planner II
Cheryl Caines
Elliot Blonshine, Development Review Engineer
Catherine Jacobs, Division Mngr
Jay Osborne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Planning Board Members Present:

Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Sara Kempin
Craig Kessler
Kathy Stamper
Van Crandall

Members Absent:

Joanna Holder
Josh Prizer

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Vice Chair Thomas Urquhart.

Agenda Item #5: Agenda Adjustment

None.

Agenda Item #6: Approval of Minutes

a. July 28, 2026, Minutes

Motion:

Motion to approve July 28, 2026 Minutes

Motion by: Craig Kessler

Second by: Kathy Stamper

Action: The Planning Board vote in favor of the motion (5-0)

- *Vice Chair Urquhart refrained from voting due to being absent from July Planning Board*

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday August 25, 2026 at 7:00pm

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - September 15 – Rick Madoni
 - October 20 – Craig Kessler

Agenda Item #8: Public Comment

None.

Agenda Item #9: Zone Map Change Petition

Rezoning 25-REZ-05 Daventry

Mr. Gosney presents the staff analysis and recommendation. Noting the minimal changes to the Towns Unified development Ordinance and the projects consistency with the comprehensive plan along with the improvements along the Piney-Gove corridor.

Mr. Blonshine continues to present the Staff report to the Board, discussing the project's utility layout and transportation improvements and the additional commitment to provide a \$100,000 fee in lieu toward the signalization at Rouse Road.

Applicant / Speaker:

Jason Barron
Morningstar Law Group
434 Fayetteville Street Suite 2200
Raleigh, NC 27601

Traffic Engineer:

Tyler Blain
Exult Engineering

Applicant / Speaker:

Laura Holloman
McAdams
621 Hillsborough St., Suite 500
Raleigh, NC 27603

Mr. Barron, on behalf of Stanely Martin Homes, outlines the project's benefits and consistency with the comprehensive plan.

The project includes a diversity of housing types, including front-loaded single-family detached homes, townhomes, and alley-fed single-family detached homes. It will preserve 47% of the site as open space, including existing trees and a pond.

Transportation improvements include road widening, turn lanes, and a commitment to contribute to a future signal at the intersection of Rouse Road and Piney Grove Wilbon.

The Board prepares questions for the applicant.

Ms. Stamper asks about the displacement of the mobile home residents and the relocation assistance, if any. She also questions if there is a specific tree specimen designated for the preservation area.

Mr. Baron explains the mobile home park owners, not the developer, have been working with residents for an extended period. Learning from past situations like the Cary case, they held a neighborhood meeting specifically for park residents, though no one attended. Even so, they've maintained an active dialogue with residents and are helping them find new locations for their homes to minimize disruption.

Mr. Baron did not have an arborist present, but identified explained there are several large trees, including at least one roughly 40-foot specimen, along with a number of smaller trees expected.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday August 25, 2026 at 7:00pm

Mr. Kessler asks for clarification on the proposed traffic pattern to reduce the time.

Mr. Tyler Blain, Exult Engineering talks about the project adding a southbound left-turn lane with 300 feet of storage and lengthens the westbound right-turn lane to 375 feet, increasing capacity and allowing traffic to move through the intersection more efficiently

Mr. Kessler states that it seems like there's going to be some infrastructure improvements and then none until likely a future development.

Mr. Blonshine confirms there are four projects that will provide improvements to the corridor: Elliot Farm, Hazel Rige, Seasons at Wilbon and Powell Place. Should Daventry pass it too will provide improvements.

Mr. Urquhart asks if there is a long-term plan to put sidewalks on Adcock or to connect Developments?

Mr. Blonshine confirms Daventry will improve its Adcock Road frontage, including adding sidewalks.

Seasons at Wilbon are also widening Adcock and adding sidewalk along its frontage, leaving a small gap between the two projects. To the west, the existing 'county' subdivisions have no sidewalks, just asphalt with roadside ditches.

Mr. Crandall asks about the connectivity of Daventry to Hazel Ridge is via east-west streets; there is no direct north-south connection to Duncan Cook Road, so traffic must travel west through Hazel Ridge on an indirect route before reaching Duncan Cook.

Staff confirms that they explored a north-south connection, but multiple stream crossings created significant design and permitting challenges. Instead, the applicant is providing a single stream crossing that connects into the lower portion of Hazel Ridge, though it does not create a direct route to Duncan Cook Road. Any further extension through Hazel Ridge would require that developer's agreement, as their approved subdivision plan already fixes the street layout.

Mr. Crandall asks for the traffic trip counts from Adcock Rd into the development

Tyler Blaine with Exult Engineering, confirms coming into Adcock Road off of Piney Grove Wilburn Road during the AM peak hour, you'll have it's about 63 vehicles turning in during the A.M. peak hour, which is about one vehicle per minute, and then during the P.M. peak hour, you have one 213, so about three and a half vehicles per minute during the PM peak hour coming in on Adcock Road

Mr. Crandall asks the rational to the setback reduction. The UDO standard side setback is 10 feet, but this proposal reduces it to 5 feet.

Mr Baron explains it is 5' on either side of the home for a total of 10'

Ms. Kempin asks if there is an approximate buildout schedule and clarity regarding Duncan Cook signal improvements. Stating there was discussion about realigning Phelps West to better align with Duncan Cook— asking if that realignment is still planned, and is it part of the current improvement package or a longer-term project?

Mr. Baron provides an estimate for full buildouts in approximately 8 years.

Mr. Blonshine confirms the realignment of Phelps West is part of Fuquay Varina's CTP and is related to the Twin Springs project.

Mr. Madoni asks if Hazel Ridge is required to install the signal even if Fuquay Varina realignment doesn't move forward, and would it go in as a temporary or final location?

Mr. Blonshine confirms The Duncan Cook signal is a committed Hazel Ridge improvement. It may be installed in a temporary location if Fuquay's realignment of Phelps West proceeds later, but Hazel Ridge must install a signal at Duncan Cook regardless of whether Fuquay's project advances.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday August 25, 2026 at 7:00pm

Mr. Madoni asks if there is a greenway connection to the west.

Mr. Gosney confirms the greenway terminates at Street I and then ties into the sidewalk; within Hazel Ridge there are only sidewalk connections, and the greenway does not continue across. The white strip shown is a sewer easement, and since there is no comparable easement or greenway corridor in Hazel Ridge, there will be no greenway connection between this project and Hazel Ridge.

The Planning Board holds further discussion. Pointing out, over-all a good project, housing affordability, and the proposed 100k fee in-lieu for traffic signal.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from RR Rural Residential to SR-CD Suburban Residential Conditional District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the Suburban Residential District is established to protect, promote, and maintain the development of low-to-medium density Detached Dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood.

Motion by: Thomas Urquhart

Second by: Criag Kessler

Action: The Planning Board voted in favor of the motion (5-1).

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition #25-REZ-05 to change the zoning of 127.09 acres of Wake County PIN #0647313352, 0647401596, 0646399748, & 0646491644 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District, as submitted by McAdams on behalf of Stanley Martin Homes, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Thomas Urquhart

Second by: Craig Kessler

Action: The Planning Board voted in favor of the motion (5-1)

Denial Feedback: proposed project lacks connectivity to Duncan Cook Rd., and the UDO standard setback of 10' should be enforced rather than the 5' proposed on the plans.

Agenda Item #10a: Committee Reports

LUAC (Van Crandall / Sara Kempin)

Last meeting: discussion of Data Centers. Looking at changes to the UDO. No Applications but there have been inquiries.

Next Meeting: September 1, 2026

- Friendship Rd (Industrial) Rezoning
- Central Pines COG – Data Centers

Tree Advisory Committee (Joanna Holder / Craig Kessler)

- Last meeting: July 13, 2026
- Next meeting: September 14, 2026
- Street Tree Replacement Grant (Aug 21 – Oct 2)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday August 25, 2026 at 7:00pm

Agenda Item #10b: Town Council Official Action Overview

- 2420 Avent Ferry Rezoning – Action Deferred (not assigned)
- Welcome Hanah Peptis

Agenda Item #10c: Development Services

- 2026 Population Projections
 - i. est of ~55,000 people as of July 2026
 - an increase of almost 1500 people
- Project Updates
 - Housing Affordability Action Plan
 - Festival Street
 - i. Design lab held 8/21/26 afternoon (due to weather)
 - UDO Amendments
 - Utility Modeling / Comprehensive Plan Revisions
 - Data Center Moratorium
 - ii. NCGS does not allow prohibition of uses
 - Engagement Portal – for the Data Center Study
 - iii. Survey
 - Anticipated Schedule

Agenda Item #10d: Other Business

None.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Craig Kessler

Second by: Kathy Stamper

Action: The Planning Board voted in favor of the Motion (6-0)

Time: 8:30pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Development Plan 26-DP-01 Chandler Crossing

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend the Town Council approve/deny 26-DP-01 Chandler Crossing Development Plan with the conditions in the staff report, and to forward the Planning Board Action Report, including the Recommendation, to the Town Council.

Explanation:

- A Development Plan has been submitted to the Town by Bolton & Menk, on behalf of Chaucer Creek Capital, for 298 Apartment Dwellings on 17.36 acres at 4500 Old Holly Springs Apex Road
- The site includes three apartment buildings, totaling around 100,000sf. An internal private drive is proposed with formal on-street parking, as well as a variety of open spaces including a swimming pool, nature play area, pickleball courts, putting green, and dog park.

Staff Recommendation: Approve

Background:

- The project was rezoned from HI-Heavy Industrial, NR-Neighborhood Residential, and CB-CD Community Business Conditional Zoning District to CB-CD Community Business Conditional Zoning District on June 17, 2025 (24-REZ-02 Old Holly Springs Apex Road Rezoning).

Funding Source(s):

N/A

Attachment(s):

1. 26DP01_ChandlerCrossing_PBStaffReport
2. 26DP01_ChandlerCrossing_Application
3. 26DP01_WCPSS_Letter
4. 26DP01_ChandlerCrossing_Plans



Project Type: Development Plan

Concurrent Applications:

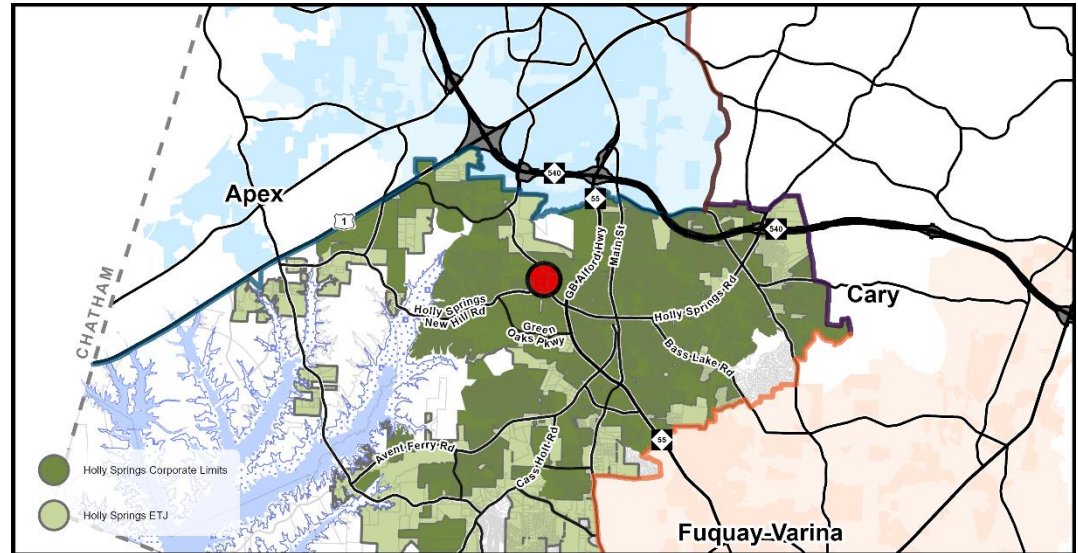
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Jeremy Arnett – Bolton & Menk, on behalf of Chaucer Creek Capital

Property Address: 4500 Old Holly Springs Apex Rd

Property Area: 17.36 ac.



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

Project Summary:

A Development Plan for 298 Apartment Dwellings in three buildings, at 4500 Old Holly Springs Apex Road. The plans depict an internal private drive with on-street parking, a variety of open spaces, and connections to commercial development to the south.

Requested Action:

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

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Case Summary

Current Zoning:

CB: Community Business

☒ Conditional Zoning District

Current Major Subdivision Plan: N/A



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Mixed-Use Center

Staff Analysis:

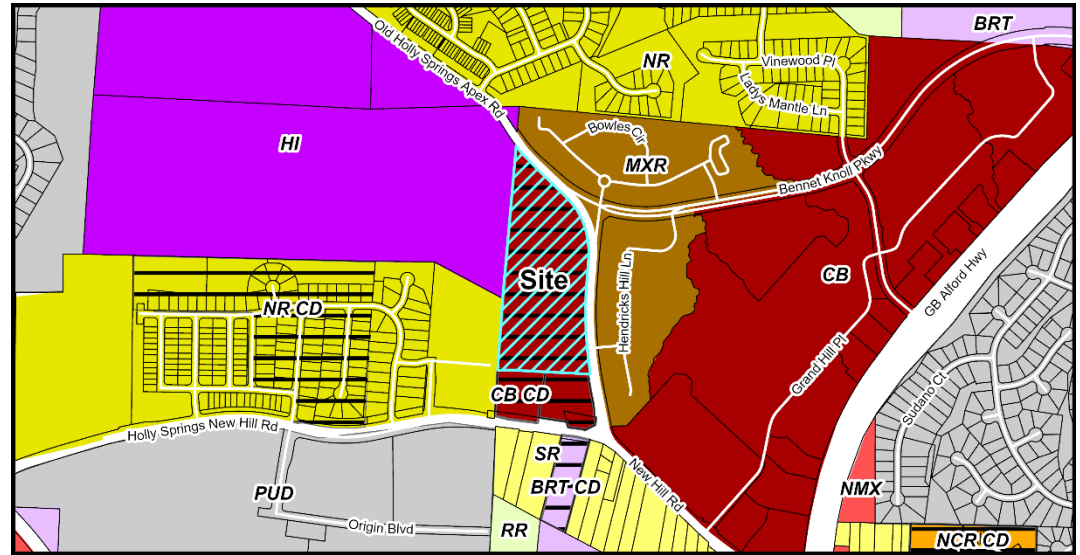
The Development Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, ordinances, and the 4500 Old Holly Springs Apex Road Conditional Zoning District.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0649361536	CB-CD	17.36
Total Area:		17.36 acres



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	CB-CD - Community Business Conditional Zoning District	Vacant
North	MXR – Mixed-Use Residential	Apartment Dwellings
South	CB-CD - Community Business Conditional Zoning District	Medical Office Building (Under Construction) Vacant (Future Fueling Station Site)
East	MXR – Mixed-Use Residential	Apartment Dwellings
West	HI – Heavy Industrial, NR – Neighborhood Residential	Closed Landfill, Thales Academy

Parcel Rezoning History

Rezoning Number: 24-REZ-02

Original Zoning: HI – Heavy Industrial

Approved Zoning: CB-CD – Community Business Conditional Zoning District

Approval Date: 6/17/25



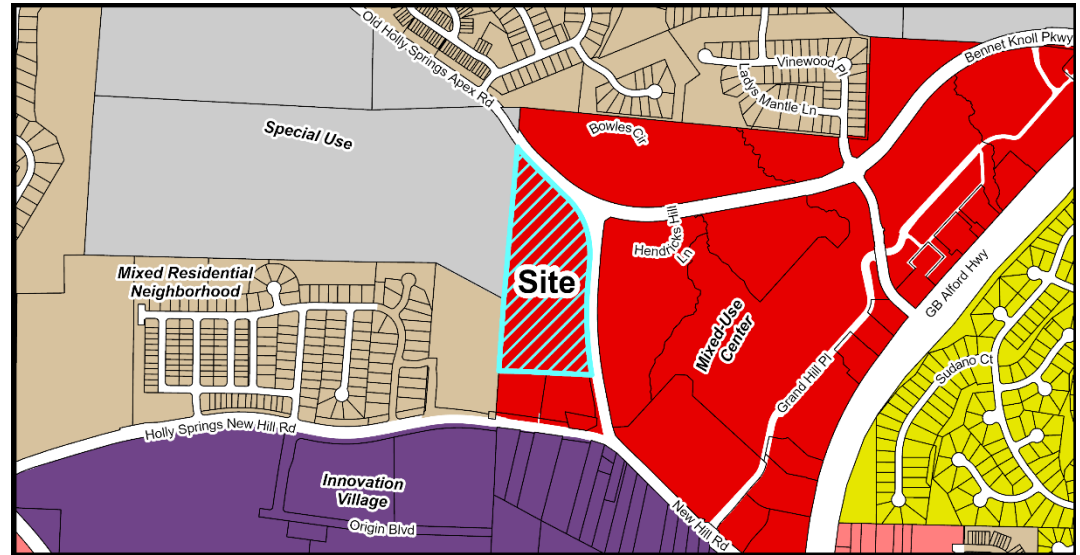
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

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

Future Land Use: Mixed-Use Center

A Mixed-Use Center offers 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.

Key Characteristics of a Mixed-Use Center include:

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

Small Area Plan: N/A

Historic Structures: None



Land Use & Character Staff Analysis:

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

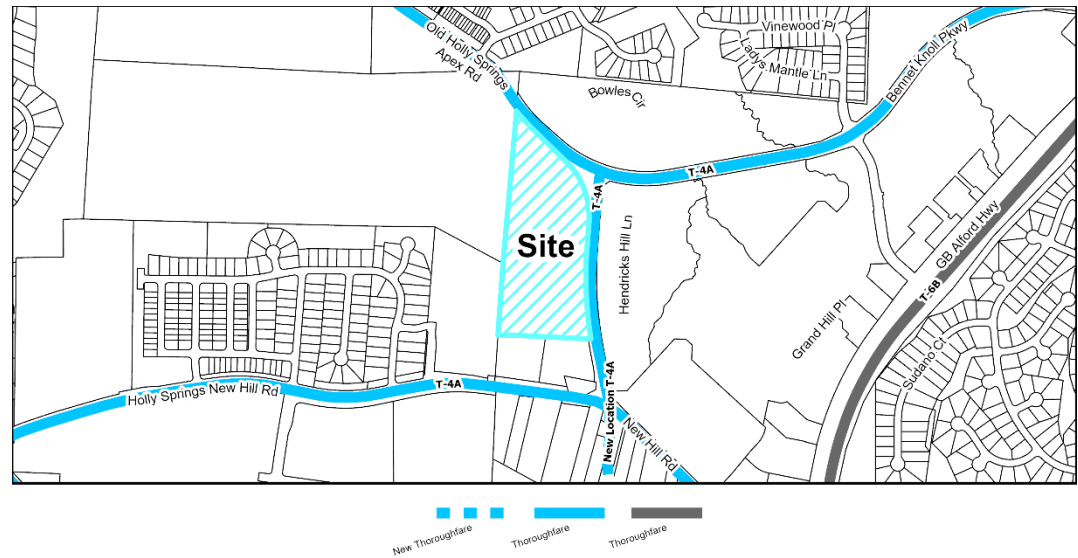
The proposed Chandler Crossing Development Plan is consistent with the Future Land Use designation of Mixed-Use Center, and goals and objectives of the Town's Land Use & Character Plan. These consistencies, as shown on their plans, include:

- Building Placement – Three buildings are proposed for the site, with the maximum height of Building C at nearly 45'. The Mixed-Use Center Character Area supports this number of stories and height, especially fronting streets. Direct pedestrian sidewalk connections are proposed to the sidepath along Old Holly Springs Apex Road.
- Street & Block Patterns – The Development Plan shows no parking between Old Holly Springs Apex Road and the buildings. Parking is proposed between the buildings and in the rear. On-street parking is proposed on the internal private drive, contributing to street calming. Both the buildings near the street and de-emphasized parking contribute to the less suburban character of the site.
- Housing Diversity – Apartment Dwellings are encouraged within Mixed-Use Centers, providing housing for residents close to goods and services. Appropriately placed and designed Apartment Dwellings can create alternative transportation options instead of only automobiles.
- Open Spaces – The open spaces proposed on the Development Plan are varied and placed throughout the site. Hardscaped areas with seating, grassy lawns, a swimming pool, dog park, and courts are all connected via sidewalks within the site.
- Natural Resources – The applicant has proposed Green Stormwater Infrastructure in the parking landscape islands, as part of the Water Resources Management Policy. No stormwater detention open to the air is proposed.

Overall, the proposed Development Plan is consistent with the Town's Land Use & Character Plan.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

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



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

Road widening is required across the property frontage of Old Holly Springs Apex Road and Holly Springs New Hill Road to meet ½ of the ultimate cross section, which is a 4-lane median divided (T-4A) cross-section. As a condition of the Development Agreement approved with the rezoning, this project will also construct ½ of the ultimate cross-section across the frontage on Holly Springs New Hill Road. Due to the curve through the intersection of these two roadways, the required transition length is not adequate for a median to be safely constructed at this time. In further coordination with NCDOT, it is recommended for this project to pay a fee-in-lieu in the amount of \$53,605 for the median along Holly Springs New Hill Road. The development is proposing three new driveway access points; two of which are along the north/south section of Old Holly Springs Apex Road, and one is along the east/west section of Old Holly Springs Apex Road.

New Location Roadways:

There are no new CTP Roadways on this parcel. The proposed internal road network consists of private drive aisles which will connect to a vehicular stub to the south, being installed by Holly Springs Medical Office Building, and a vehicular stub to the west, at the Thales Academy. The private drive aisles will resemble public streets in their appearance and functionality by allowing efficient ingress and egress to and through the site and including sidewalk and street trees along them, along with some on street parking.

Hotspot/Safety Study Location:

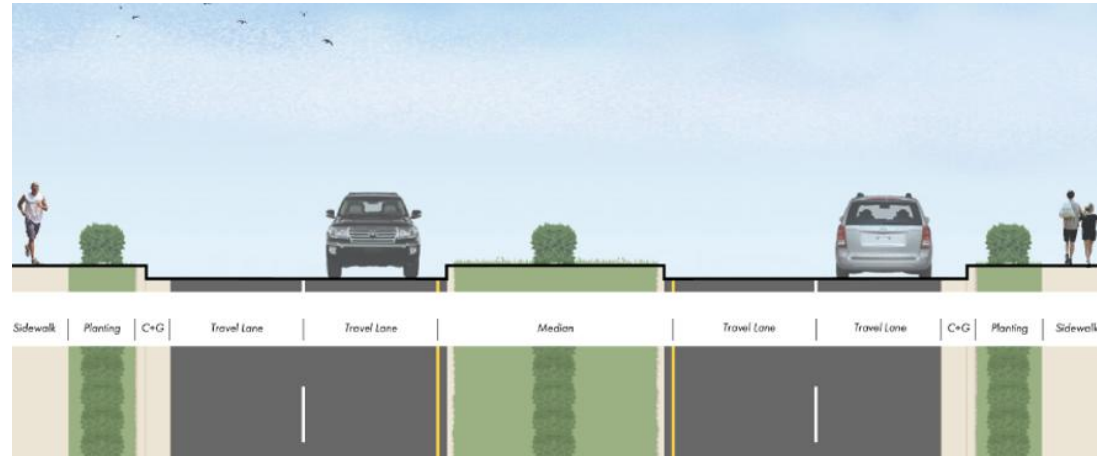
The nearby intersection of New Hill Road and Grand Hill Place is a Hotspot Study. Hotspot intersections are locations with existing safety concerns, anticipated development, and needed improvements. This development will pay a proportionate fee-in-lieu (FIL) for the long-term improvement of that intersection to right-in/ right-out/ left-in per the approved Traffic Study and Development Agreement.



Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

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

Old Holly Springs Apex Road Frontage Widening – North/South & East/West

- Construct one-half of the roadway's ultimate cross-section (4-lane median divided) across the site frontage.

Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road

- Contribute a proportional Fee-In-Lieu (FIL) towards construction of an exclusive westbound u-turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper along with associated signal modifications necessary to accommodate this geometric modification.
- The proportional FIL amount will be \$4,407.20 for this improvement and is based on this project contributing to 2% of the AM and PM peak hour traffic at this intersection.

New Hill Road and Grand Hill Place

- Contribute a proportional Fee-In-Lieu (FIL) towards conversion of this intersection to a left-in/right-in-right-out. The proportional FIL amount will be \$2,016.80 for this improvement.

Old Holly Springs Apex Road and Hendricks Hill Lane / Proposed Site Access #1

- Construct Site Access #1 as the eastbound approach with one (1) ingress and two (2) egress lanes striped as an exclusive left-turn and a shared through/right-turn lane.
- Construct a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
-

**Transportation Information (cont.)**

- Construct an exclusive northbound left-turn lane with a minimum of 150 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach of Hendricks Hill Lane to that of an exclusive left-turn lane and a shared through-right lane.

Old Holly Springs Apex Road and Proposed Site Access #2

- Construct Site Access #2 as the eastbound approach with one (1) ingress lane and one (1) egress lane and restricted to right-in/right-out operations.
- Construct an exclusive southbound right-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Old Holly Springs Apex Road and Proposed Site Access #3

- Construct Site Access #3 as the northbound approach with one (1) ingress lane and two (2) egress lanes striped as an exclusive left-turn and a right-turn lane, respectively.
- Construct a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
- Construct an exclusive westbound left-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper

Transportation Staff Analysis:

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

The Development Plan is consistent with the rezoning conditions, associated mitigation improvements from the Traffic Study and the Town's Comprehensive Transportation Plan.



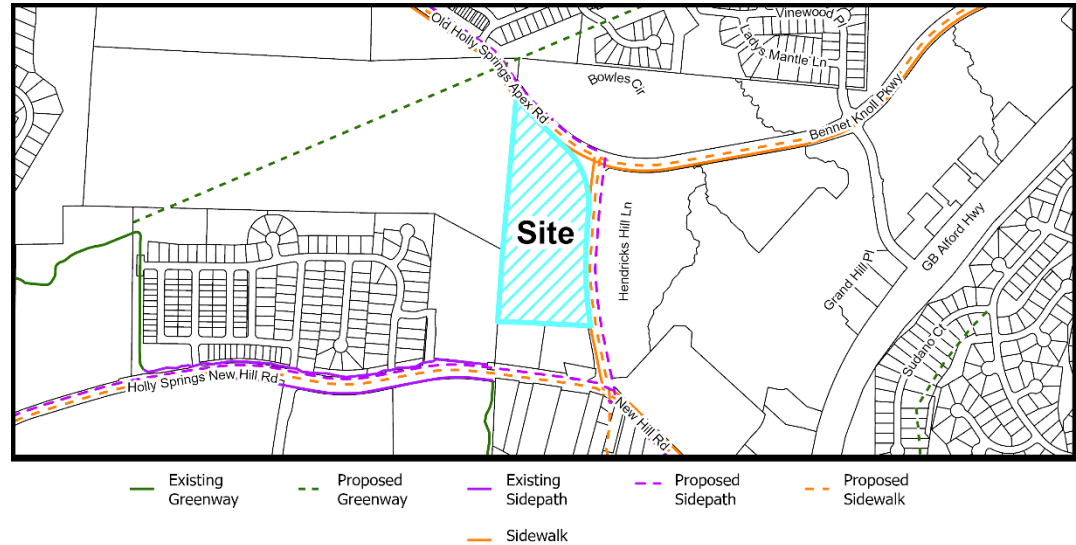
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

A 10' sidepath is required along the property frontages as part of the Comprehensive Transportation Plan's ultimate cross-section widening.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed on Holly Springs New Hill Road and Old Holly Springs Apex Road as part of the ultimate cross-section widening. No greenways are indicated on site as part of the Active Transportation Plan.

Parks, Recreation, & Greenways Staff Analysis:

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

As the site was not within a Park Search Area, no parkland dedication was required with this project, with fees-in-lieu required instead. A sidepath along the roadway frontages is shown on the proposed plans as required. The proposed Development Plan is consistent with the Parks, Recreation, & Greenways Master Plan.



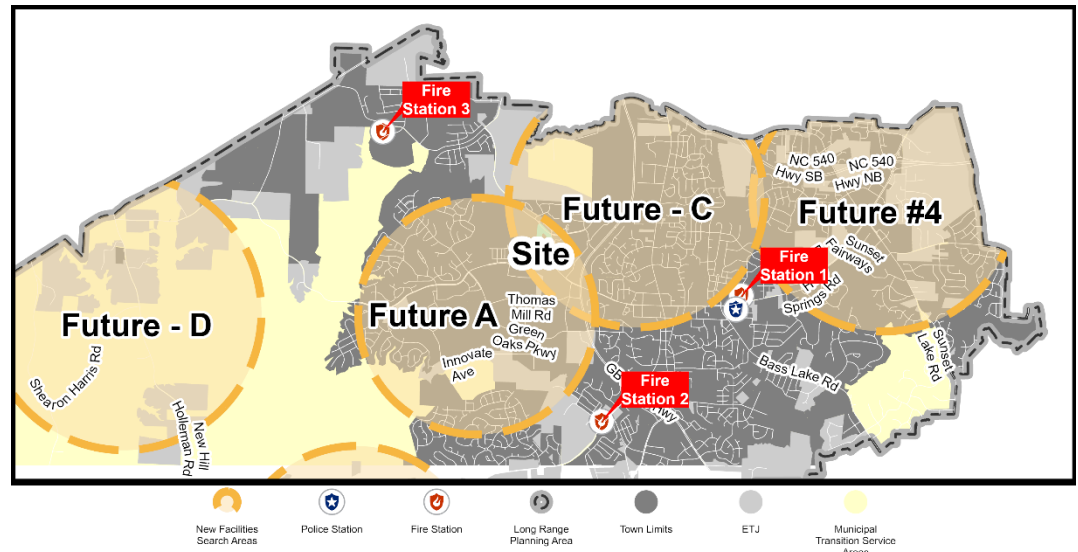
Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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

Public Safety Facilities

Fire Station Search Area ☒ Yes (Search Areas A, C)
☐ No



Community Facilities Map

Wake County Public School System Coordination

capacity information provided by WCPSS and is included as an agenda attachment

Grade levels within the current assignment area are anticipated to have sufficient capacity for future students.

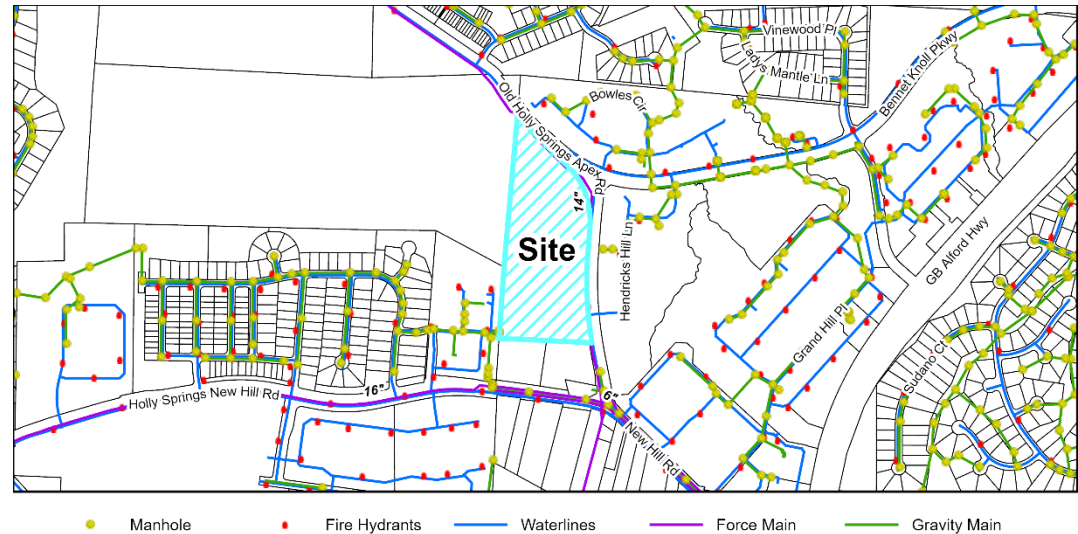
Community Facilities Staff Analysis:

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

The proposed Development Plan is not anticipated to impact Wake County Public School System student capacity. The site lies within two Future Emergency Services Search Areas, A and C, according to the updated Fire Station Search Areas map adopted after the rezoning was approved. At the time of rezoning, the site was just outside of a Fire Station Search Area. Fire services to the site are not impacted by the change in the Comprehensive Plan.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

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

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

There is existing public water infrastructure located within Old Holly Springs Apex Road along the property frontage. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. A Fire Flow Analysis was completed with this Development Plan, and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

There is an existing public sanitary sewer manhole located northeast of the property in front of Andorra Apartments. The project proposes an extension of the gravity sewer network to this location, which will ultimately drain to the existing Twelve Oaks Pump Station.

A downstream sewer study was completed with the rezoning and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity. Additional improvements to existing infrastructure are not required with this project.

Reclaim:

A reclaimed watermain extension is not required by this development. This project proposes tapping a service line to the existing reclaimed waterline along the property frontage.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary

This development is subject to the Water Resource Management Policy, and the requested allocation was approved by Town Council with the Rezoning on June 17th, 2025.

Utility Allocation Summary

Priority Level: Priority Level 2

Allocation Assignment: Residential - Attached

Allocation Requested: 38,525 GPD

Allocation Elements: (1) Earn National Green Building Standards Certification or equivalent; (2) Increase of at least 25% Active Recreation Space.

Staff Determination: Sufficient allocation remains in the residential assignment to support this project for the proposed build-out year of 2032.

Infrastructure & Utility Staff Analysis:

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

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



Natural Resources Information

Vision Holly Springs Comprehensive Plan Section 6

Watershed

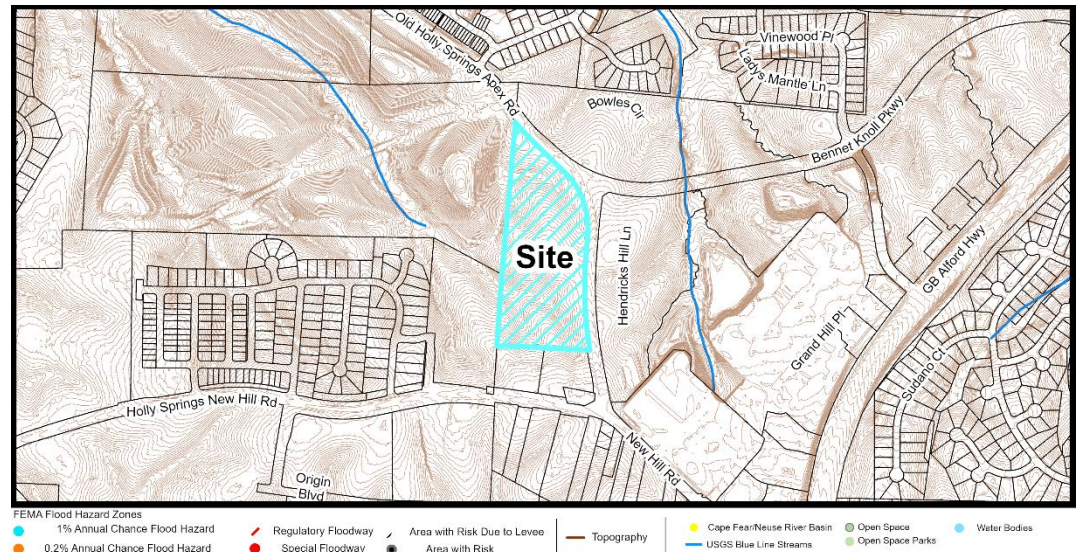
- ☒ Cape Fear River
☐ Neuse River

Managed & Protected Lands

- ☐ Voluntary Agricultural District
☐ Natural Heritage Land
☒ N/A

Floodplain

- ☐ FEMA
☐ Local



Natural Resources Map

Natural Resources Summary

Natural Resources:

Based on the provided Tree Survey/Inventory, no specimen trees of significant size appear on the property. A variety of small caliper hardwood species are present on the site. Many of these species are also proposed to be included in future landscaping onsite.

Stormwater:

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

Natural Resources Staff Analysis:

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

It is important to protect natural resources while managing growth, including tree canopies, watersheds, and sensitive habitats. Erosion control, water-quality protection, and limits on impervious surfaces help to reduce environmental impacts. This application will be required to comply with all local, state, and federal environmental regulations and will require additional permits as the project moves forward.



Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and the 24-REZ-02 4500 Old Holly Springs Apex Road Conditional Zoning District.

Development Standards Summary

Development Standards (UDO Section 2 & 24-REZ-02):

Density	REZ Standard	Proposed
Number of Dwelling Units	298	298
Maximum Density	15 units/acre	14.98 units/acre

Building Placement	REZ Standard	Proposed
Thoroughfare Setback	20'	20'
Side – Corner Setback	10'	10'
All Other Setbacks (Side and Rear)	10'	10'

Building Height	UDO Standard	Proposed
Maximum Building Height	60'	60'

Open Space (UDO Section 4 & 24-REZ-02):

On-Site Private Open Space	UDO Standard	Proposed
Tree Preservation Area	15% or 3.05 ac	17% / 3.54 ac
Active Recreation Area	2% or 0.35 ac	4% / 0.81 ac
Urban Civic Space	0.5% or 0.10 ac	1.5% / 0.29 ac
Flexible Space	2.5% or 0.51 ac	2.5% / 0.52 ac

The proposed Development Plan meets or exceeds the Open Space requirements of the UDO and the Community Business Conditional Zoning District. As part of the project's commitments to the Water Resources Management Policy, the applicant has also included an additional 25% Active Recreation Open Space. In addition to Urban Civic Space with public art at the full movement entrance to the site, a variety of Active Recreation sites and elements have been proposed. These include a pool, pickleball courts, game lawn, putting green, outdoor seating/grilling areas, natural playground, and dog park.

**Landscaping (UDO Section 5 & 24-REZ-02):**

	UDO/REZ Standard	Proposed
Perimeter Buffers		
Thoroughfare Buffer	10' Type A	10' Type A
North	10' Type A	10' Type A
South	5' Type A	5' Type A
West	5' Type A/20' Type C	5' Type A/20' Type C
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	1 landscape island with one tree and 4 shrubs/10 parking spaces
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Thoroughfare: Trees on private property within 5 ft of the right-of-way

Parking (UDO Section 6):

	UDO Standard	Proposed
Vehicle Parking Locations	Side, Rear	Side, Rear
Minimum Parking	298 spaces	446 spaces
Maximum Parking	894 spaces	446 spaces
Bike Parking	35 spaces	35 spaces
EV Parking	5% EVSE: 22 15% EVSE Ready: 67	5% EVSE: 22 15% EVSE Ready: 67

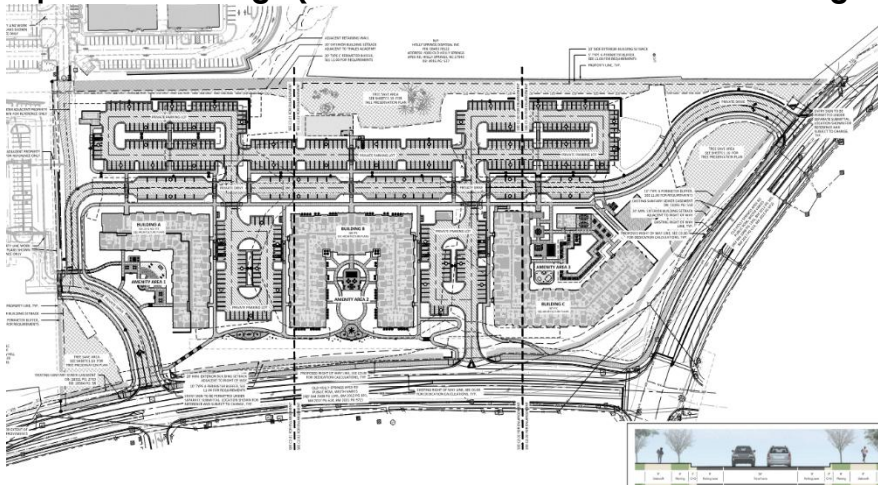
Building, Site and Subdivision Design (UDO Section 8 & 24-REZ-02):

	Proposed
Building Design	
Building Materials	Brick Veneer, Fiber Cement Siding
Horizontal Variation	Standard of distinct Base, Middle, Cap
Vertical Variation	36' Maximum Variation
Roof Expression	Low Pitch Roof/Maximum Pitch of 4:12



	Proposed
Site Design	
Off-street Loading	Out of Right-of-Way
Pedestrian Access & Circulation	Sidewalks connecting buildings, parking areas
Public Realm	Street-facing Courtyard

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



Site Design Highlights

- 3 Buildings with 298 Apartment Dwellings
- Buildings B and C with interior access, climate-controlled hallways
- A variety of open spaces, including pool, pickleball courts, putting green, nature play area
- Formal private drive with on-street parking

Building Elevations (UDO Section 8 and Conditional Zoning District)



Building Elevation Highlights

- Neutral colors
- Mix of brick veneer and fiber cement
- Balconies for most units
- Low-pitch roof



Development Standards Staff Analysis

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

This proposed Development plan reflects one part of the approved 24-REZ-02 4500 Old Holly Springs Apex Road rezoning, which included 3 parcels on ~20 acres. While the two smaller parcels on the corner were set aside for commercial use, the remaining ~17 acres were identified as Apartment Dwellings. The rezoning concept plan showed a proposed internal public street, with open space between this street and Old Holly Springs Apex Road, and proposed Apartments located behind the new public street, away from the Old Holly Springs Apex Road frontage. A significant amount of Active Recreation space was shown on site.

As part of Development Plan review, the applicant is required to demonstrate how their project carries these elements and design principles over from the rezoning plans to the more specific Development Plan. While substantial deviations from developer commitments and site design cannot be made without a new zoning application, revisions that maintain the intent of the approval and still demonstrate compliance with core site design elements can be considered. The current plan proposed a different site arrangement than what was demonstrated at the rezoning, however, the overall plan elements remain, with the same number of proposed dwelling units, three buildings, and open spaces spread throughout the site. Pedestrian and vehicular connectivity have also carried over from the rezoning plan. Other important elements carried over include the buildings fronting a public street, and the open spaces visible and accessible from Old Holly Springs Apex Road. This site arrangement, connectivity, and overall development proposal contribute to the Mixed-Use Center character area.

As part of the Conditional Zoning District, the applicant was required to submit a Rezoning Plan and a Design Manual, outlining the general layout of the site and any modified standards. Upon the rezoning approval, the modified standards became the requirements of the district. These standards have been demonstrated to be met with this Development Plan, with all required development standards, buffers, setbacks, and design elements. The proposed Chandler Crossing Development Plan is overall consistent with the UDO and Community Business Conditional Zoning District.



Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

Development Plan Staff Analysis

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

Following review of the application, staff find the Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, ordinances, and the 4500 Old Holly Springs Apex Road Conditional Zoning District.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for the rezoning application for this project, on August 6, 2024.

Planning Board Representatives: Roger Bess, Josh Prizer

Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry

The following topics were discussed at the August 6, 2024, Land Use Advisory Committee Meeting:

- The importance of associated road improvements
- Traffic concerns adjacent to Thales Academy
- The importance of open Space layout and integration between uses
- A request for details on pedestrian/cyclist connectivity onsite and to adjacent properties
- Retail and Restaurant uses were encouraged



- The importance of an activated street frontage along Old Holly Springs Apex Road, including details on building façade design
- The possible inclusion of affordable housing
- The design of apartments and a request of a more urban apartment design preferred (flat roof, interior elevator)
- Reception to a Fueling Station was positive, however it was emphasized that design details would be an important consideration

Neighborhood Meeting

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

Meeting Date: 11/13/2025

Summary of Issues:

- Buffer between proposed apartments, Thales Academy, and Hensley Neighborhood
- Noise generation
- Increase in traffic

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

Advisory Decision

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

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

Action: Development Plan Petition Motion

The Planning Board must make a recommendation to the Town Council on the Development Plan.

Motion to recommend that the Town Council approve / deny Development Plan 26-DP-01 for Chandler Crossing as submitted by Jeremy Arnett with Bolton & Menk, dated Revised 9/4/2026 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.



Conditions of Approval:

1. All previous conditions of approval for 24-REZ-02 Old Holly Springs Apex Rd Rezoning apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. A fee-in-lieu for the median on Holly Springs New Hill Road is required to be paid prior to CD approval.
3. 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.
4. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
5. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
6. This development is responsible for the design and installation of the identified pedestrian facilities at the intersection of New Hill Road/Old Holly Springs Apex Road and Old Holly Springs Apex Road/ Bennet Knoll Pkwy.
7. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
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. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. All Special Studies must be finalized prior to being scheduled for Planning Board.
11. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. 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.
18. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.



Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 10/20/2026

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

- Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
- Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
- Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
- Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
- Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

DEVELOPMENT PLAN PETITION

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

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other

Name: [Jeremy Arnett](#) Company: [Bolton & Menk, Inc.](#)

Mailing Address: [418 South Dawson Street](#)

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

Telephone: [984-302-9953](#) E-Mail: jeremy.arnett@bolton-menk.com

Design Professional

Name: [Ryan Thompson](#) Company: [Bolton & Menk, Inc.](#)

Mailing Address: [418 South Dawson Street](#)

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

Telephone: [980-526-3080](#) E-Mail: ryan.thompson@bolton-menk.com

Developer

Name: [Edmund Waddill](#) Company: [Chaucer Creek Capital](#)

Mailing Address: [3605 Glenwood Avenue, Suite 445](#)

City, State, Zip: [Raleigh, NC 27612](#)

Telephone: [919-926-1874](#) E-Mail: edmund@chaucercreek.com

Architect

Name: [Ashley Thayer](#) Company: [Cline Design](#)

Mailing Address: [125 North Harrington Street](#)

City, State, Zip: [Raleigh, NC 27603](#)

Telephone: [919-833-6413](#) E-Mail: ashleyt@clinedesignassoc.com

Landscape Architect

Name: [Jeremy Arnett](#) Company: [Bolton & Menk, Inc.](#)

Mailing Address: [418 South Dawson Street](#)

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

Telephone: [984-302-9953](#) E-Mail: jeremy.arnett@bolton-menk.com

Financially Responsible Party (REQUIRED)

Name: [Edmund Waddill](#) Company: [Chaucer Creek Capital](#)

Mailing Address: [3605 Glenwood Avenue, Suite 445](#)

City, State, Zip: [Raleigh, NC 27612](#)

Telephone: [919-926-1874](#) E-Mail: edmund@chaucercreek.com

Property Owner (REQUIRED)

Name: [Edmund Waddill](#) Company: [CCC Chandler Crossing LLC](#)

Mailing Address: [3605 Glenwood Avenue, Suite 445](#)

City, State, Zip: [Raleigh, NC 27612](#)

Telephone: [919-926-1874](#) E-Mail: edmund@chaucercreek.com

DEVELOPMENT PLAN PETITION

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

PROJECT INFORMATION	
Project Name	Chandler Crossing
PUD/Master Plan or Subdivision	24-REZ-02 / PLRZ202400061
Shopping Center or Lot #	N/A
Project Location Use street address. If none, use closest intersection	4500 Old Holly Springs Apex Road, Holly Springs, NC 27709
	☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649361536
Real Estate ID	0065323
Project Acreage	17.546
Current Zoning	CB-CD (Community Business Conditional Zoning District)
Proposed Use	Multi-Family
Open Space	☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☒ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	02/04/2026
Sketch Plan Review (pre-submittal) Meeting Date:	12/04/2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☒ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION	
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.	
Signature of Applicant:	 Digitally signed by Jeremy Arnett DN: C=US, E=jeremy.arnett@bolton-menk.com, O="Bolton & Menk, Inc.", CN=Jeremy Arnett Date: 2026.09.02 11:29:36-04'00'
	Date: 09.02.2026

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

The proposed development is consistent with the Mixed-Use Center Future Land Use designation and the intent of the Community Business Conditional District by providing a compact, walkable residential community adjacent to employment centers, commercial services, and transportation corridors. The site design incorporates substantial perimeter buffers, tree preservation areas, landscaped open spaces, and building setbacks that provide appropriate transitions between the development and adjacent properties. The project's amenities, pedestrian infrastructure, recreational facilities, and integrated open space network create a high-quality residential environment that is complementary to nearby development, including Holly Springs Towne Center and surrounding residential neighborhoods. The proposed development intensity is appropriate for this strategic location and advances the Town's objective of concentrating growth in walkable mixed-use centers rather than encouraging sprawl.

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

The proposed development provides a comprehensive system of active and passive open spaces distributed throughout the site. Amenities include a large swimming pool with sun shelf, pickleball courts, fitness and game lawn, dog park, community gathering spaces, decorative plazas, courtyards, tot lots featuring nature-play elements, public art area, outdoor grilling stations, fire pits, pergola swings, shade structures, seating areas, and landscaped open spaces. These amenities are interconnected through an extensive pedestrian circulation network and are supplemented by preserved tree save areas, perimeter landscape buffers, and green stormwater infrastructure. The project significantly enhances recreational opportunities and open space accessibility while creating gathering places that promote social interaction and community identity.

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

The development has been designed to efficiently utilize existing and planned public infrastructure while facilitating future connectivity and development. The site provides internal private drives, cross-access connections, pedestrian linkages, utility extensions, transportation improvements, and access stubs consistent with Town requirements. Retaining walls and grading improvements have been strategically incorporated to accommodate site topography while preserving trees and minimizing environmental impacts. Public utility extensions, transportation mitigation improvements, green stormwater infrastructure, and right-of-way dedications support the orderly and economical provision of municipal services. The development also incorporates bicycle facilities, EV-ready parking, Level 2 EV charging stations, accessible routes, and multimodal improvements that enhance the functionality of the site and improve connectivity to adjacent properties and surrounding destinations.

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

The site design places a strong emphasis on creating an attractive and pedestrian-oriented environment. A comprehensive network of sidewalks, decorative crosswalks, footbridges, accessible paths, bicycle parking facilities, plazas, courtyards, and gathering spaces connects residents to amenities throughout the community. The development incorporates public art, streetscape enhancements, seating areas, landscape planters, decorative hardscape treatments, outdoor recreation facilities, and visible activity centers that promote casual surveillance and encourage resident interaction. The location and design of active recreation areas, open spaces, and pedestrian routes create a vibrant public realm while reinforcing the Town's vision for compact, walkable mixed-use development. The integration of nature-play elements, wildlife habitat features, and preserved natural areas further reflects Holly Springs' commitment to balancing growth with environmental stewardship and community character.

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

The proposed development directly advances goals found in the Holly Springs Comprehensive Plan by providing additional housing opportunities within a designated Mixed-Use Center, increasing housing choices for the Town's workforce, and fostering a compact, walkable development pattern. The site design promotes multimodal transportation through extensive pedestrian infrastructure, bicycle facilities, EV charging infrastructure, and connectivity to adjacent commercial destinations. Preservation of tree save areas, implementation of green stormwater infrastructure, and incorporation of open space amenities support environmental stewardship objectives. Recreational facilities including pickleball courts, a swimming pool, fitness lawn, dog park, community gathering spaces, and nature-based play areas further advance the Town's parks and recreation goals. The project's combination of housing, connectivity, sustainability, recreation, place-making, and infrastructure investment demonstrates strong consistency with the Comprehensive Plan's vision for vibrant mixed-use centers and high-quality community development.



DEVELOPMENT PLAN PETITION

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

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the [Wake County Residential Development Notification Form](#) online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	EDMUND WADDILL
Company Name:	CHAUCER CREEK CAPITAL
Phone Number:	919.926.1874
E-Mail:	EDMUND@CHAUCERCREEK.COM
PROJECT INFORMATION	
Project Name:	CHANDLER CROSSING
Date of Subdivision Application	
City, Town or Jurisdiction	HOLLY SPRINGS
Address of Subdivision or nearest cross street	4500 OLD HOLLY SPRINGS AVE ROAD
REID(s)	0065323
PIN(s)	0649361536
Subdivision Completion Date	This will be a site plan, not subdivision since multi-family. Sitework/Utilities/Roads 2027-2028.
Projected First Occupancy Date	Late 2028 to early 2029
Total Number of Units	298
Senior Living Unit Total	NA
Studio Unit Total	NA
1 Bedroom Unit Total	156
2 Bedroom Unit Total	119
3 Bedroom Unit Total	23
4 Bedroom Unit Total	NA
ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2028-2029	Number of Units: 298
Year:	Number of Units:
Year:	Number of Units:
Year:	Number of Units:

Preparer's Signature:		Date:	2/25/2026
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Affidavit of Owner's Consent

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

0649361536	

and does hereby authorize Jeremy Arnett to act
(name of representative/applicant)

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

Signature of Owner

Print Name Edmund L. Waddill, III
Entity CCC Chandler Crossing LLC
Address 3605 Glenwood Ave, Suite 445
City, State, Zip Raleigh, NC 27612

Sworn to or affirmed and subscribed before me this 11 day of September, 2026.

NOTARY PUBLIC:

Official Signature of Notary

VITALIYA SCHUMACHER, Notary Public
Print Name

My commission expires: December 13 2029

(Official Seal)



DEVELOPMENT PLAN PETITION

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

NEIGHBORHOOD MEETING REPORT

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/13/2025
Meeting Time:	5-6pm
Meeting Location:	Virtual
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i> At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.	
Summary of Issues: One external person in attendance, lives behind Thales Academy at 400 Moore Hill Way. Larry and his wife, Barbara discussed the buffer between their home and the site. Noted there was a decent sized buffer at the edge of the property, so not concerned. They were however, slightly concerned with possible noise generation from the new development/future tenants. Also asked about additional traffic, especially around 5pm, caused by additional people living in the area. In general, showed more of a curiosity of the development rather than issues or concerns with the site plan and development.	
Changes made to the Petition as a result of the meeting: None.	
Preparer's Signature:  Digitally signed by Jeremy Arnett DN: C=US, E=jeremy.arnett@bolton-menk.com, O="Bolton & Menk, Inc.", CN=Jeremy Arnett Date: 2026.02.26 11:38:31-05'00' Date: 02.26.2026	



Real People. Real Solutions.

418 South Dawson Street
Raleigh, NC 27601

Phone: (919) 719-1800
Bolton-Menk.com

Neighborhood Meeting Notice

Project Name:	Chandler Crossing Apartments
Applicant Name:	Bolton & Menk (on behalf of Chaucer Creek Capital)
Applicant Contact Info: (Phone number, email address)	984.302.9953 Jeremy.arnett@bolton-menk.com
Meeting Date:	11/13/2025
Meeting Time:	5:00pm
Meeting Location	Microsoft Teams Meeting ID: 238 962 294 271 8 Passcode: MN3e6bn2
	Dial in by phone +1 612-428-8778 .,781441458# United States, Minneapolis Phone conference ID: 781 441 458#

Bolton & Menk and Chaucer Creek Capital is hosting an informal meeting about a proposed development near your neighborhood. This is a chance to review the project, ask questions, and voice any concerns before the application is submitted to the Town of Holly Springs. If you can't attend, please contact the Applicant using the information above.

Proposed Development Information: (attach a vicinity map and preliminary site or CD Master Plan)	See attached site plan and vicinity map
Project Location: include all addresses, if no address then the closest intersection and PIN(s)	4500 Old Holly Springs Apex Road
Proposal: (include a description of your proposal)	Multifamily apartment project consisting of 298 units, amenity areas, a linear park, and off-site roadway improvements per approved rezoning requirements (24-REZ-02).



Real People. Real Solutions.

418 South Dawson Street
Raleigh, NC 27601

Phone: (919) 719-1800
Bolton-Menk.com

	Application Type <i>Check one</i>	Approving Authority
	Zoning Map Amendment	Town Council
	Development Plan	Development Review Committee (staff)
✓	Development Plan (DMX zone or buildings over 40,000 SF)	Town Council*
	Major Subdivision	Town Council*
	Major Modification	Town Council*
	Variance	Board of Adjustment or Town Council *
	Special Use Permit	Board of Adjustment
<i>*Quasi-Judicial Public Hearing: The Board of Adjustment or Town Council cannot discuss the project prior to the public hearing.</i>		

Why am I receiving this Notice?

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

What happens after the meeting?

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

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

The following items are enclosed with this notice:

- Vicinity Map
- Preliminary Site Plan

N

Disclaim



OLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008	EXEMPT
RG NEW HILL PLACE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565		Commercial
AGADE, SHON	412 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443		Residential Less
ARGET CORP	PROPERTY TAX DEPT T-2785	PO BOX 9456	MINNEAPOLIS MN 55440-9456	Commercial
ESLIE, LISA LESLIE, CALVIN	PO BOX 574	HOLLY SPRINGS NC 27540-0574		Residential Less
OLLY SPRINGS DISPOSAL INC	REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246	PHOENIX AZ 85038-9246	Vacant
CNEIL, BARBARA LESLIE	252 FENDER DR	ZEBULON NC 27597-9293		Residential Less
OREST SPRING TOWNHOMES ASSOCIATION, INC.	1210 TRINITY RD STE 102	CARY NC 27513-6245	PITTSBORO NC 27312-1866	HOA
OREST SPRINGS HOMEOWNERS ASSOCIATION INC	RESOURCE PROPERTY MANAGEMENT	PO BOX 1866		HOA
GUYEN, KIMBERLY THU HA	209 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410		Residential Less
OREST SPRINGS HOMEOWNERS ASSOCIATION INC	RESOURCE PROPERTY MANAGEMENT	PO BOX 1866	PITTSBORO NC 27312-1866	HOA
OOK, BRYAN A COOK, JOAN F	103 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4414		Residential Less
USION VENTURES LLC	213 W BALLENTINE ST	HOLLY SPRINGS NC 27540-8518		Vacant
RIANGLE STORAGE LLC	PO BOX 71870	SALT LAKE CITY UT 84171-0870		Commercial
USION 1300 LLC	8004 COUNTRY HAVEN LN	NEW HILL NC 27562-8987		Vacant
HALES ACADEMY	4641 PARAGON PARK RD	RALEIGH NC 27616-3406		EXEMPT
HALES ACADEMY	4641 PARAGON PARK RD	RALEIGH NC 27616-3406		Vacant
EW HILL 1300 LLC	4400 TRILAND WAY	CARY NC 27518-2777		Vacant
ATEL, TUSHARBHAI PATEL, REENABEN	213 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410		Residential Less
MANDELOO, GREGORY ELLIOTT VANDELOO, ELLEN MARGARET	100 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444		Residential Less
AMOS, DIANA VALLADARES, EBER C	500 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5445		Residential Less
ATIAS, ALMER MATIAS, GWENDALYN	408 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443		Residential Less
UNUNAVA, VENKATA SATYA PRAKA BEHARA, PRATYUSHA NIHARIKA	404 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443		Residential Less
C TGA THE YIELD OWNER LLC	CRESCENT COMMUNITIES LLC	601 S TRYON ST STE 800	CHARLOTTE NC 28202-1841	Industrial
HATTACHARYA, NICK BHATTACHARYA, SHEILA	104 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444		Residential Less
URWELL, JOSHUA	1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109		Vacant
CRAP IRON LLC	9707 WELBURY CT	RALEIGH NC 27617-8572		Apartment
OLLY SPRINGS OWNER LLC	KE ANDREWS	2424 RIDGE RD	ROCKWALL TX 75087-5116	Apartment
PRING OAK HOLDINGS LLC	397 MARKHAM PLANTATION	APEX NC 27523-5586		Vacant
EW HILL 1338 LLC	4400 TRILAND WAY	CARY NC 27518-2777		Vacant
OLLY SPRINGS DISPOSAL INC	REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246	PHOENIX AZ 85038-9246	Vacant
ARLOW, JOSEPH C PARLOW, CHRISTINA LYNN	205 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410		Residential Less
RATZKE, LAWRENCE JOHN KRAITZKE, BARBARA JEAN	400 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443		Residential Less
ENSLEY HOMEOWNERS ASSOCIATION INC	1401 SUNDAY DR STE 109	RALEIGH NC 27607-5173		HOA



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment

5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

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

February 10, 2025

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

Dear Chris,

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

- Date of application: 03/06/2025
- Name of development: 4500 Old Holly Springs Apex Road
- Address of rezoning: 4500 Old Holly Springs Apex Road; 1300/1316 New Hill Road (PINs) 0649361536; 0649352730; 0649353581
- Total number of proposed residential units: 298 units
- Type(s) of residential units proposed: Apartment Dwellings

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

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

☐ Elementary

☐ Middle

☐ High

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

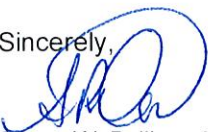
- ☒ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary

☐ Middle

☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

CHANDLER CROSSING 4500 OLD HOLLY SPRINGS APEX ROAD DEVELOPMENT PLAN

APPROVED REZONING: 24-REZ-02 / PLRZ202400061
PROJECT NUMBER: 26-DP-01/PLDP202600025
INITIAL SUBMITTAL 2.26.2026



**BOLTON
& MENK**

418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
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CCC CHANDLER
CROSSING, LLC

3605 GLENWOOD AVENUE SUITE 445
RALEIGH, NC 27612
919.926.1874

CHANDLER CROSSING
APARTMENTS

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

COVER SHEET

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

SITE DATA TABLE

PARCEL INFORMATION
Parcel REID: 0065323
Pin: 0649361536
Deed Book/Page: 019424/01789
Owner: CCC Chandler Crossing, LLC
Address: 4500 Old Holly Springs Apex Road
Holly Springs, NC 27709
Township: Holly Springs
County: Wake County
State: North Carolina
Existing Parcel Area: 17.546 AC (764,304 SF)
ROW Dedication Area: 0.549 AC (23,914 SF)
Zoning of Parcel: CB-CD (Community Business Conditional Zoning District)
Current Use: Vacant
Proposed Use: Multi-Family
Density: Allowable - 15 DU/AC Maximum
Proposed - 298 Units / 19.85 AC = 14.98 DU/AC
Watershed Overlay: Harris Lake
River Basin: Cape Fear

PARKING
SEE SHEET C2.00 FOR REQUIRED AND PROVIDED PARKING COUNTS

NATURAL FEATURES
Wetlands
- None in limits of work
Floodplain
- None in limits of work

LIMITS OF DISTURBANCE AREA
Limits of Disturbance: 14.30AC (622,845.836 SF)

IMPERVIOUS AREA
Existing Impervious Area: 0.00 AC (0.00 SF)
Proposed Site Impervious Area: 7.44 AC (324,086 SF)
Proposed Site Percent Impervious Area: 42.4%

OPEN SPACE (20.3 AC)		UDO STANDARD	APPROVED REZONING
REQUIRED OPEN SPACE (15%)	3.045 AC (132,640 SF)	PROVIDED OPEN SPACE 3.54 AC (154,202 SF)	X
Tree Preservation (10%)	2.030 AC (88,427 SF)	Tree Preservation 2.09 AC (91,358 SF)	X
Active Recreation (2.5%)	0.508 AC (17,685 SF)	Active Recreation 0.81 AC (35,284 SF)	X
Urban Civic Space (0.5%)	0.102 AC (4,443 SF)	Urban Civic Space 0.29 AC (12,632 SF)	X
Flexible Space (2.5%)	0.508 AC (22,128 SF)	Flexible Space 0.52 AC (22,651 SF)	X

EXTERIOR BUILDING SETBACKS - ALL STRUCTURES (FT)		UDO STANDARD	APPROVED REZONING
Adjacent to all other Residential Districts	20'		X
Adjacent to Commercial Districts	5'	X	
Adjacent to Thoroughfare	Min 20'		X

PERIMETER BUFFERS		UDO STANDARD	APPROVED REZONING
CB (CD) Buffer	5' Type A		X
HI Buffer	5' Type A	X	
NR Buffer	20' Type C		X
Thoroughfare Buffer	Residential: 10' Type A		X

BUILDING HEIGHT		UDO STANDARD	APPROVED REZONING
All Primary Structures	Minimum 20'		X
Primary Structures	Minimum number of stories 1	X	
Primary Structures	Maximum height 60'	X	
Accessory Structures	Maximum n/a	X	

BUILDING LENGTH		UDO STANDARD	APPROVED REZONING
Maximum Building Wall Length	275'		X

PROPOSED WASTEWATER FLOW					
BUILDING	TOTAL NUMBER OF BEDROOMS	DESIGN FLOW PER BEDROOM (GPD/BEDROOM)	AVERAGE DAILY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPD)
1	112	75	8,400	2.5	21,000
2	188	75	14,100	2.5	35,250
3	163	75	12,225	2.5	30,563

BUILDING	NUMBER OF EMPLOYEES	DESIGN FLOW PER EMPLOYEE (GPD/EMPLOYEE)	AVERAGE DAILY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPD)
MAINTENANCE	4	25	100	2.50000	250

BUILDING	NUMBER OF EMPLOYEES	DESIGN FLOW PER EMPLOYEE (GPD/EMPLOYEE)	AVERAGE DAILY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPD)
AMENITY	4	25	100	2.5	250

BUILDING	NUMBER OF PEOPLE	DESIGN FLOW PER EMPLOYEE (GPD/PERSON)	AVERAGE DAILY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPD)
AMENITY*	298	10	2,980	2.5	7,450

		TOTAL AVERAGE DESIGN FLOW	37,905	TOTAL PEAK FLOW	94,763
--	--	---------------------------	--------	-----------------	--------



VICINITY MAP

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	DEVELOPER
CCC CHANDLER CROSSING, LLC	CLINE DESIGN	BOLTON & MENK	BOLTON & MENK	CHAUCER CREEK CAPITAL
CONTACT: EDMUND WADDILL edmund@chaucercreek.com (919) 926-1874	CONTACT: ASHLEY THAYER ashley@clinedesignassoc.com (919) 833-6413	CONTACT: RYAN THOMPSON ryan.thompson@bolton-menk.com (980) 526-3080	CONTACT: JEREMY ARNETT jeremy.arnett@bolton-menk.com (984) 302-9953	CONTACT: EDMUND WADDILL edmund@chaucercreek.com (919) 926-1874

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE PROTECTION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN ENLARGEMENT A
C2.02	SITE PLAN ENLARGEMENT B
C2.03	SITE PLAN ENLARGEMENT C
C2.04	OPEN SPACE PLAN
C2.05	ADA ROUTE
C2.10	FIRE TRUCK CIRCULATION PLAN
C2.11	TRASH CIRCULATION PLAN
C3.00	OVERALL GRADING AND DRAINAGE PLAN
C3.01	GRADING AND DRAINAGE ENLARGEMENT A
C3.02	GRADING AND DRAINAGE ENLARGEMENT B
C3.03	GRADING AND DRAINAGE ENLARGEMENT C
C3.04	PIPE TABLE
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN ENLARGEMENT A
C4.02	UTILITY PLAN ENLARGEMENT B
C4.03	UTILITY PLAN ENLARGEMENT C
C4.04	SEWER BASIN MAP
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS
C9.00	UTILITY DETAILS
C9.01	UTILITY DETAILS
C9.02	UTILITY DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	ALTERNATE LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN ENLARGEMENT A
L1.03	LANDSCAPE PLAN ENLARGEMENT B
L1.04	LANDSCAPE PLAN ENLARGEMENT C
L1.05	LANDSCAPE NOTES
L1.06	LANDSCAPE NOTES
L2.00	LANDSCAPE DETAILS
L2.01	LANDSCAPE DETAILS
L2.02	LANDSCAPE DETAILS
LS1.00	LIGHTING PLAN
R1.00	ROADWAY IMPROVEMENT
A01	BUILDING A - ELEVATIONS
A02	BUILDING A - ELEVATIONS
A03	BUILDING A - ELEVATIONS
A11	BUILDING B - ELEVATIONS
A12	BUILDING B - ELEVATIONS
A13	BUILDING B - ELEVATIONS
A21	BUILDING C - ELEVATIONS
A22	BUILDING C - ELEVATIONS
A23	BUILDING C - ELEVATIONS
A31	POOLHOUSE - ELEVATIONS
A32	MAINTENANCE - ELEVATIONS
A33	DUMPSTER ENCLOSURE - ELEVATIONS
S33	BUILDING VISUALIZATIONS

GENERAL NOTES

- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWINGS APPROVAL PROCESS.
- PROPERTY ASSOCIATED WITH MASTER PLAN AND REZONING APPROVED ON 06/17/2025.
 - REZONING CASE #: 24-REZ-02
 - MASTER PLAN CASE #: SPEC-23412
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

SURVEY NOTES

- HORIZONTAL DATUM: NAD83 (2011)
BENCHMARK: REBAR & CAP
N: 696392.99', E: 2045388.12'
VERTICAL DATUM: NAVD 88
BENCHMARK: REBAR & CAP
EL: 401.68'

BUILDING HEIGHT & AREA		
BUILDING	HEIGHT	SQUARE FOOTAGE
A	38'-8"	25,821
B	43'-6"	39,168
C	44'-9"	35,303
Pool Building	11'-6"	970
Maintenance Building	10'-2"	630



DATE: 09.03.2026
DESIGNED BY: KDL
DRAWN BY: KDL
CHECKED BY: JEA

C0.00



418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
Email: Raleigh@bolton-menk.com
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CCC CHANDLER
CROSSING, LLC

3605 GLENWOOD AVENUE SUITE 400
RALEIGH, NC 27612
919.926.1874

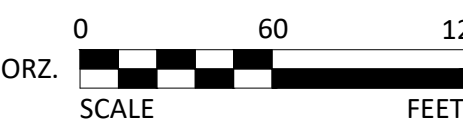
CHANDLER CROSSING APARTMENTS

1500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO:
25X139498

1	05/08/2026
2	06/12/2026
3	08/10/2026
4	09/03/2026



LEGEND

- | | | | |
|---|------------------------------|---|---------------------------|
|  | 5/8" IRON REBAR MONUMENT SET |  | POST INDICATOR VALVE |
|  | MONUMENT FOUND |  | SOIL BORING |
|  | BENCH MARK |  | TRAFFIC SIGNAL POLE |
|  | AIR CONDITIONER |  | SIGN - NON TRAFFIC |
|  | ANCHOR |  | TRAFFIC SIGN |
|  | CATCH BASIN |  | SPRINKLER HEAD |
|  | CONTROL POINT |  | COMMUNICATION PEDESTAL |
|  | CLEAN OUT |  | UTILITY POLE |
|  | CURB STOP VALVE |  | DECIDUOUS TREE |
|  | CULVERT |  | CONIFEROUS TREE |
|  | ELECTRIC PEDESTAL |  | BUSH |
|  | ELECTRIC TRANSFORMER |  | VALVE |
|  | HANDICAPPED PARKING | _____ C _____ | COMMUNICATION UNDERGROUND |
|  | HAND HOLE | _____ E _____ | ELECTRIC UNDERGROUND |
|  | HYDRANT | _____ F _____ | FIBER UNDERGROUND |
|  | IRRIGATION VALVE BOX | _____ G _____ | GAS UNDERGROUND |
|  | LIGHT POLE | _____ OU _____ | OVERHEAD UTILITY |
|  | MAILBOX | _____ OC _____ | OVERHEAD COMMUNICATION |
|  | MANHOLE-ELECTRIC | _____ OE _____ | OVERHEAD ELECTRIC |
|  | MANHOLE-SANITARY | _____ I _____ | WATER SYSTEM |
|  | MANHOLE-STORM | _____ >> _____ | STORM SEWER |
|  | MANHOLE-UTILITY | _____ >> _____ | SANITARY SEWER |
|  | MANHOLE-WATER | ----- | INTERMEDIATE CONTOURS |
|  | METER | ----- | INDEX CONTOURS |

N/F
HOLLY SPRINGS DISPOSAL INC
PIN: 0649176522
ADDRESS: 4300 OLD HOLLY SPRINGS
APEX RD, HOLLY SPRINGS, NC 27540
DB: 4916 PG: 537

N/F
THALES ACADEMY
PIN: 0649265028
ADDRESS: 11244 HOLLY SPRINGS NEW
HILL RD, HOLLY SPRINGS, NC 27540
DB: 16692 PG: 1583

N/F
CCC CHANDLER CROSSING, LLC
PIN: 0649361536
ADDRESS: 4500 OLD HOLLY SPRINGS
PEX RD, HOLLY SPRINGS, NC 27540
DB: 19424 PG: 1789
AREA: #####

N/F
NEW HILL 1338 LLC
PIN: 0649259703
ADDRESS: 1338 NEW HILL
RD, APEX, NC 27539
DB: 19565, PG: 2101

N/F
NEW HILL 1300 LLC
PIN: 0649352730
ADDRESS: 1316 NEW HILL
RD, APEX, NC 27539
DB: 18874 PG: 743

OLD HOLLY SPRINGS APEX RD
ROW VARIES
(REF BM 2008 PG 1341, BM 2012 PG
191, BM 2017 PG 614, BM 2021 PG 972)

BENNET KNOLL PKWY
100' PUBLIC R/W
(REF BM 2017 PG 614-616)

OLD HOLLY SPRINGS APEX RD
ROW VARIES
(REF BM 2008 PG 1341, BM 2012 PG
191, BM 2017 PG 614, BM 2021 PG 972)

20 LLC
 53581
 NEW HILL
 27540
 G: 808



CONSTRUCTION

DATE:

DATE:	09.03.2026
DESIGNED BY:	KDL

DRAWN BY:	KDL
CHECKED BY:	JEA

C1.00



TREE PRESERVATION COMPLIANCE TABLE		
CODE	REQUIREMENT	PROVIDED
10% of Parcel (20.3 AC)	2.03 AC	2.09 AC (91,358 SF)
		53,753 + 24,485 + 13,120 = 91,358 SF



**BOLTON
& MENK**

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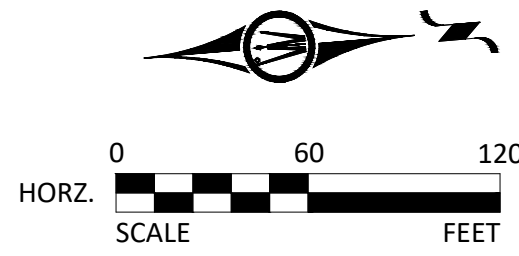
**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**TREE PROTECTION
PLAN**

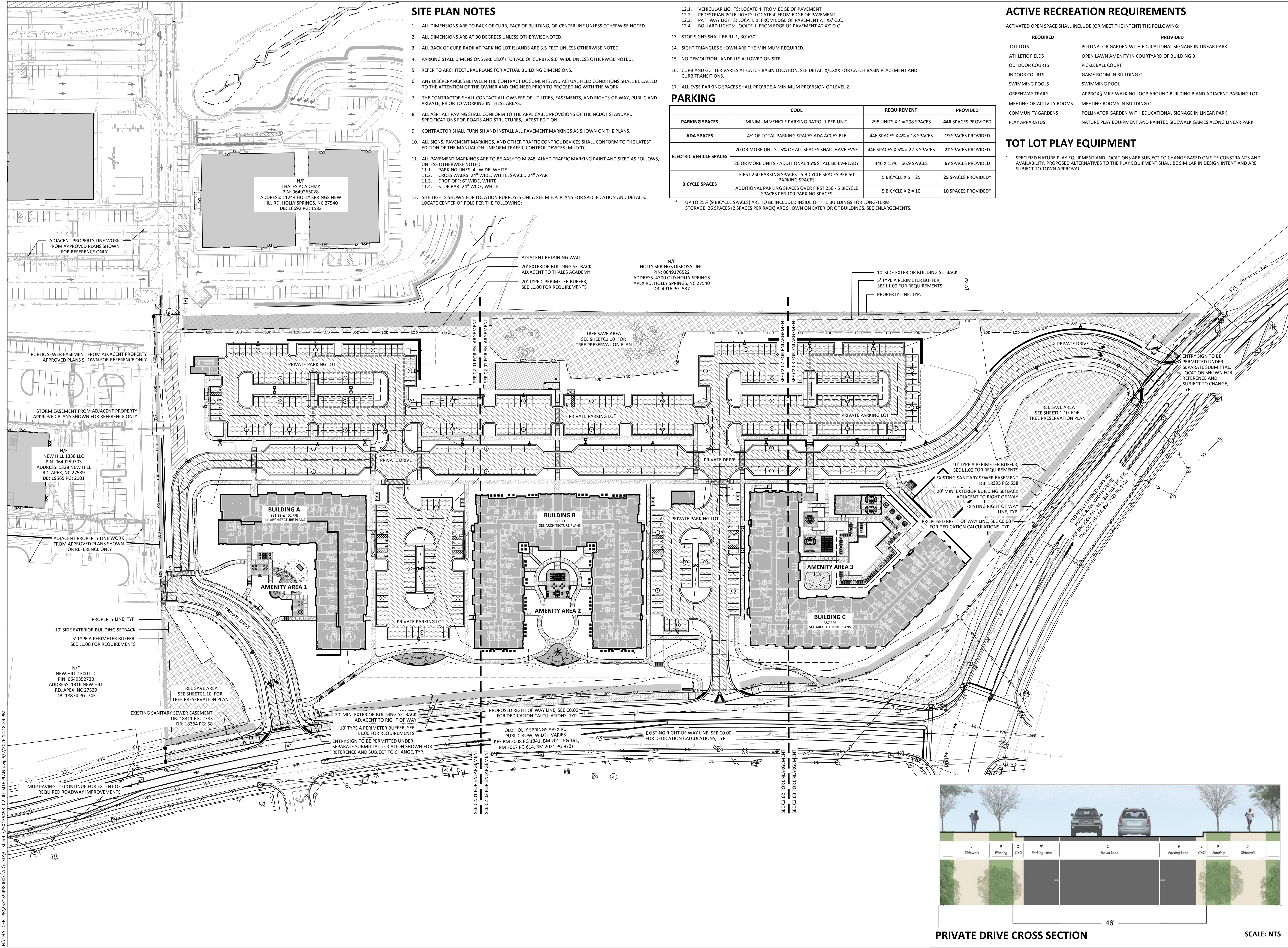
PROJECT NO:
25X139498

REVISIONS:
RV 1 05/08/2026
RV 2 06/12/2026
RV 3 08/10/2026
RV 4 09/03/2026



DATE: 09.03.2026
DESIGNED BY: KDL
DRAWN BY: KDL
CHECKED BY: JEA

C1.10



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A:\CHANDLER_CROSSING\CHANDLER_CROSSING.dwg 9/2/2026 12:18:29 PM

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADII AT PARKING LOT ISLANDS ARE 3.5- FEET UNLESS OTHERWISE NOTED.
- PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENT MARKINGS ARE TO BE AASHTO M 248, ALKYD TRAFFIC MARKING PAINT AND SIZED AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - 11.1. PARKING LINES: 4" WIDE, WHITE
 - 11.2. CROSS WALKS: 24" WIDE, WHITE, SPACED 24" APART
 - 11.3. DROP OFF: 6" WIDE, WHITE
 - 11.4. STOP BAR: 24" WIDE, WHITE
- SITE LIGHTS SHOWN FOR LOCATION PURPOSES ONLY. SEE M.E.P. PLANS FOR SPECIFICATION AND DETAILS. LOCATE CENTER OF POLE PER THE FOLLOWING:
 - 12.1. VEHICULAR LIGHTS: LOCATE 4' FROM EDGE OF PAVEMENT
 - 12.2. PEDESTRIAN POLE LIGHTS: LOCATE 4' FROM EDGE OF PAVEMENT
 - 12.3. PATHWAY LIGHTS: LOCATE 1' FROM EDGE OF PAVEMENT AT XX' O.C.
 - 12.4. BOLLARD LIGHTS: LOCATE 1' FROM EDGE OF PAVEMENT AT XX' O.C.
- STOP SIGNS SHALL BE R1-1, 30"x30".
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL X/CXX FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
- ALL EVSE PARKING SPACES SHALL PROVIDE A MINIMUM PROVISION OF LEVEL 2.

PARKING

	CODE	REQUIREMENT	PROVIDED
PARKING SPACES	MINIMUM VEHICLE PARKING RATIO: 1 PER UNIT	298 UNITS X 1 = 298 SPACES	446 SPACES PROVIDED
ADA SPACES	4% OF TOTAL PARKING SPACES ADA ACCESSIBLE	446 SPACES X 4% = 18 SPACES	19 SPACES PROVIDED
ELECTRIC VEHICLE SPACES	20 OR MORE UNITS - 5% OF ALL SPACES SHALL HAVE EVSE	446 SPACES X 5% = 22.3 SPACES	22 SPACES PROVIDED
	20 OR MORE UNITS - ADDITIONAL 15% SHALL BE EV-READY	446 X 15% = 66.9 SPACES	67 SPACES PROVIDED
BICYCLE SPACES	FIRST 250 PARKING SPACES - 5 BICYCLE SPACES PER 50 PARKING SPACES	5 BICYCLE X 5 = 25	25 SPACES PROVIDED*
	ADDITIONAL PARKING SPACES OVER FIRST 250 - 5 BICYCLE SPACES PER 100 PARKING SPACES	5 BICYCLE X 2 = 10	10 SPACES PROVIDED*

* UP TO 25% (9 BICYCLE SPACES) ARE TO BE INCLUDED INSIDE OF THE BUILDINGS FOR LONG-TERM STORAGE. 26 SPACES (2 SPACES PER RACK) ARE SHOWN ON EXTERIOR OF BUILDINGS. SEE ENLARGEMENTS.

ACTIVE RECREATION REQUIREMENTS

ACTIVATED OPEN SPACE SHALL INCLUDE (OR MEET THE INTENT) THE FOLLOWING:

REQUIRED	PROVIDED
TOT LOTS	POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE IN LINEAR PARK
ATHLETIC FIELDS	OPEN LAWN AMENITY IN COURTYARD OF BUILDING B
OUTDOOR COURTS	PICKLEBALL COURT
INDOOR COURTS	GAME ROOM IN BUILDING C
SWIMMING POOLS	SWIMMING POOL
GREENWAY TRAILS	APPROX 3 MILE WALKING LOOP AROUND BUILDING B AND ADJACENT PARKING LOT
MEETING OR ACTIVITY ROOMS	MEETING ROOMS IN BUILDING C
COMMUNITY GARDENS	POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE IN LINEAR PARK
PLAY APPARATUS	NATURE PLAY EQUIPMENT AND PAINTED SIDEWALK GAMES ALONG LINEAR PARK

TOT LOT PLAY EQUIPMENT

- SPECIFIED NATURE PLAY EQUIPMENT AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON SITE CONSTRAINTS AND AVAILABILITY. PROPOSED ALTERNATIVES TO THE PLAY EQUIPMENT SHALL BE SIMILAR IN DESIGN INTENT AND ARE SUBJECT TO TOWN APPROVAL.



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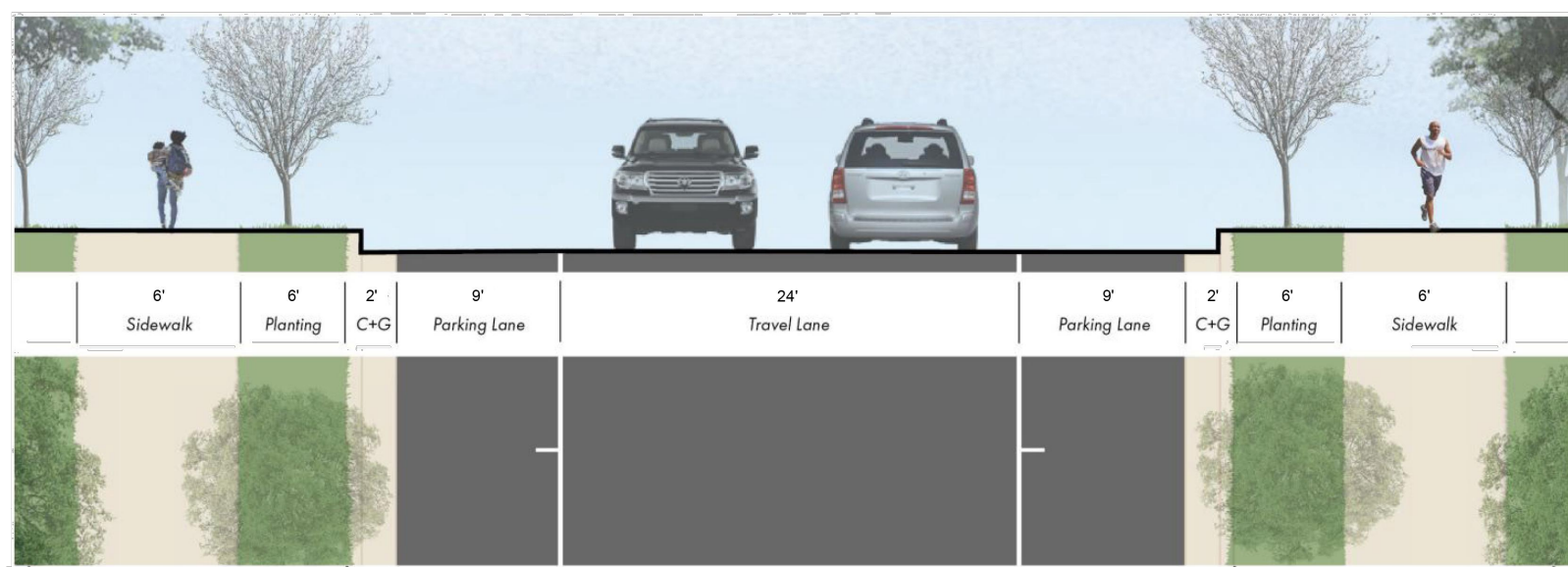
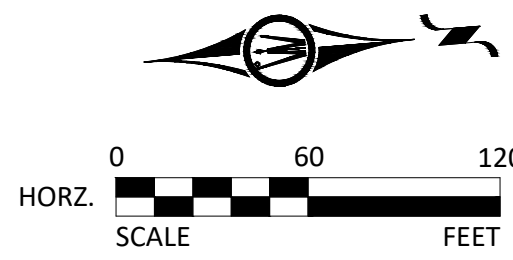
**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**OVERALL SITE
PLAN**

PROJECT NO:
25X139498

REVISIONS:
RV 1 05/08/2026
RV 2 06/12/2026
RV 3 08/10/2026
RV 4 09/03/2026



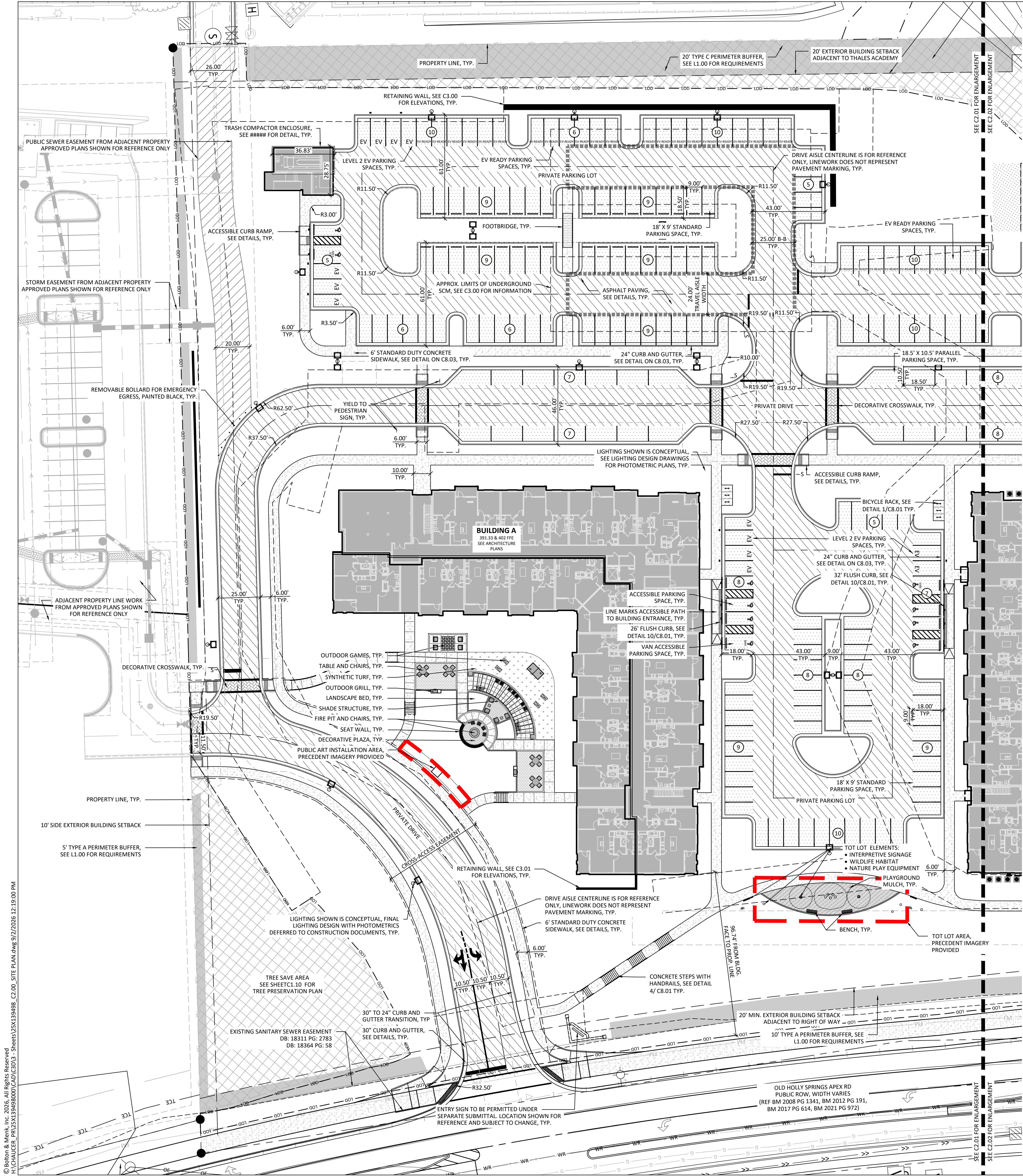
PRIVATE DRIVE CROSS SECTION

SCALE: NTS

NOT FOR CONSTRUCTION

DATE: 09.03.2026
DESIGNED BY: KDL
DRAWN BY: KDL
CHECKED BY: JEA

C2.00



TOT LOT IMAGERY

1. NATURE PLAY EQUIPMENT SELECTIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE DUE TO AVAILABILITY AND SITE CONSTRAINTS. GENERAL PLACEMENT AND QUANTITIES ARE PROVIDED TO ILLUSTRATE DESIGN INTENT.



SIGNAGE AND WILDLIFE HABITAT IMAGERY

1. EDUCATIONAL SIGNAGE AND WILDLIFE HABITAT SELECTIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE DUE TO AVAILABILITY AND SITE CONSTRAINTS. GENERAL PLACEMENT AND QUANTITIES ARE PROVIDED TO ILLUSTRATE DESIGN INTENT.



PUBLIC ART PRECEDENT IMAGERY

1. PUBLIC ART PRECEDENT IMAGERY SELECTIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE DUE TO AVAILABILITY AND SITE CONSTRAINTS. GENERAL PLACEMENT AND QUANTITIES ARE PROVIDED TO ILLUSTRATE DESIGN INTENT.



NOTES

1. SEE C2.00 FOR SITE PLAN NOTES

LEGEND

SYMBOL	DETAIL
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE RAMP
	PROPOSED ACCESSIBLE SPACE
	PROPOSED ACCESSIBLE VAN SPACE
	PROPOSED ACCESSIBLE SIGN
	PROPOSED STOP SIGN
	HEAVY DUTY CONCRETE
	HEAVY DUTY BITUMINOUS CONCRETE
	LIGHT DUTY BITUMINOUS CONCRETE
	PROPOSED 2'-0" CURB & GUTTER
	PROPOSED 2'-6" CURB & GUTTER
	PROPOSED LIGHTING
	PROPOSED LIGHTING
	TREE SAVE AREA



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**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**SITE PLAN
ENLARGEMENT A**

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

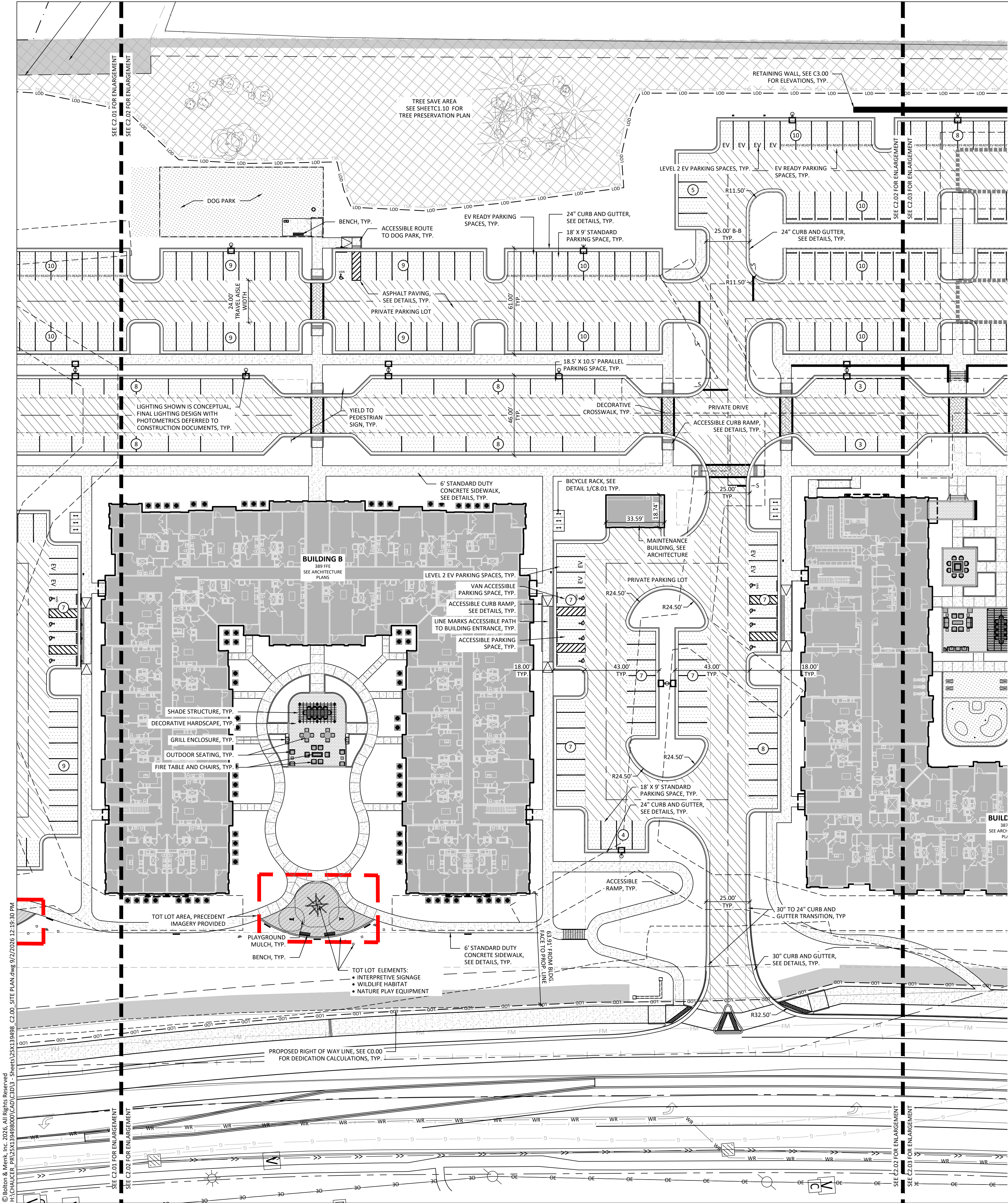


0 30 60
HORIZ. SCALE FEET

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DATE: 09.03.2026
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C2.01



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11 CHANDLER_PRV25139498001.CAD (C2.02) - Sheets\25139498_C2.02_Site Plan.dwg 9/2/2026 12:29:30 PM

TOT LOT IMAGERY

1. NATURE PLAY EQUIPMENT SELECTIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE DUE TO AVAILABILITY AND SITE CONSTRAINTS. GENERAL PLACEMENT AND QUANTITIES ARE PROVIDED TO ILLUSTRATE DESIGN INTENT.



SIGNAGE AND WILDLIFE HABITAT IMAGERY

1. EDUCATIONAL SIGNAGE AND WILDLIFE HABITAT SELECTIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE DUE TO AVAILABILITY AND SITE CONSTRAINTS. GENERAL PLACEMENT AND QUANTITIES ARE PROVIDED TO ILLUSTRATE DESIGN INTENT.



NOTES

1. SEE C2.00 FOR SITE PLAN NOTES

LEGEND

SYMBOL	DETAIL
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE RAMP
	PROPOSED ACCESSIBLE SPACE
	PROPOSED ACCESSIBLE VAN SPACE
	PROPOSED ACCESSIBLE SIGN
	PROPOSED STOP SIGN
	HEAVY DUTY CONCRETE
	HEAVY DUTY BITUMINOUS CONCRETE
	LIGHT DUTY BITUMINOUS CONCRETE
	PROPOSED 1'-6" CURB & GUTTER
	PROPOSED 2'-6" CURB & GUTTER
	PROPOSED LIGHTING
	TREE SAVE AREA

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CHANDLER CROSSING APARTMENTS

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HOLLY SPRINGS, NC 27539

SITE PLAN ENLARGEMENT B

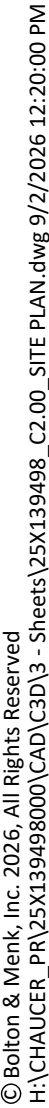
PROJECT NO:
25X139498

REVISIONS:

RV 1	05/08/2026
RV 2	06/12/2026
RV 3	08/10/2026
RV 4	09/03/2026

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C2.02



1. SEE C2.00 FOR SITE PLAN NOTES

LEGEND

SYMBOL	
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE RAMP
	PROPOSED ACCESSIBLE SPACE
	PROPOSED ACCESSIBLE VAN SPACE
	PROPOSED ACCESSIBLE SIGN
	PROPOSED STOP SIGN
	HEAVY DUTY CONCRETE
	HEAVY DUTY BITUMINOUS CONCRETE
	LIGHT DUTY BITUMINOUS CONCRETE
	PROPOSED 1'-6" CURB & GUTTER
	PROPOSED 2'-6" CURB & GUTTER
	PROPOSED LIGHTING
	TREE SAVE AREA

DETAIL

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CHANDLER CROSSING APARTMENTS

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SITE PLAN ENLARGEMENT C

PROJECT NO:

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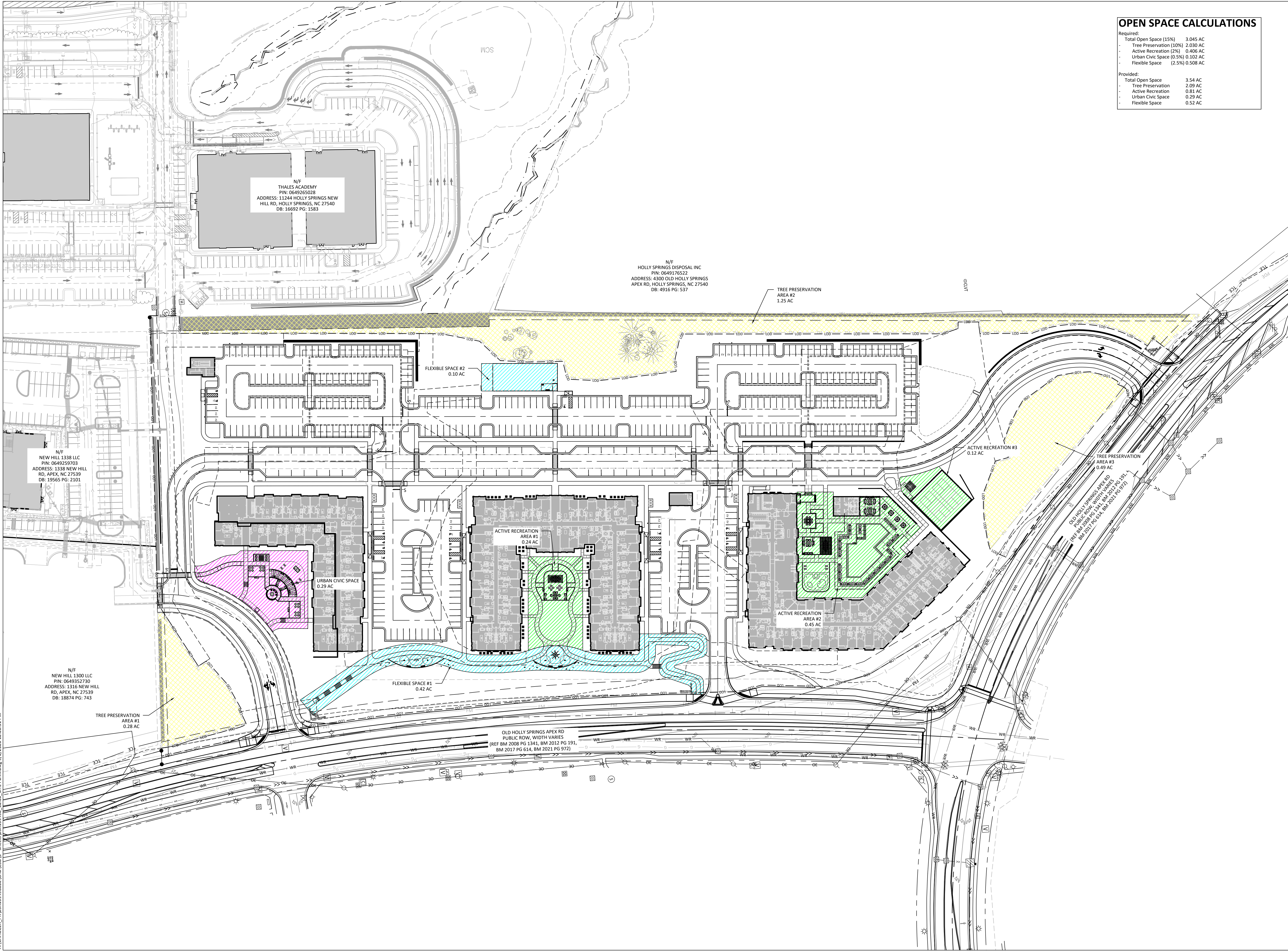
REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
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OPEN SPACE CALCULATIONS

Required:	
Total Open Space (15%)	3.045 AC
Tree Preservation (10%)	2.030 AC
Active Recreation (2%)	0.406 AC
Urban Civic Space (0.5%)	0.102 AC
Flexible Space (2.5%)	0.508 AC

Provided:	
Total Open Space	3.54 AC
Tree Preservation	2.09 AC
Active Recreation	0.81 AC
Urban Civic Space	0.29 AC
Flexible Space	0.52 AC



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APARTMENTS**

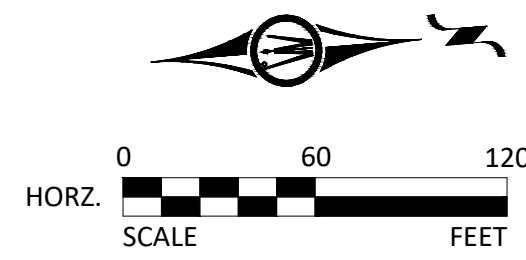
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**OPEN SPACE
PLAN**

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
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APARTMENTS**

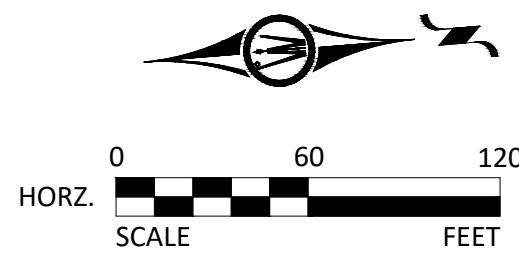
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ADA ROUTE

PROJECT NO:
25X139498

REVISIONS:

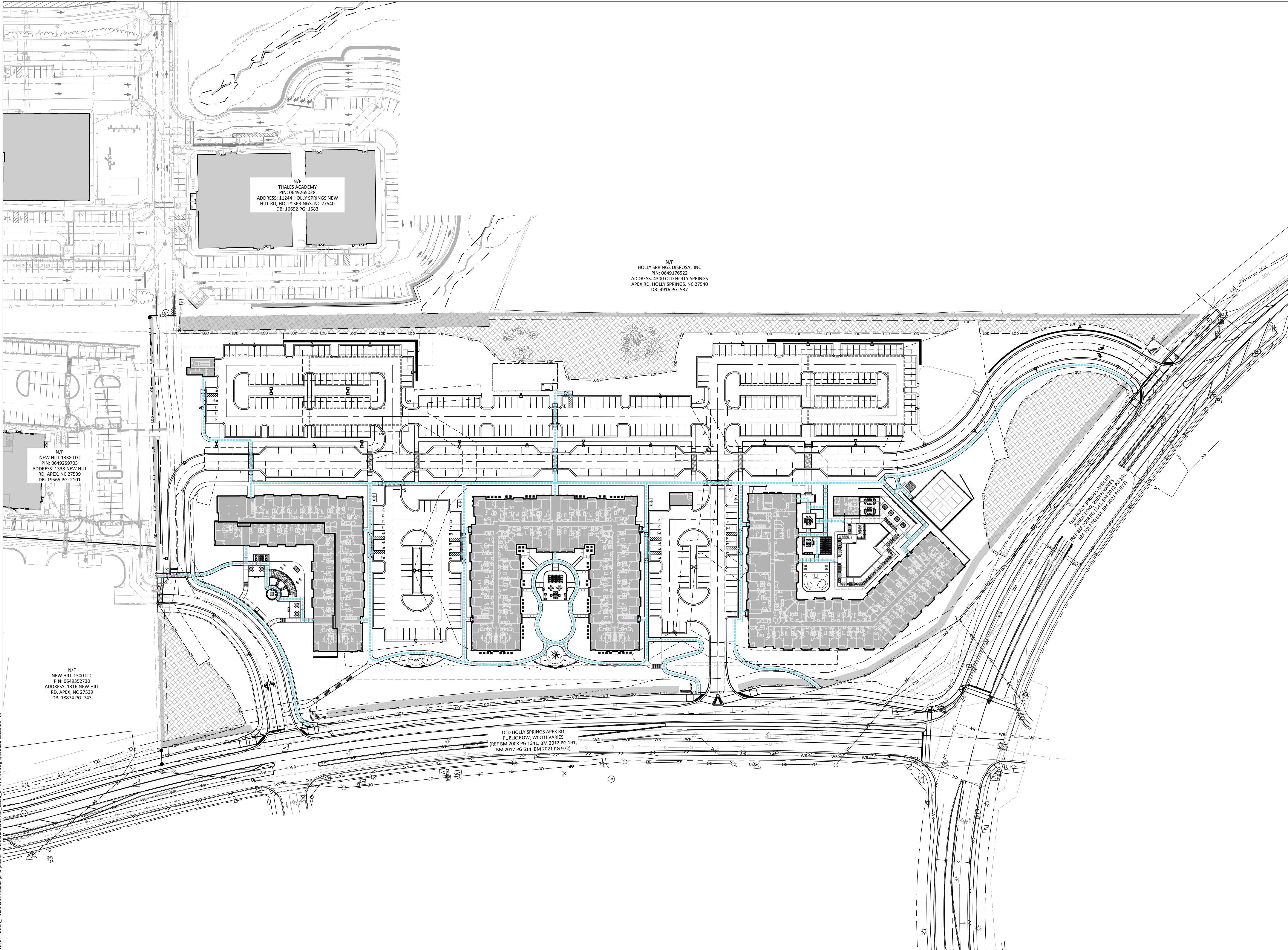
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RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

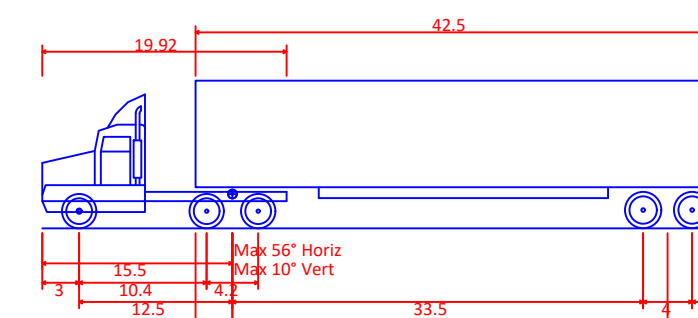


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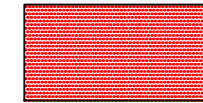


WB-50 - Intermediate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

55.000ft
8.500ft
12.052ft
1.334ft
8.500ft
6.00s
17.90°

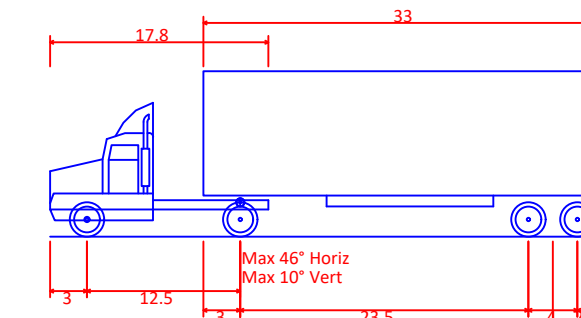
LEGEND

SYMBOL



FIRE TRUCK CIRCULATION PATH (WB-50)

WB-40 VEHICULAR CIRCULATION



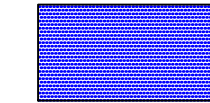
WB-40 - Intermediate Semi-Trailer

Overall Length	35.00m
Overall Width	2.55m
Overall Body Height	3.00m
Min Body Ground Clearance	0.10m
Track Width	2.00m
Lock-to-lock time	10.00s
Max Steering Angle (Virtual)	±15.00°

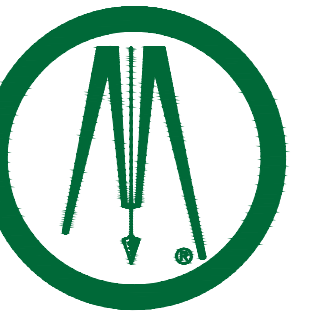
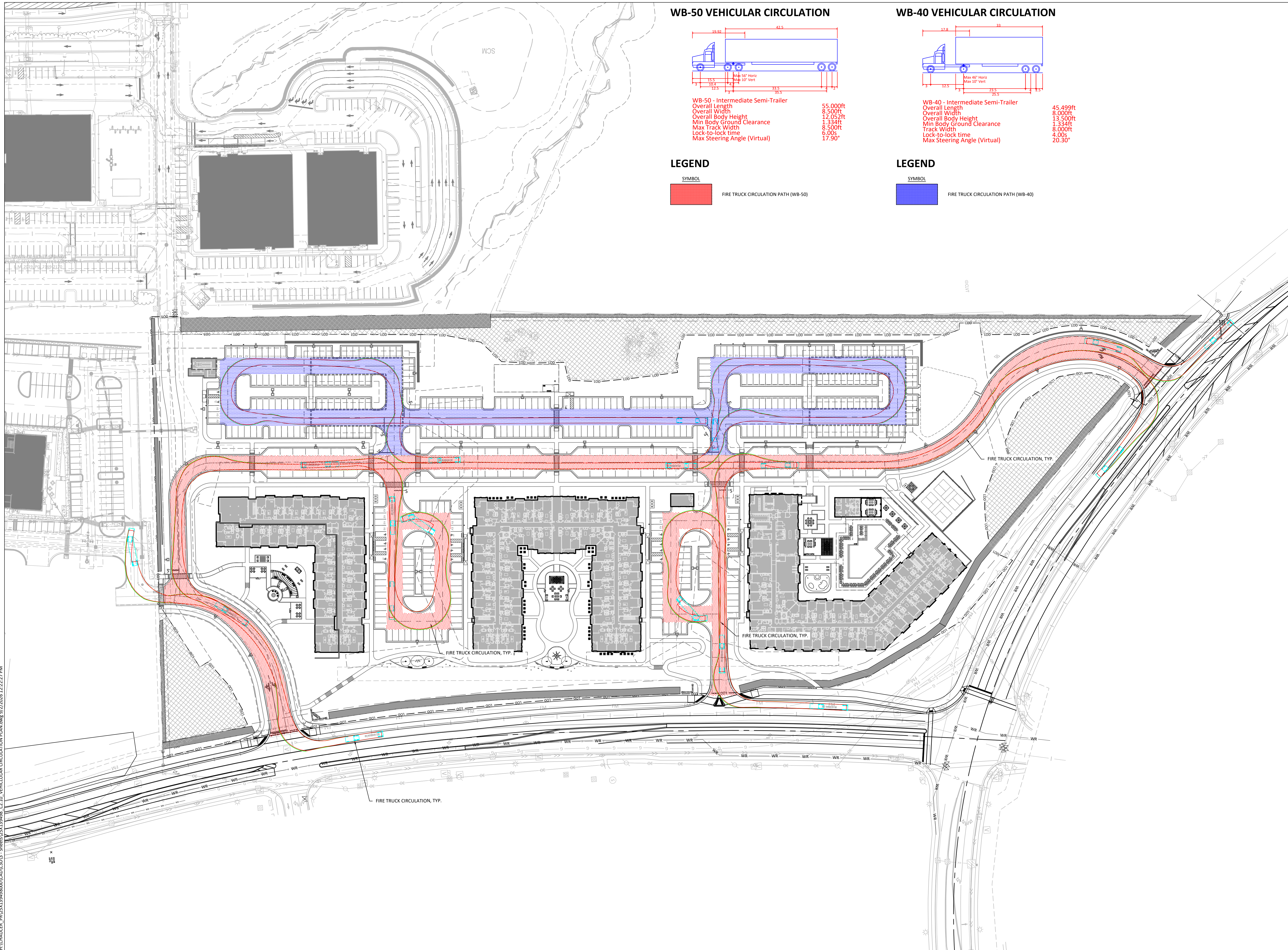
45.499ft
8.000ft
13.500ft
1.334ft
8.000ft
4.00s
20.30°

LEGEND

SYMBOL



FIRE TRUCK CIRCULATION PATH (WB-40)



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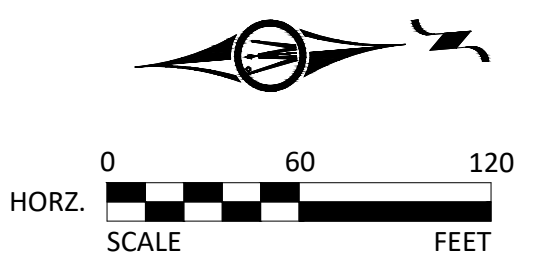
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

FIRE TRUCK CIRCULATION PLAN

PROJECT NO:
25X139498

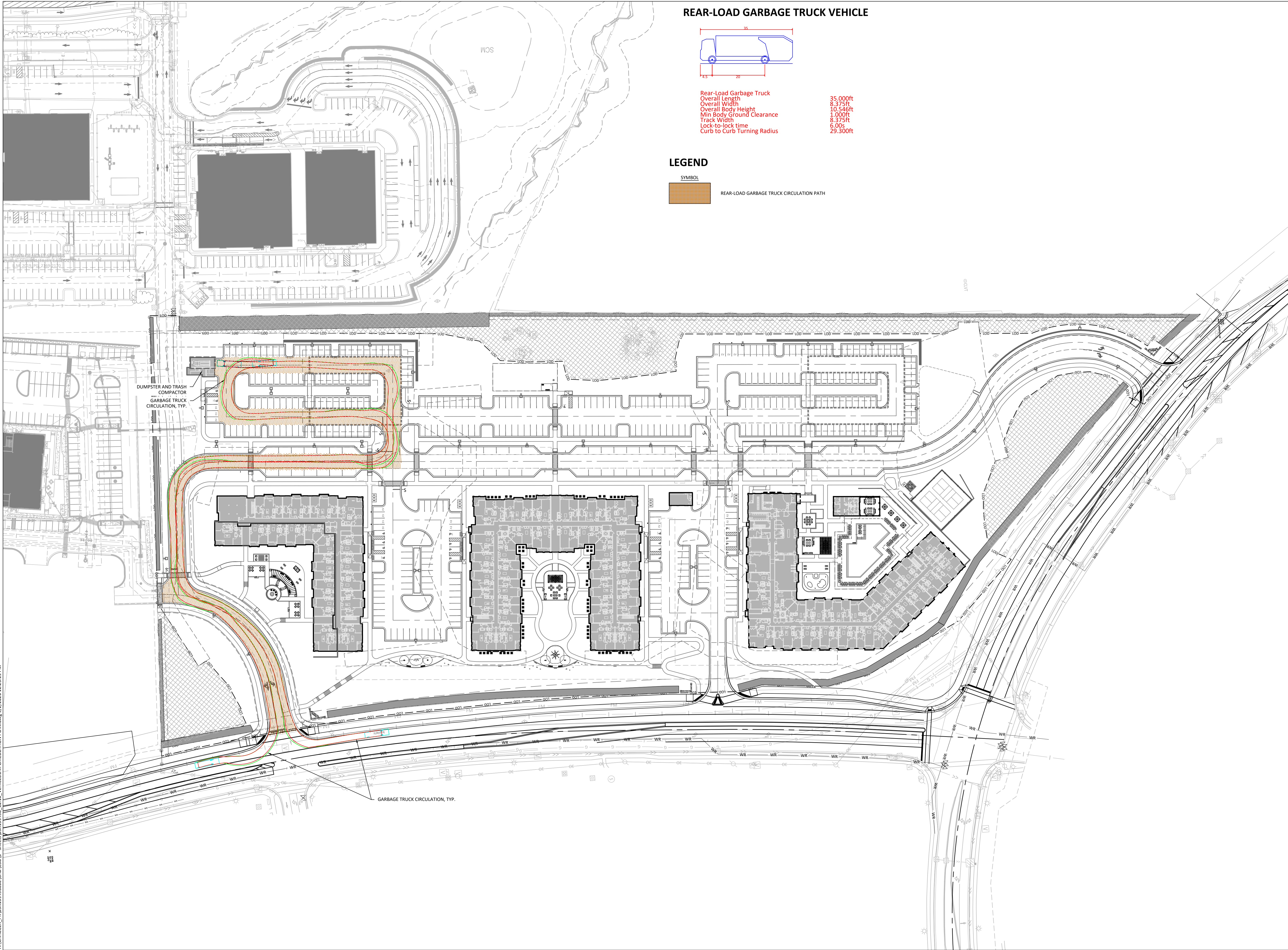
REVISIONS:

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V	2	06/12/2026
V	3	08/10/2026
V	4	09/03/2026

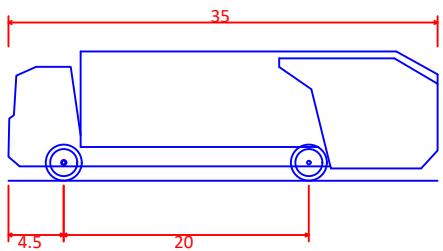


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C2.10



REAR-LOAD GARBAGE TRUCK VEHICLE



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.375ft
Overall Body Height 10.546ft
Min Body Ground Clearance 1.000ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft

LEGEND

SYMBOL

REAR-LOAD GARBAGE TRUCK CIRCULATION PATH



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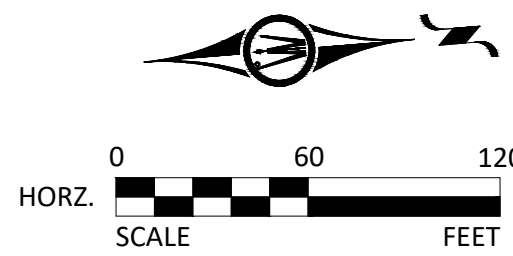
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APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
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**TRASH CIRCULATION
PLAN**

PROJECT NO:
25X139498

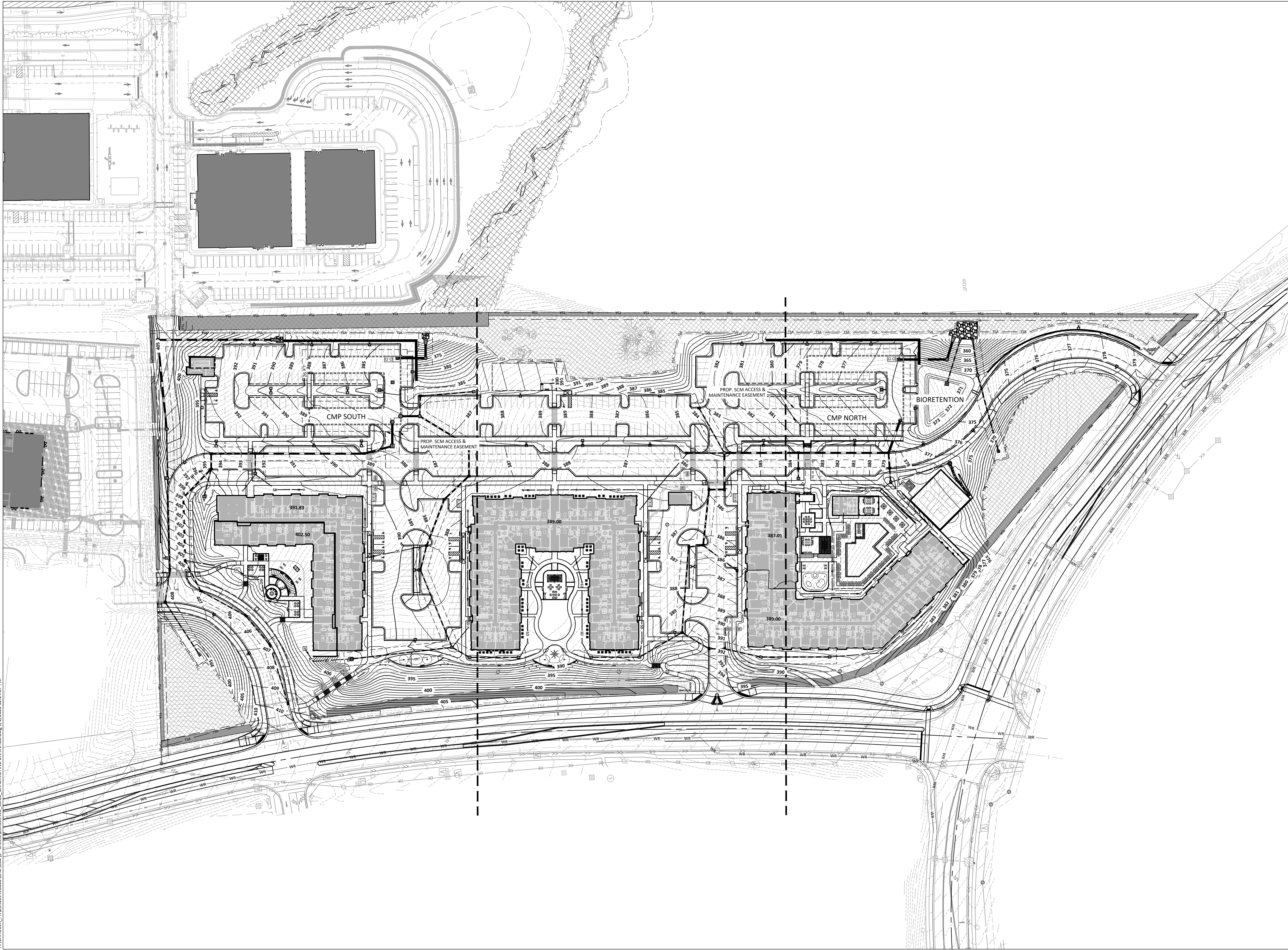
REVISIONS:		
RV 1	05/08/2026	
RV 2	06/12/2026	
RV 3	08/10/2026	
RV 4	09/03/2026	



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APARTMENTS**

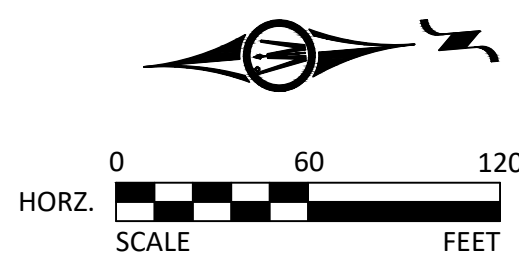
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**OVERALL
GRADING AND
DRAINAGE PLAN**

PROJECT NO:
25X139498

REVISIONS:

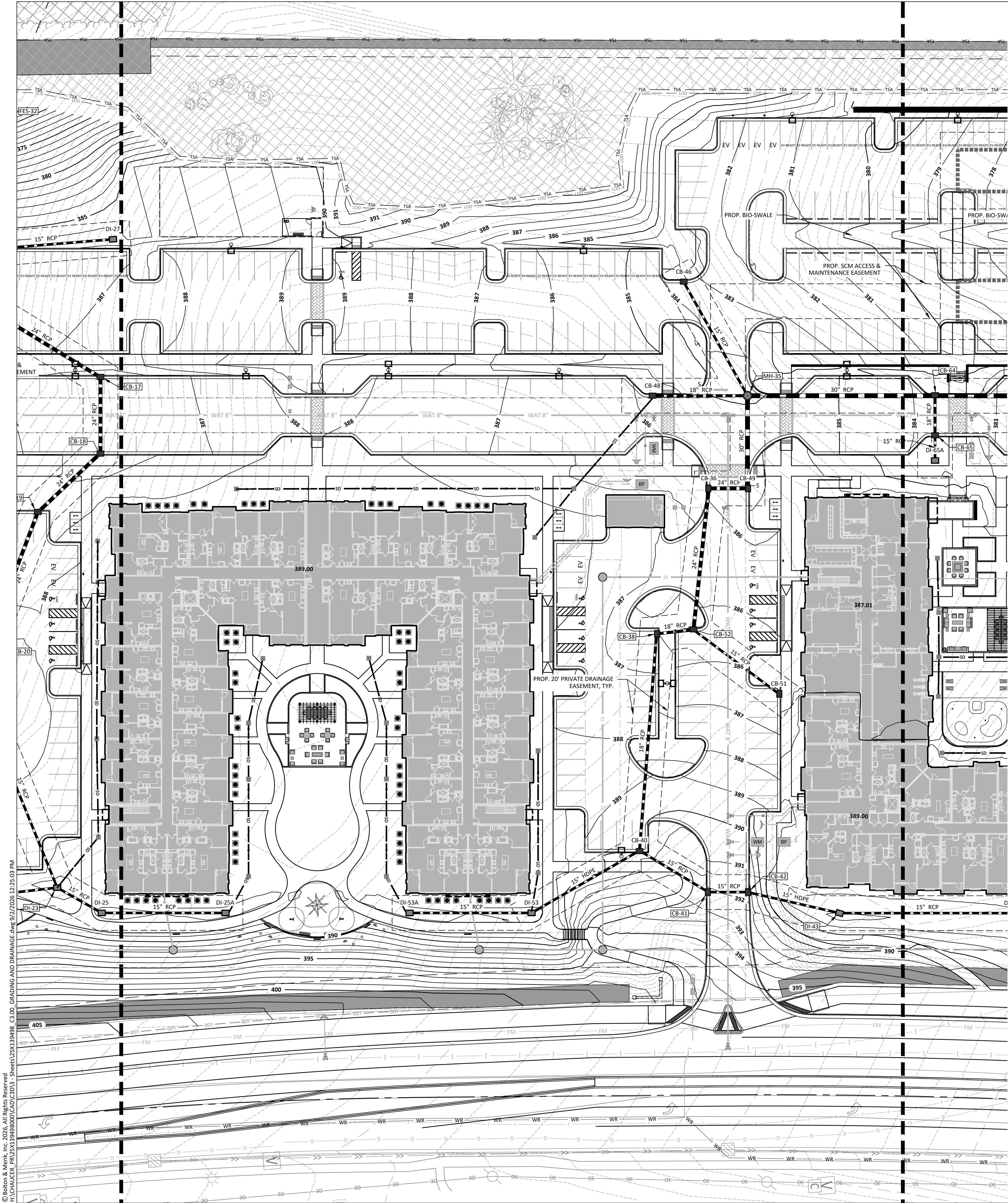
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RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



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CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	IRF
DRAWN BY:	IRF
CHECKED BY:	CG

C3.00



LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
	PROPOSED INDEX CONTOUR	-/-
	PROPOSED SPOT ELEVATION	-/-
	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
	PROPOSED ROOF DRAIN LINE	-/-
	PROPOSED CURB INLET	-/-
	PROPOSED DROP INLET	-/-
	PROPOSED SLAB TYPE CATCH BASIN	-/-
	PROPOSED AREA DRAIN	-/-
	PROPOSED DOUBLE CURB INLET	-/-
	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2\"/>	-/-
	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
	PROPOSED HEAD WALL	-/-
	PROPOSED FLARED END SECTION	-/-



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APARTMENTS**

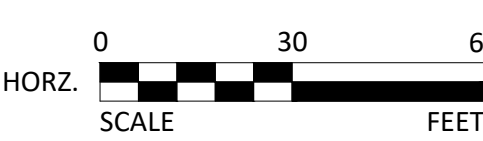
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**GRADING AND
DRAINAGE
ENLARGEMENT B**

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



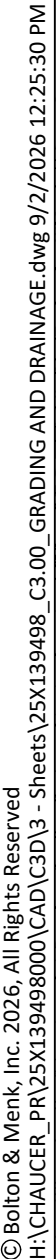
HORZ. SCALE FEET



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DATE:	09.03.2026
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DRAWN BY:	IRF
CHECKED BY:	CG

C3.02



LEGEND

CCC CHANDLER
CROSSING, LLC

CHANDLER CROSSING APARTMENTS

GRADING AND DRAINAGE ENLARGEMENT C

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



C3.03

Pipe Table							
Upstream Structure	Downstream Structure	Size (in)	Material	Length (ft)	Slope	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)
CB-7	CB-6	24.00	RCP	58.67	3.210%	391.08	389.20
CB-5	CB-4	24.00	RCP	64.14	2.812%	388.55	386.75
CB-4	CB-3	30.00	RCP	158.46	1.720%	386.25	383.52
CB-19	CB-18	24.00	RCP	49.52	0.600%	379.06	378.76
CB-17	MH-16	24.00	RCP	83.98	0.600%	378.20	377.70
CB-20	CB-19	24.00	RCP	72.27	0.600%	379.69	379.26
CB-26	MH-16	18.00	RCP	29.26	1.000%	381.80	381.51
CB-72	MH-73	18.00	RCP	114.88	3.968%	362.63	358.07
MH-73	FES-74	18.00	RCP	47.04	3.968%	357.87	356.00
CB-40	CB-38	18.00	RCP	124.93	0.600%	379.46	378.71
CB-38	CB-52	18.00	RCP	21.31	0.610%	378.51	378.38
CB-46	MH-35	15.00	RCP	74.82	0.600%	378.99	378.54
CB-52	CB-36	24.00	RCP	81.73	0.600%	377.88	377.39
CB-41	CB-40	15.00	RCP	46.18	0.600%	379.94	379.66
CB-42	CB-41	15.00	RCP	22.50	0.600%	380.27	380.14
FES-76	CB-77	15.00	RCP	87.33	0.500%	393.38	392.94
CB-77	CB-78	15.00	RCP	47.74	0.500%	392.84	392.60
MH-80	MH-81	30.00	RCP	130.35	0.501%	391.28	390.62
MH-81	FES-82	30.00	RCP	164.55	0.505%	390.52	389.69
CB-3	DI-2	30.00	RCP	42.61	2.000%	383.32	382.47
OCS-70	FES-71	15.00	RCP	62.23	3.000%	357.97	356.10
CB-12	CB-11	15.00	RCP	89.18	3.062%	406.11	403.38
CB-10	CB-9	15.00	RCP	74.30	0.500%	401.66	401.29
CB-8	CB-7	18.00	RCP	90.85	3.210%	394.50	391.58
CB-78	DI-79	15.00	RCP	133.46	0.500%	392.50	391.83
CB-6	CB-5	24.00	RCP	22.00	1.000%	388.97	388.75
CB-11	CB-10	15.00	RCP	55.41	2.530%	403.16	401.76
CB-9	CB-8	18.00	RCP	50.66	0.500%	401.19	400.94
DI-53	CB-40	15.00	HDPE	71.60	3.268%	382.00	379.66
CB-51	CB-52	15.00	RCP	61.30	1.000%	382.50	381.89
CB-49	MH-35	30.00	RCP	53.25	0.600%	376.56	376.24
CB-36	CB-49	24.00	RCP	22.25	0.600%	377.19	377.06
CB-18	CB-17	24.00	RCP	43.50	0.600%	378.56	378.30
DI-79	MH-80	15.00	RCP	71.49	0.500%	391.73	391.38
DI-2	MH-1	36.00	RCP	35.04	5.000%	378.75	377.00
CB-64	CB-58	30.00	RCP	131.31	2.848%	375.24	371.50
CB-59	CB-58	24.00	RCP	21.87	7.304%	374.93	373.33
CB-48	MH-35	18.00	RCP	54.56	1.833%	379.00	378.00
CB-58	MH-57	36.00	RCP	49.99	6.001%	371.00	368.00
OCS-68	MH-68A	36.00	RCP	70.38	2.269%	358.46	356.86

Pipe Table							
Upstream Structure	Downstream Structure	Size (in)	Material	Length (ft)	Slope	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)
CB-65	CB-64	18.00	RCP	22.50	2.000%	376.69	376.24
DI-43	CB-42	15.00	HDPE	54.27	0.608%	380.80	380.47
OCS-31	MH-31A	36.00	RCP	40.96	1.000%	368.20	367.79
DI-13	CB-6	15.00	RCP	41.33	0.500%	390.46	390.25
MH-16	MH-15	30.00	RCP	27.77	0.720%	377.20	377.00
OCS-67	STRUC - (140)	15.00	RCP	7.64	4.025%	371.64	371.33
OCS-30	STRUC - (141)	15.00	RCP	6.08	3.388%	381.83	381.62
CB 21	CB-20	18.00	RCP	36.37	0.600%	380.42	380.20
DI-23	CB 21	15.00	RCP	121.78	0.600%	381.50	380.77
MH-35	CB-64	30.00	RCP	107.74	0.558%	376.04	375.44
DI-59A	CB-59	18.00	RCP	20.89	1.848%	376.00	375.61
DI-24	DI-23	15.00	RCP	147.75	2.234%	385.00	381.70
DI-27	CB-26	15.00	RCP	77.91	0.500%	382.87	382.49
MH-68A	FES-69	36.00	RCP	26.77	2.269%	356.66	356.06
MH-31A	FES-32	36.00	RCP	19.91	1.000%	367.59	367.39
DI-65A	CB-65	15.00	RCP	14.75	2.000%	377.25	376.95
DI-4A	CB-4	15.00	RCP	28.75	1.000%	387.79	387.50
DI-25A	DI-25	15.00	RCP	71.13	0.617%	382.51	382.07
DI-25	DI-23	15.00	RCP	29.40	0.595%	381.87	381.70
DI-53A	DI-53	15.00	RCP	70.11	1.141%	383.00	382.20
DI-43A	DI-43	15.00	RCP	99.86	0.600%	381.60	381.00



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**CCC CHANDLER
CROSSING, LLC**

3605 GLENWOOD AVENUE SUITE 445
RALEIGH, NC 27612
919.926.1874

**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

PIPE TABLE

PROJECT NO:

25X139498

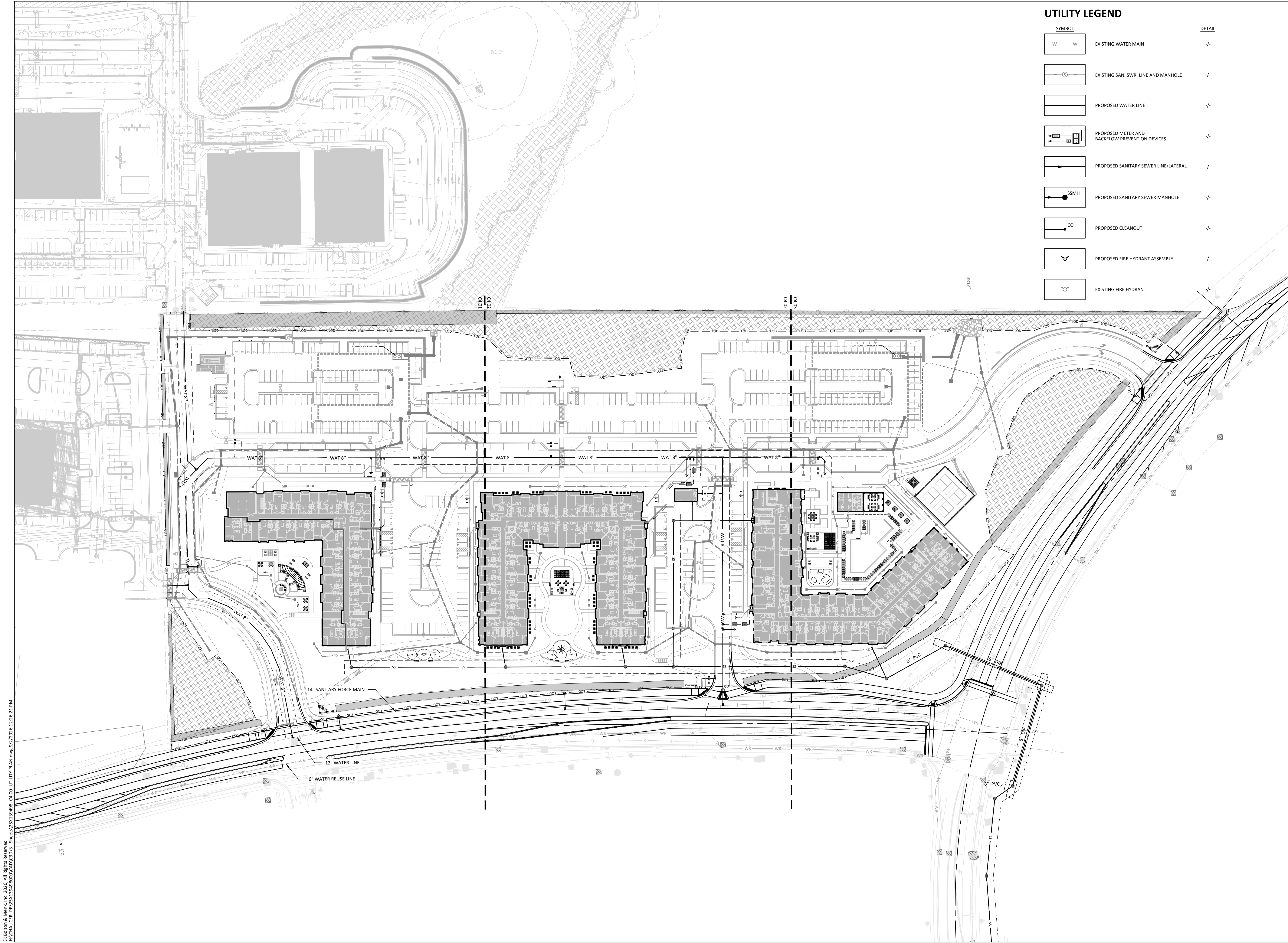
REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



DATE:	09.03.2026
DESIGNED BY:	ANS
DRAWN BY:	ANS
CHECKED BY:	CG

C3.04



UTILITY LEGEND

SYMBOL	DETAIL
	EXISTING WATER MAIN -/-
	EXISTING SAN. SWR. LINE AND MANHOLE -/-
	PROPOSED WATER LINE -/-
	PROPOSED METER AND BACKFLOW PREVENTION DEVICES -/-
	PROPOSED SANITARY SEWER LINE/LATERAL -/-
	PROPOSED SANITARY SEWER MANHOLE -/-
	PROPOSED CLEANOUT -/-
	PROPOSED FIRE HYDRANT ASSEMBLY -/-
	EXISTING FIRE HYDRANT -/-



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**CHANDLER CROSSING
APARTMENTS**

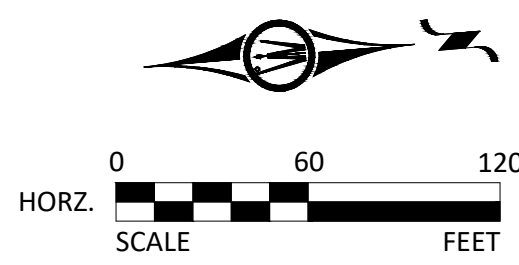
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**OVERALL UTILITY
PLAN**

PROJECT NO:
25X139498

REVISIONS:

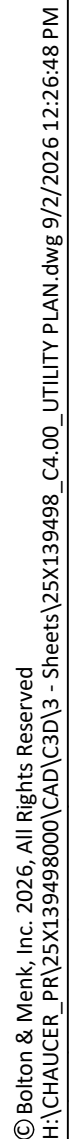
RV 1	05/08/2026
RV 2	06/12/2026
RV 3	08/10/2026
RV 4	09/03/2026



**NOT
FOR
CONSTRUCTION**

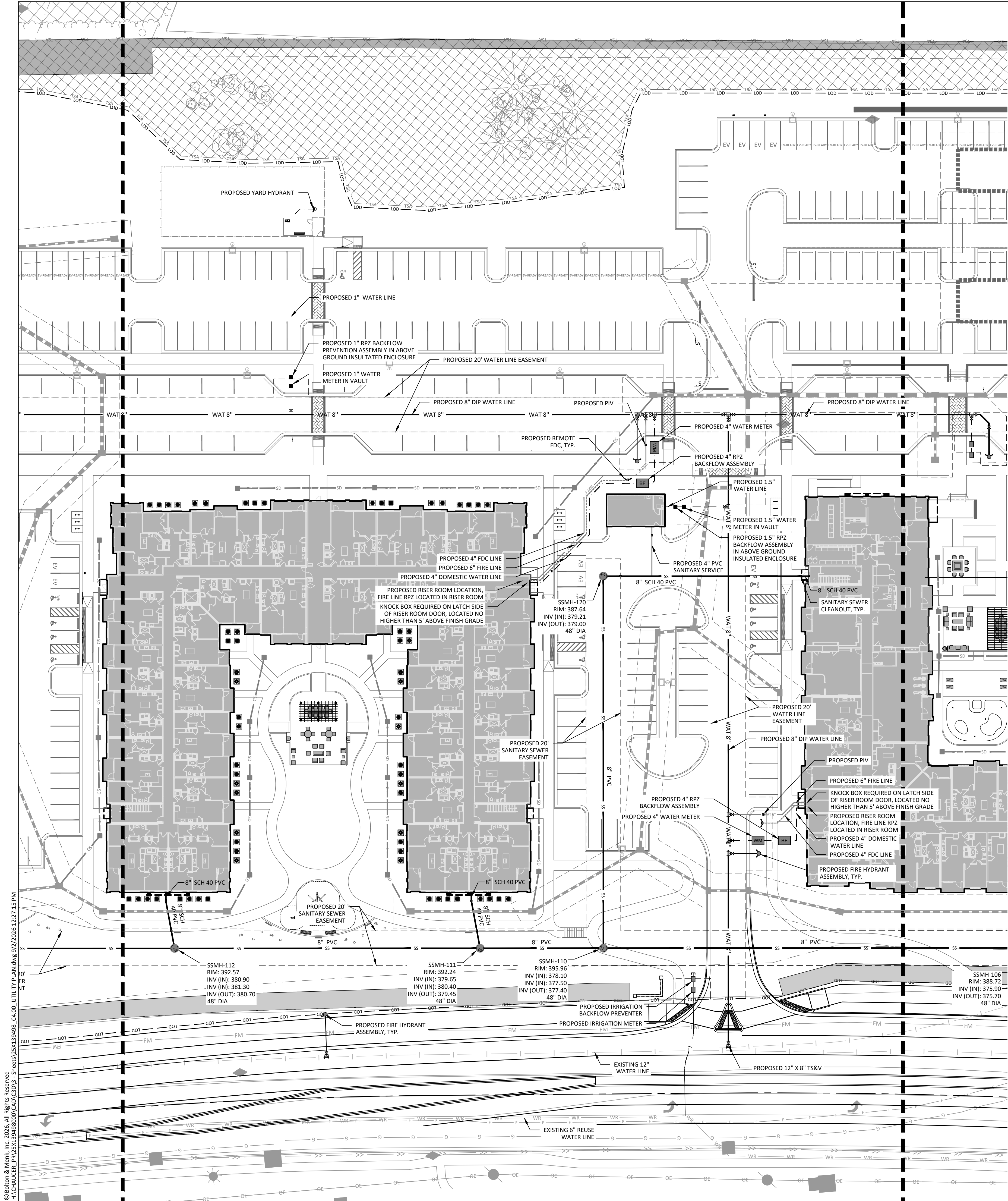
DATE:	09.03.2026
DESIGNED BY:	IRF
DRAWN BY:	IRF
CHECKED BY:	CG

C4.00



SYMBOL	DETAIL
	EXISTING WATER MAIN -/-
	EXISTING SAN. SWR. LINE AND MANHOLE -/-
	PROPOSED WATER LINE -/-
	PROPOSED METER AND BACKFLOW PREVENTION DEVICES -/-
	PROPOSED SANITARY SEWER LINE/LATERAL -/-
	PROPOSED SANITARY SEWER MANHOLE -/-
	PROPOSED CLEANOUT -/-
	PROPOSED FIRE HYDRANT ASSEMBLY -/-
	EXISTING FIRE HYDRANT -/-





UTILITY LEGEND

SYMBOL	DETAIL
	EXISTING WATER MAIN -/-
	EXISTING SAN. SWR. LINE AND MANHOLE -/-
	PROPOSED WATER LINE -/-
	PROPOSED METER AND BACKFLOW PREVENTION DEVICES -/-
	PROPOSED SANITARY SEWER LINE/LATERAL -/-
	PROPOSED SANITARY SEWER MANHOLE -/-
	PROPOSED CLEANOUT -/-
	PROPOSED FIRE HYDRANT ASSEMBLY -/-
	EXISTING FIRE HYDRANT -/-



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**CHANDLER CROSSING
APARTMENTS**

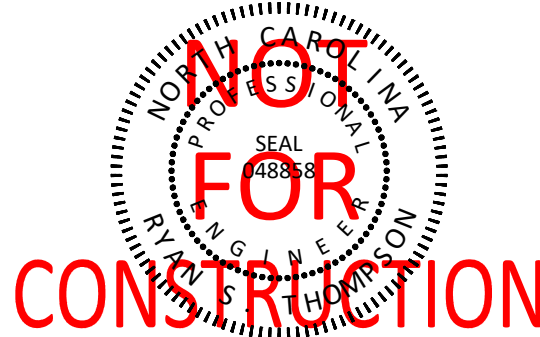
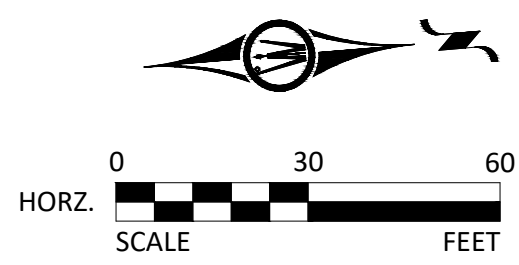
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**UTILITY PLAN
ENLARGEMENT B**

PROJECT NO:
25X139498

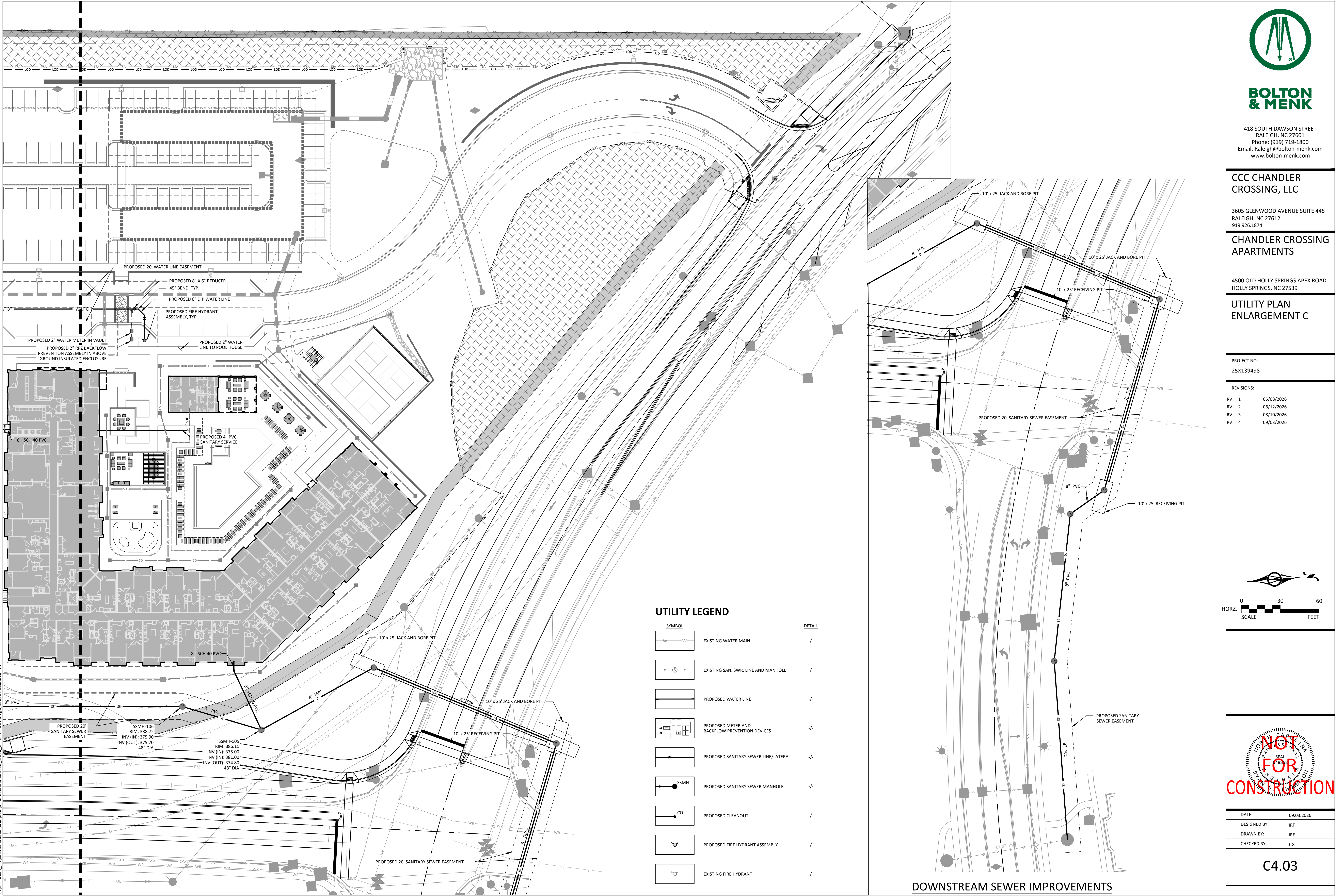
REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



DATE:	09.03.2026
DESIGNED BY:	IRF
DRAWN BY:	IRF
CHECKED BY:	CG

C4.02



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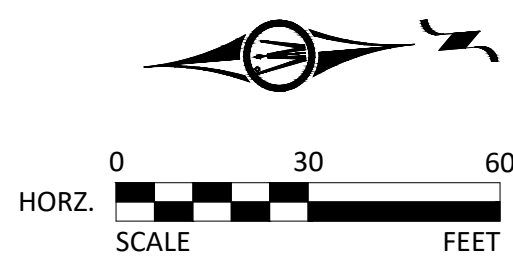
**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**UTILITY PLAN
ENLARGEMENT C**

PROJECT NO:
25X139498

REVISIONS:
RV 1 05/08/2026
RV 2 06/12/2026
RV 3 08/10/2026
RV 4 09/03/2026



HOR. SCALE FEET
0 30 60

**NOT
FOR
CONSTRUCTION**

DATE: 09.03.2026
DESIGNED BY: IRF
DRAWN BY: IRF
CHECKED BY: CG

C4.03

DOWNSTREAM SEWER IMPROVEMENTS



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**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

SITE DETAILS

PROJECT NO:
25X139498

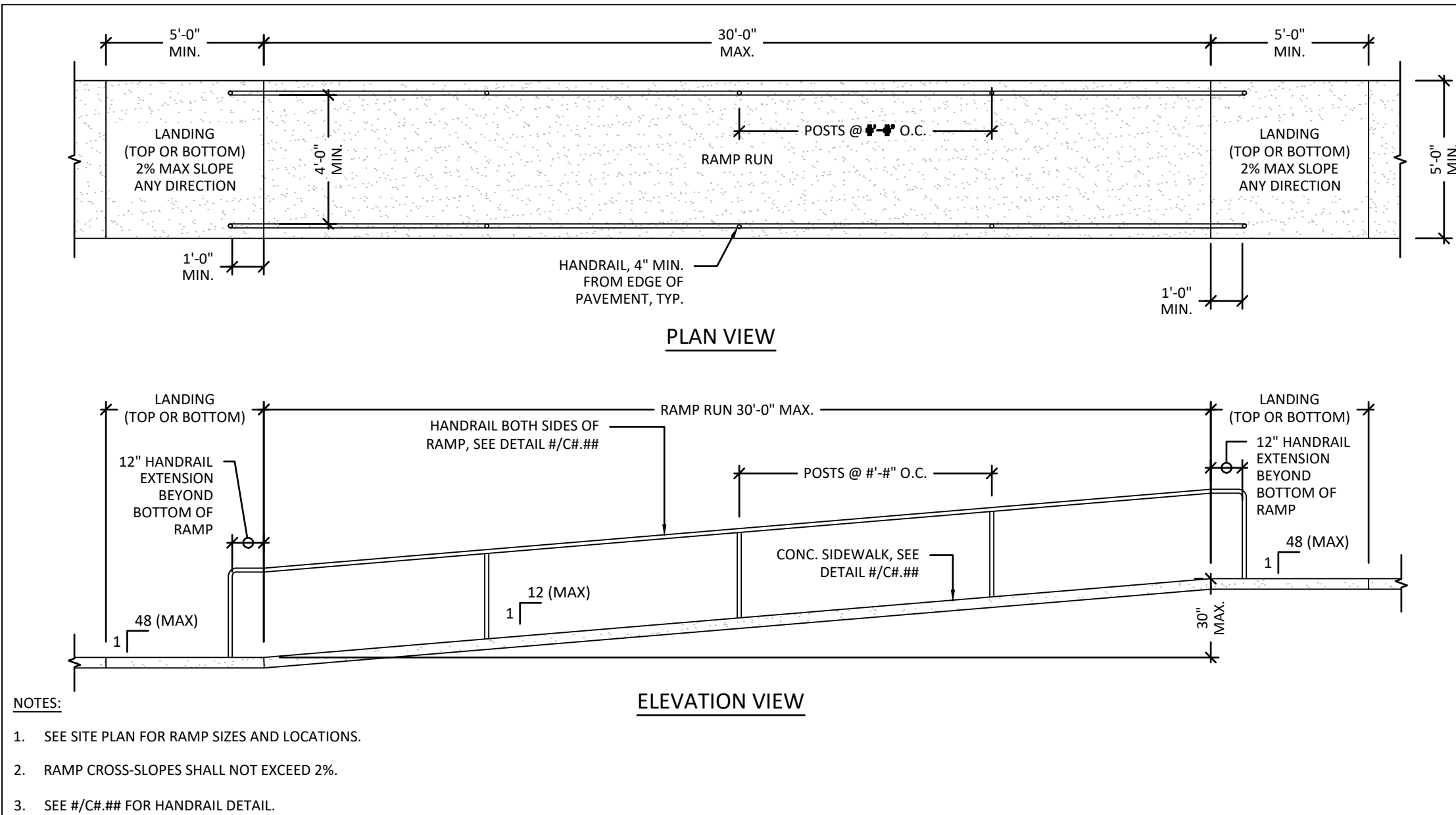
REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

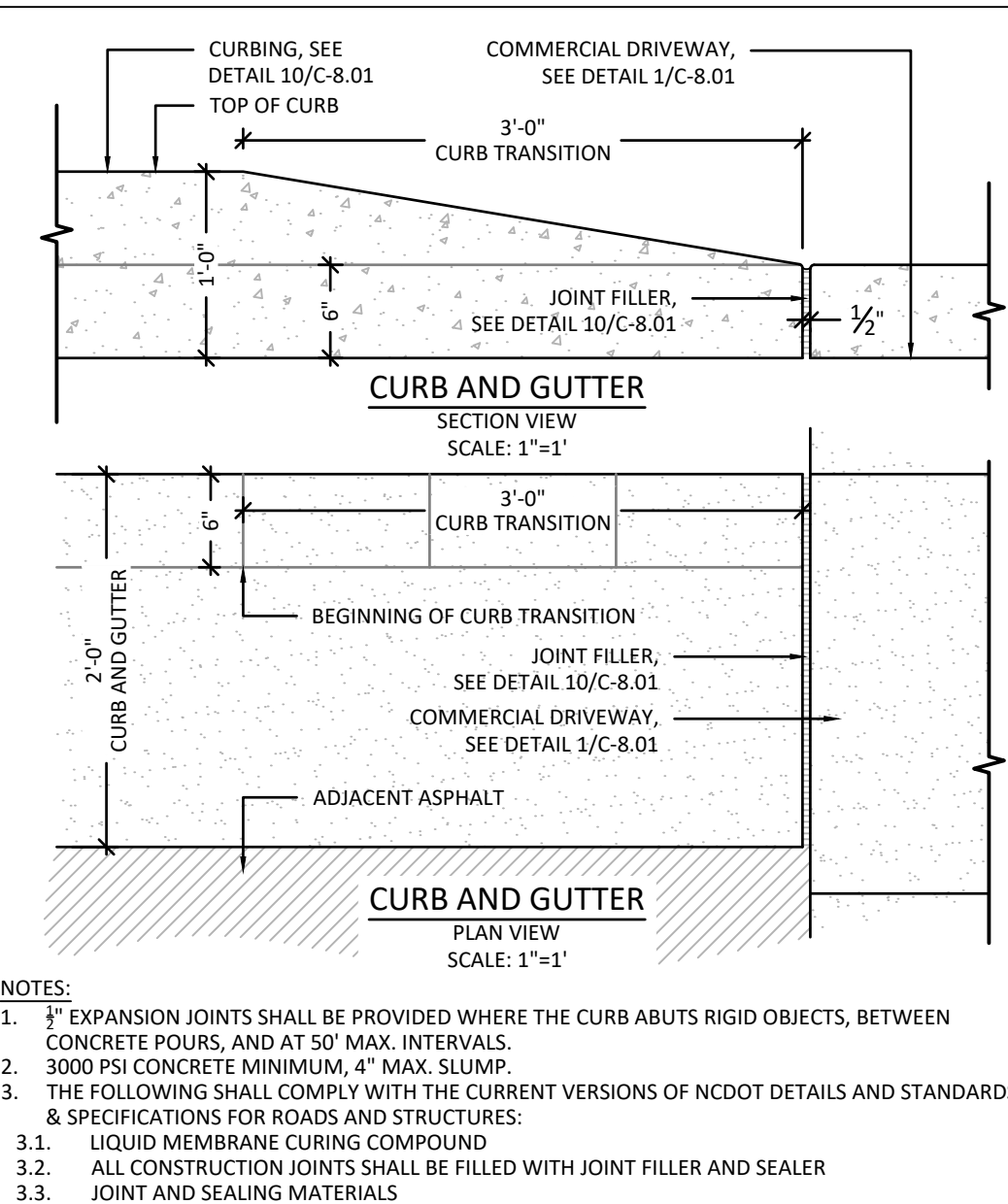
C8.00



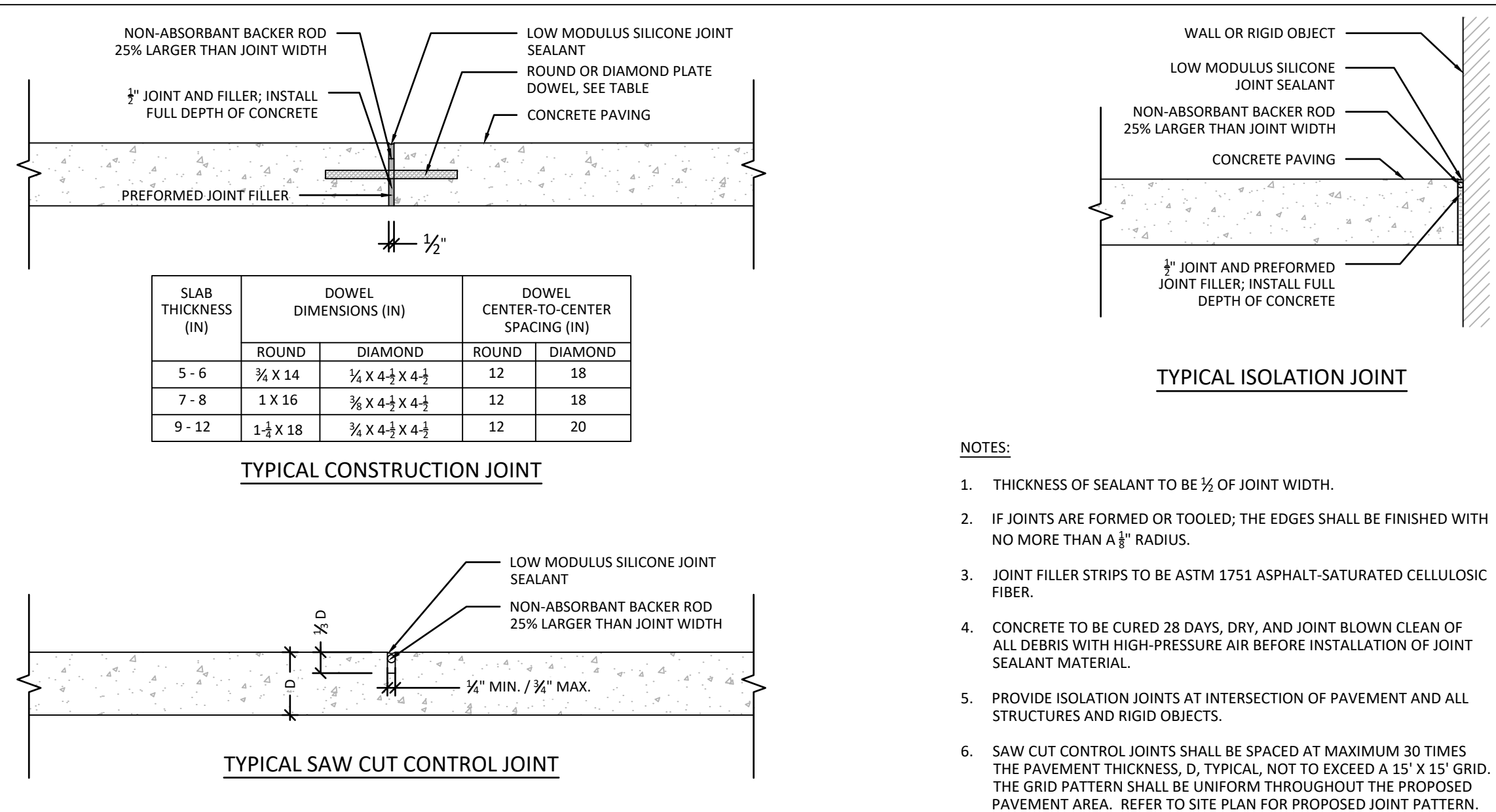
SIDEWALK RAMP WITH HANDRAILS

N.T.S.

11

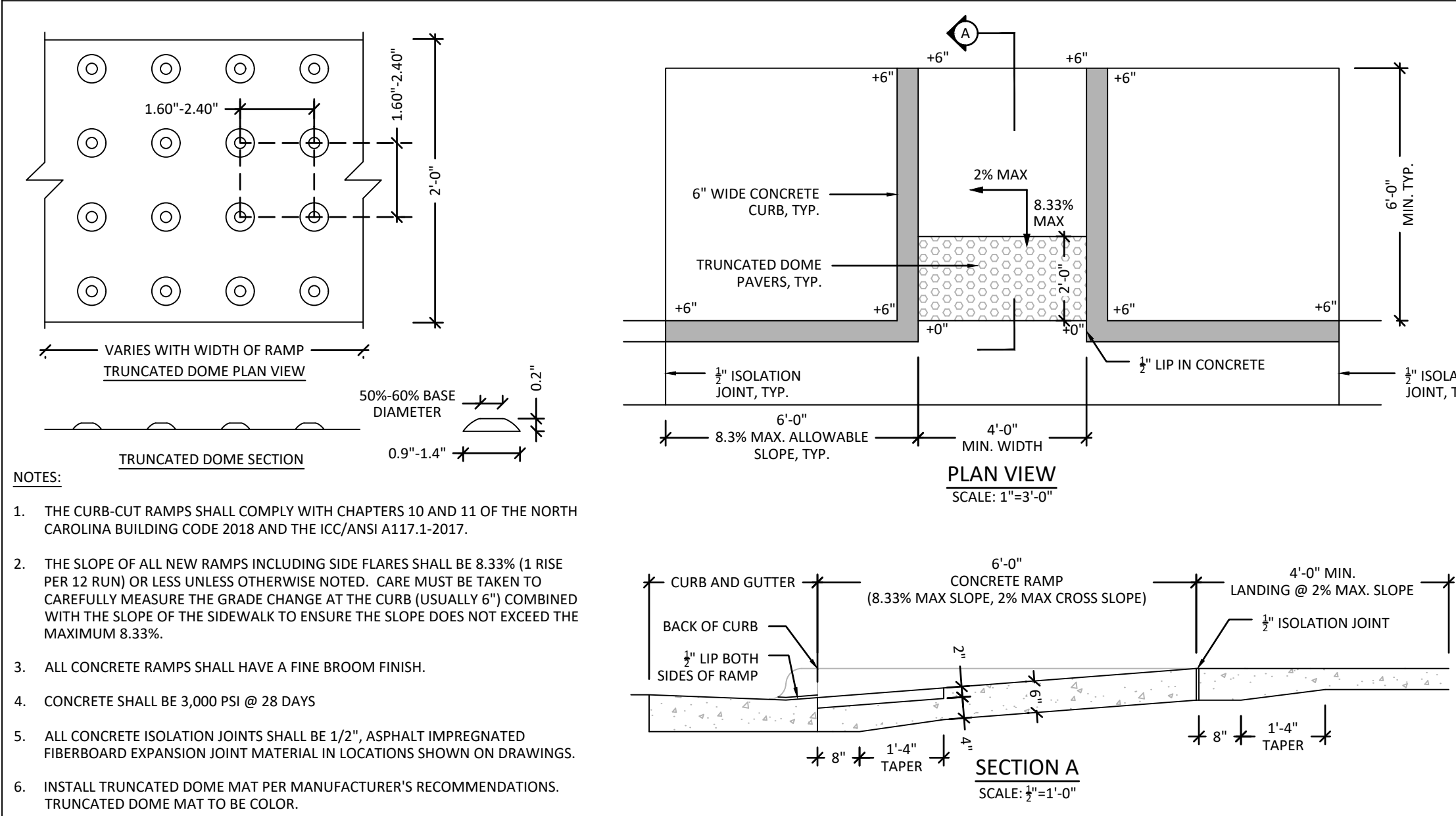


CURB & GUTTER TRANSITION SCALE: 1"=1' 8



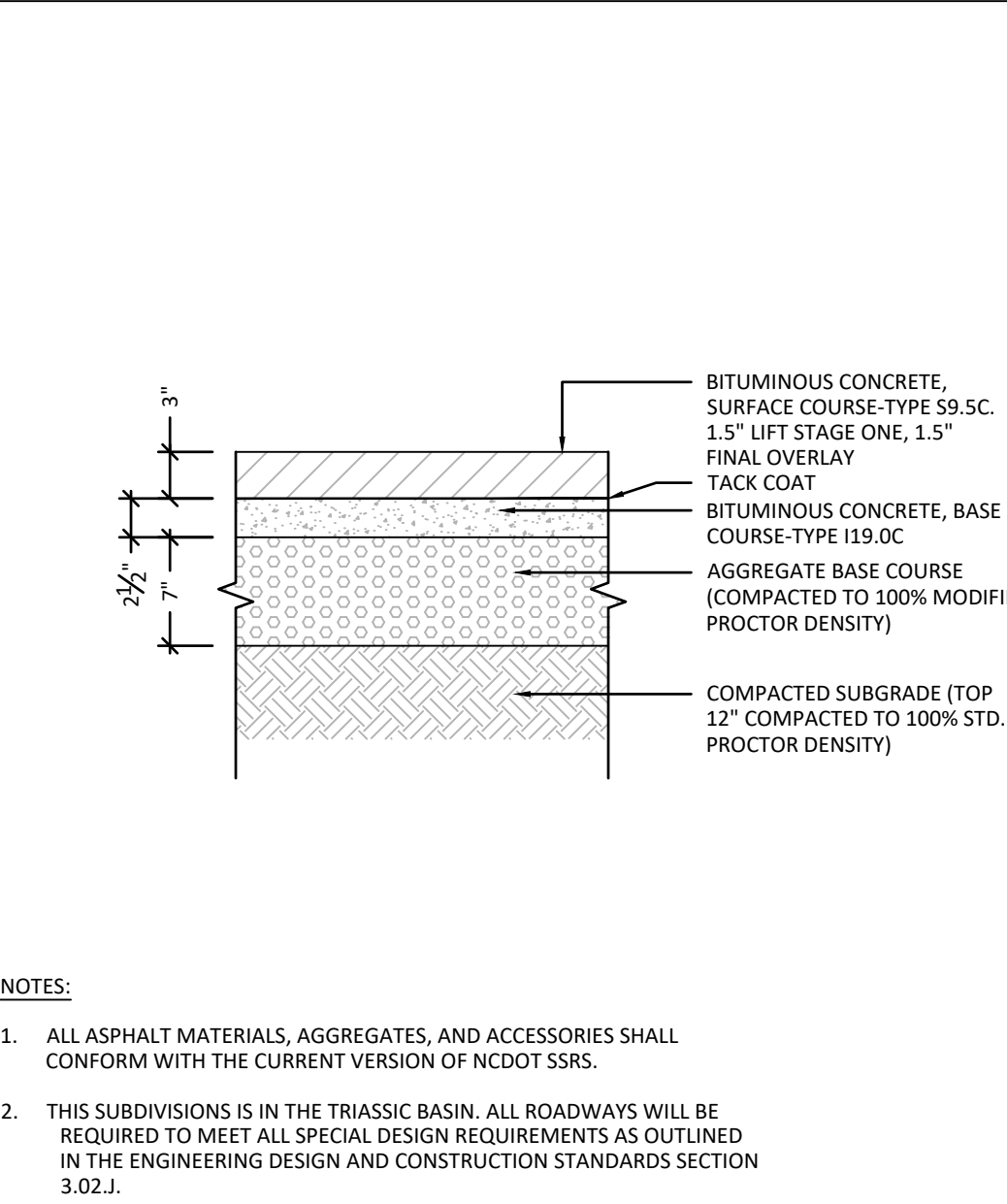
TYPICAL CONCRETE JOINT DETAILS

SCALE: 1"=1' 3

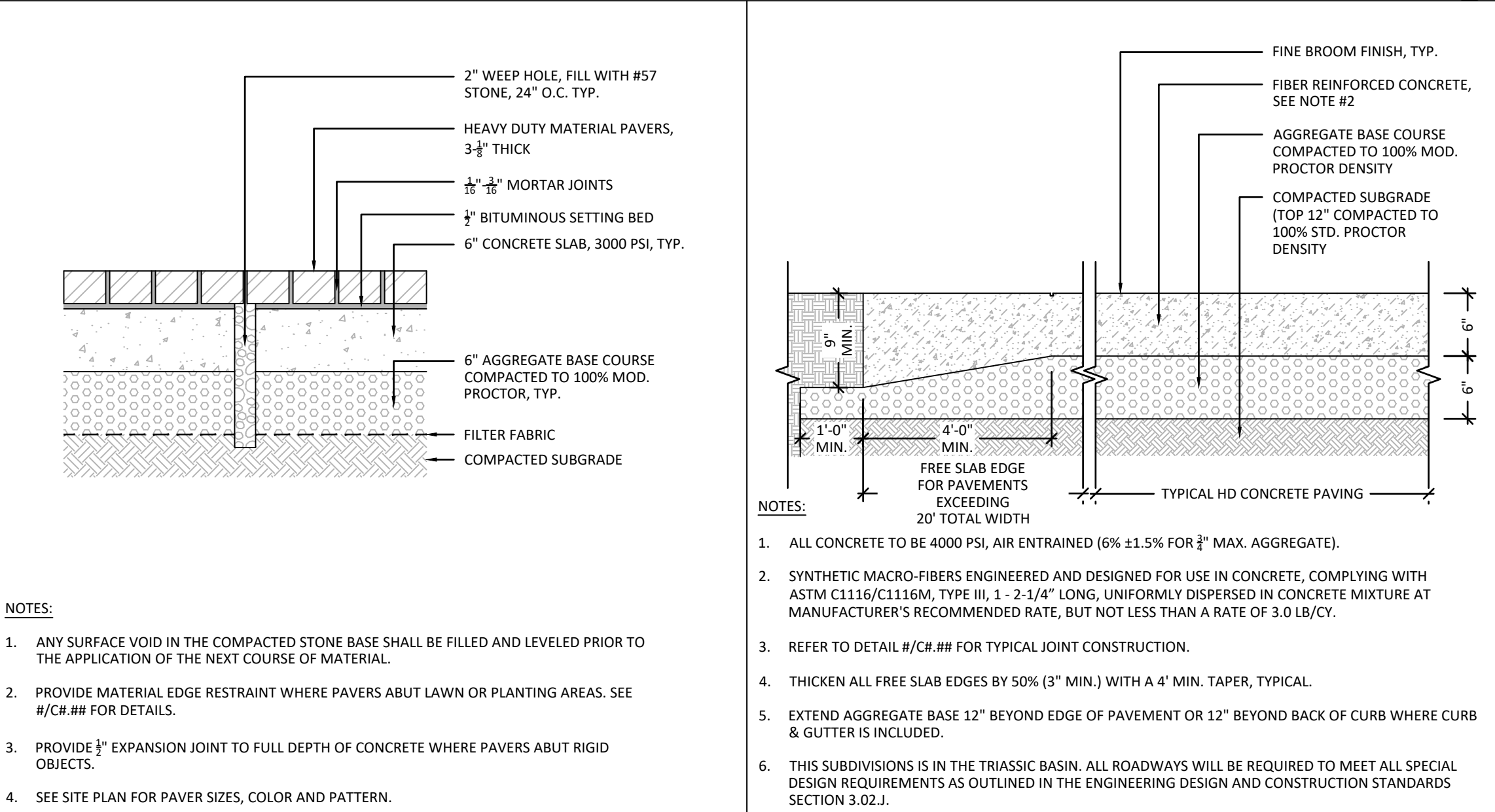


DIRECTIONAL ACCESSIBLE RAMP

SCALE: VARIES 10

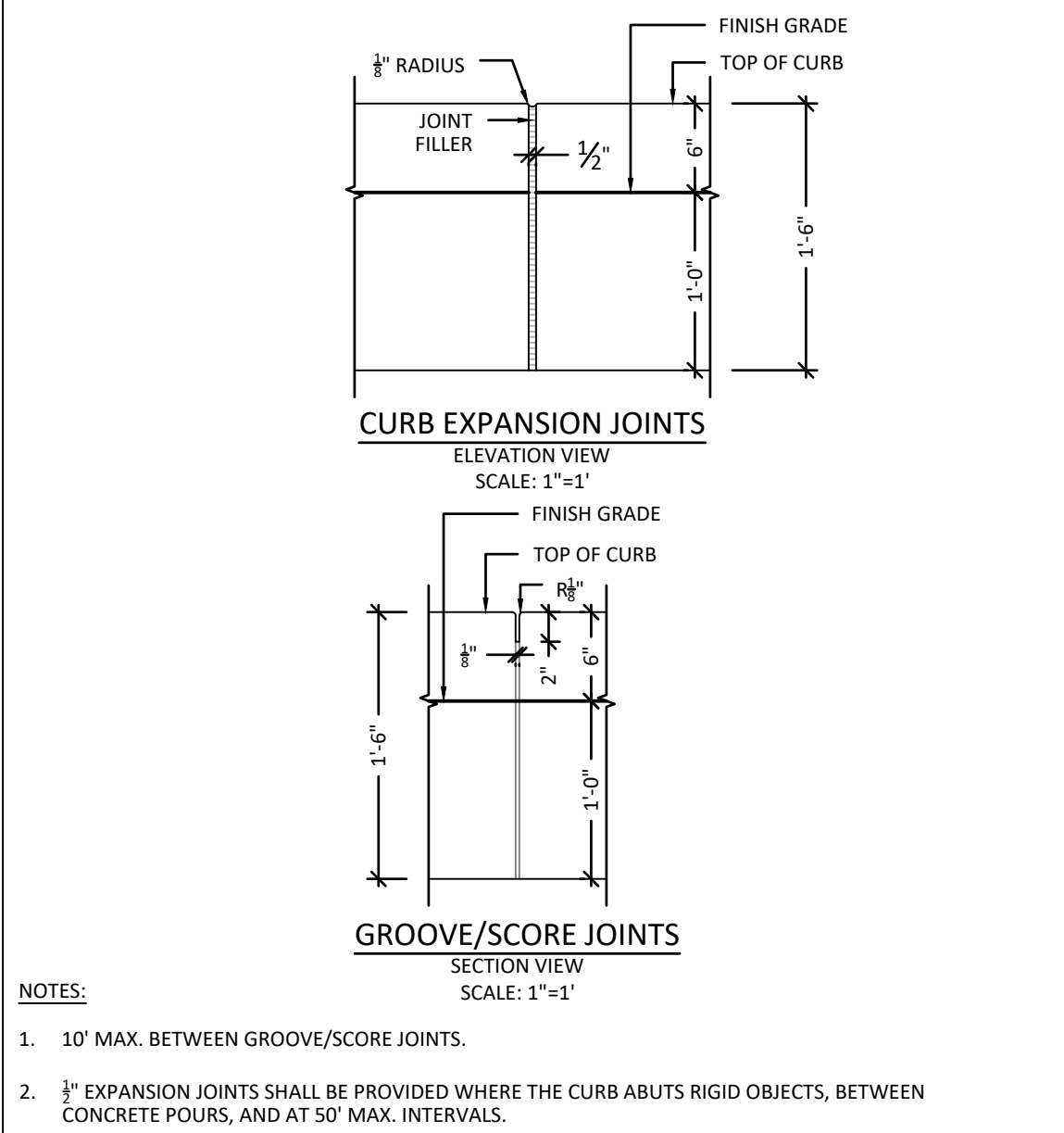


HEAVY DUTY BITUMINOUS CONCRETE SCALE: 1"=1' 7



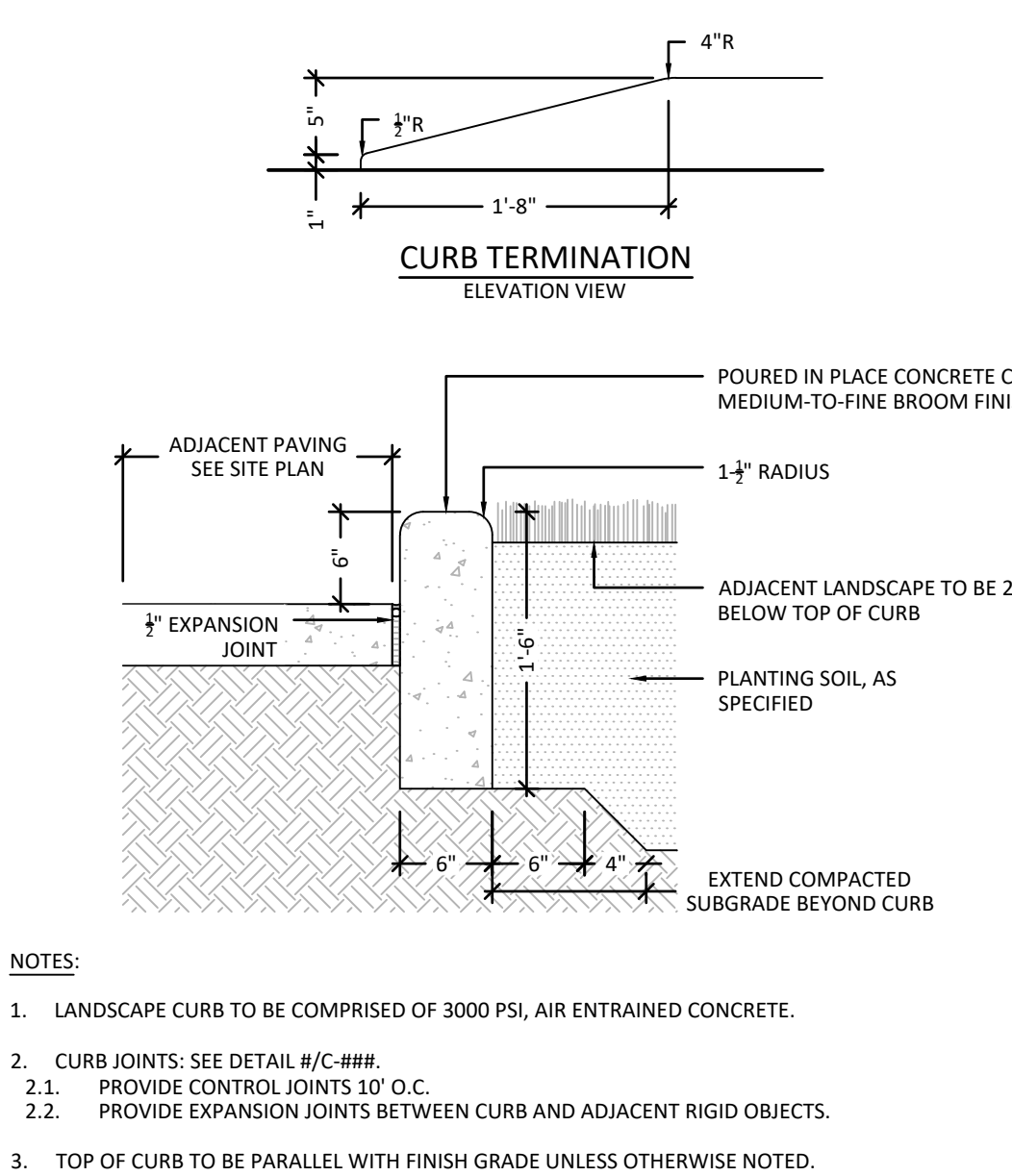
DECORATIVE HARDSCAPE - VEHICULAR SCALE: 1"=1' 5

HEAVY DUTY CONCRETE PAVING SCALE: 1"=1' 2

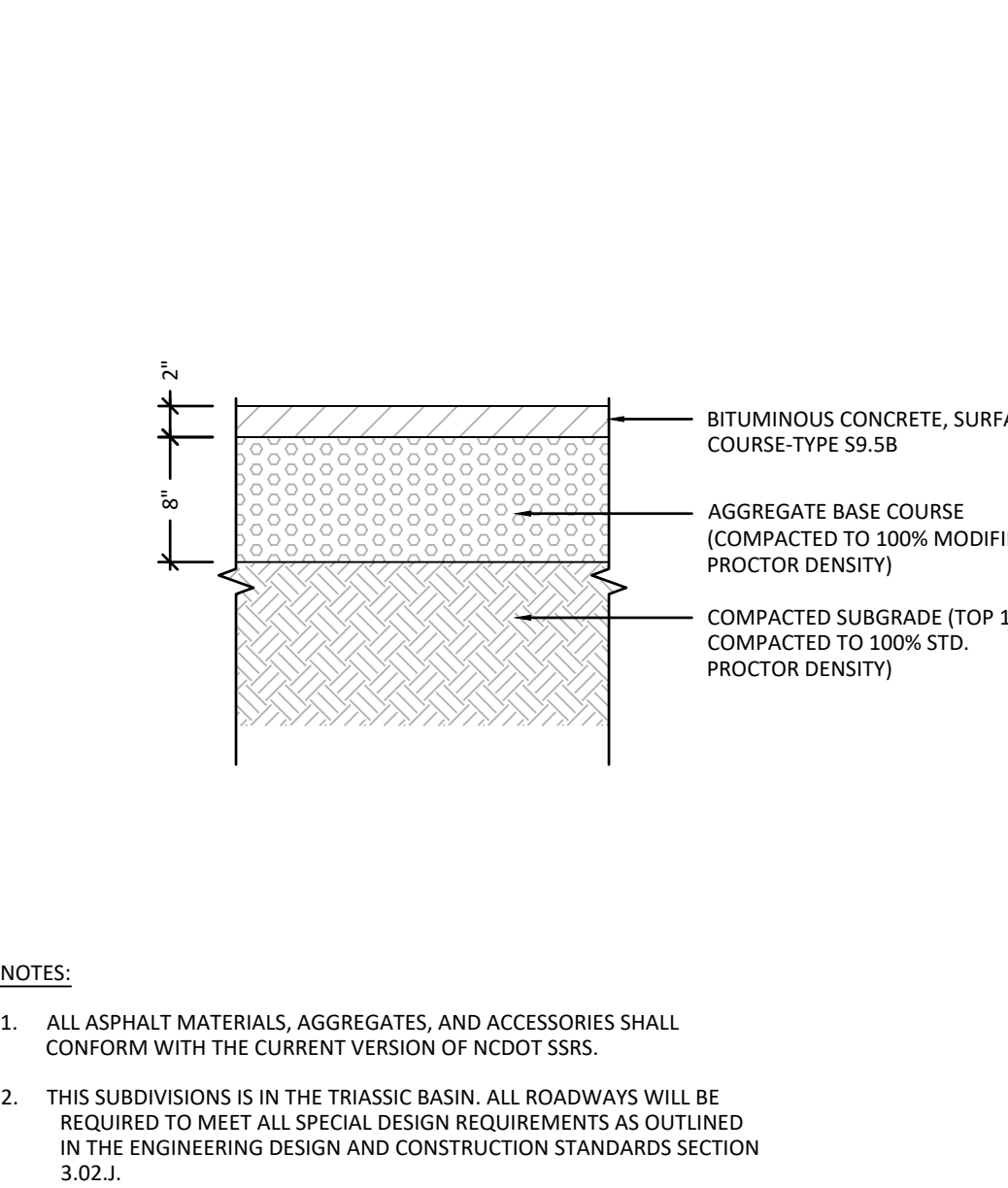


LANDSCAPE CURB JOINTS

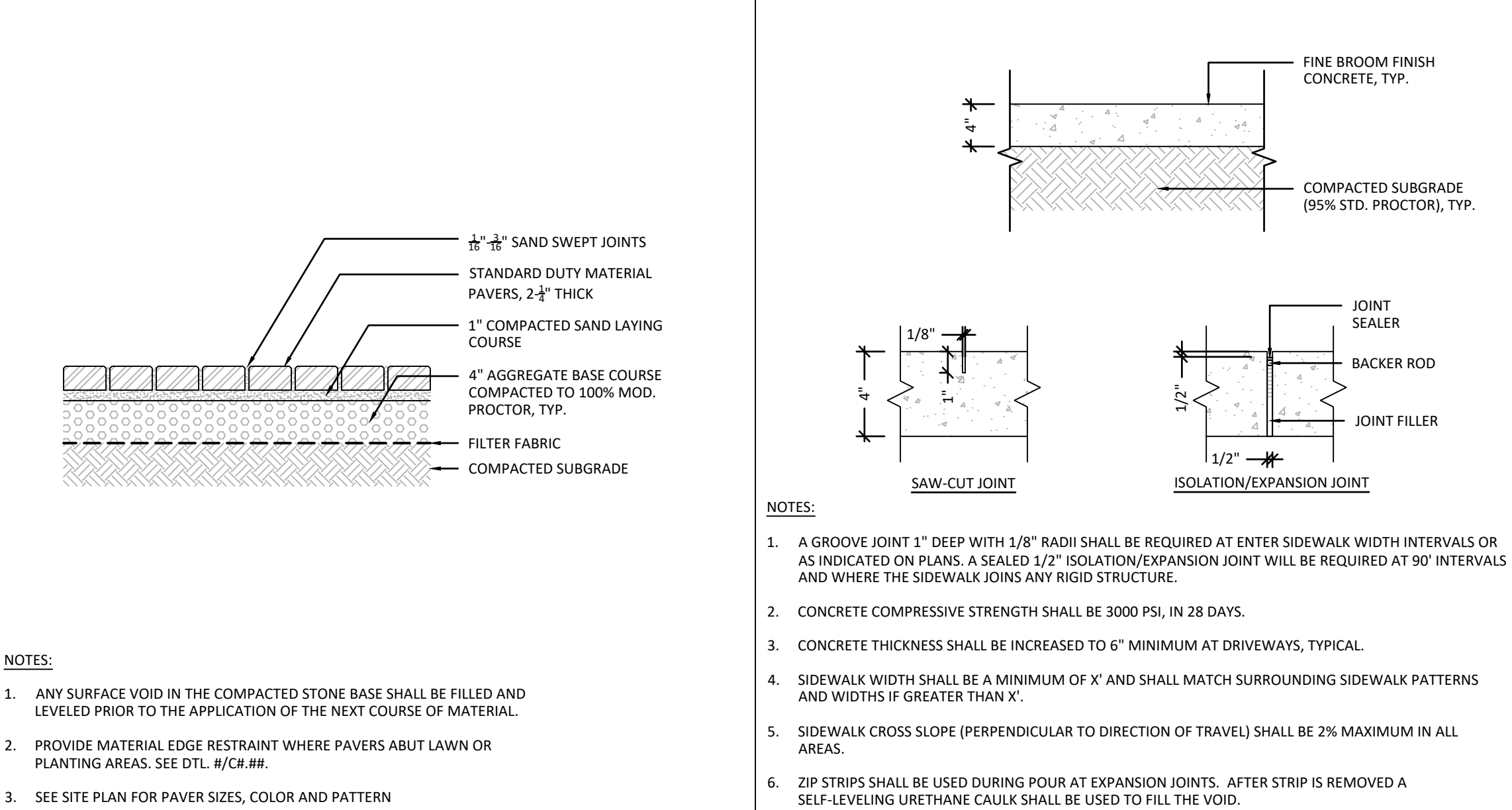
SCALE: 1"=1' 12



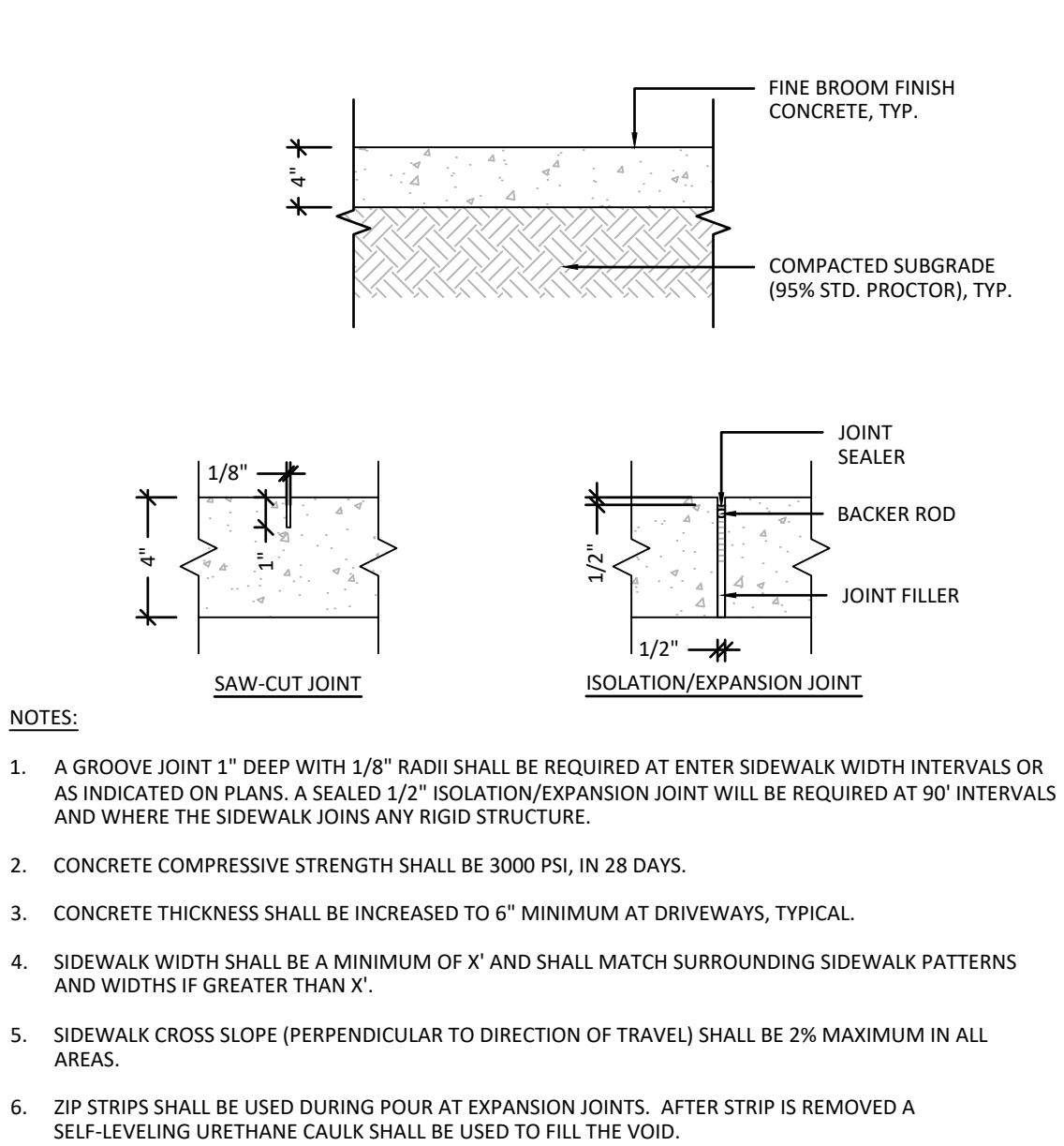
POURED IN PLACE 6" LANDSCAPE CURB SCALE: 1"=1' 9



LIGHT DUTY BITUMINOUS CONCRETE SCALE: 1"=1' 6



DECORATIVE HARDSCAPE - PEDESTRIAN SCALE: 1"=1' 4



CONCRETE SIDEWALK SCALE: 1"=1' 1



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**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

SITE DETAILS

PROJECT NO:
25X139498

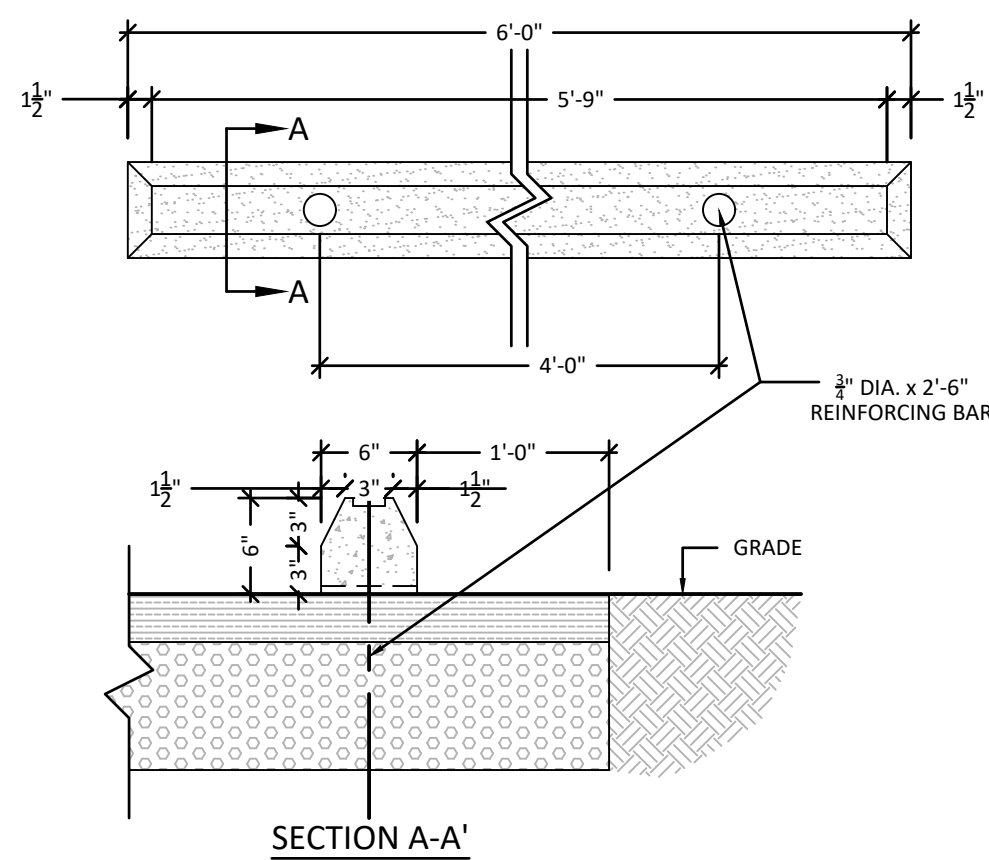
REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

NOT FOR CONSTRUCTION

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

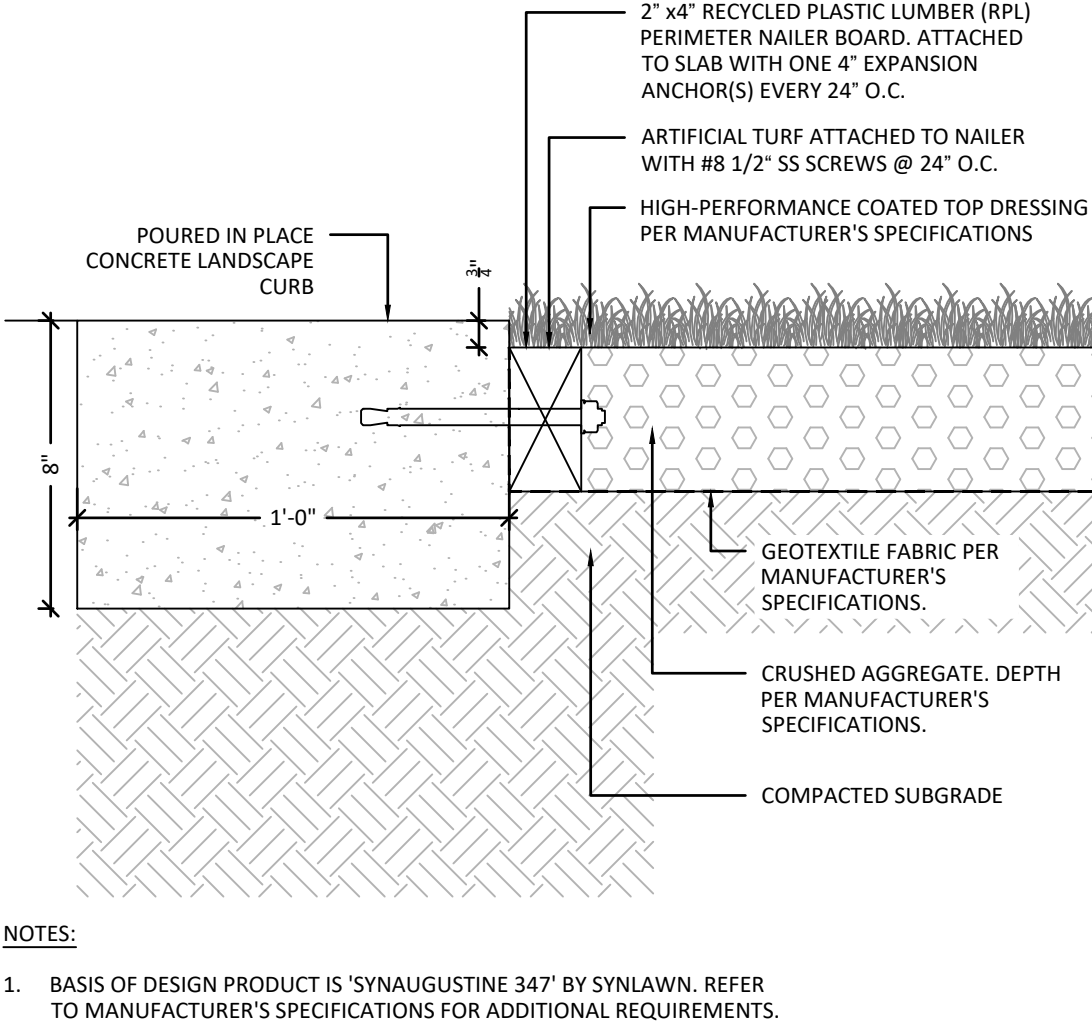
C8.01



CONCRETE WHEEL STOP

SCALE: 1"=1'

11



SYNTHETIC TURF

N.T.S.

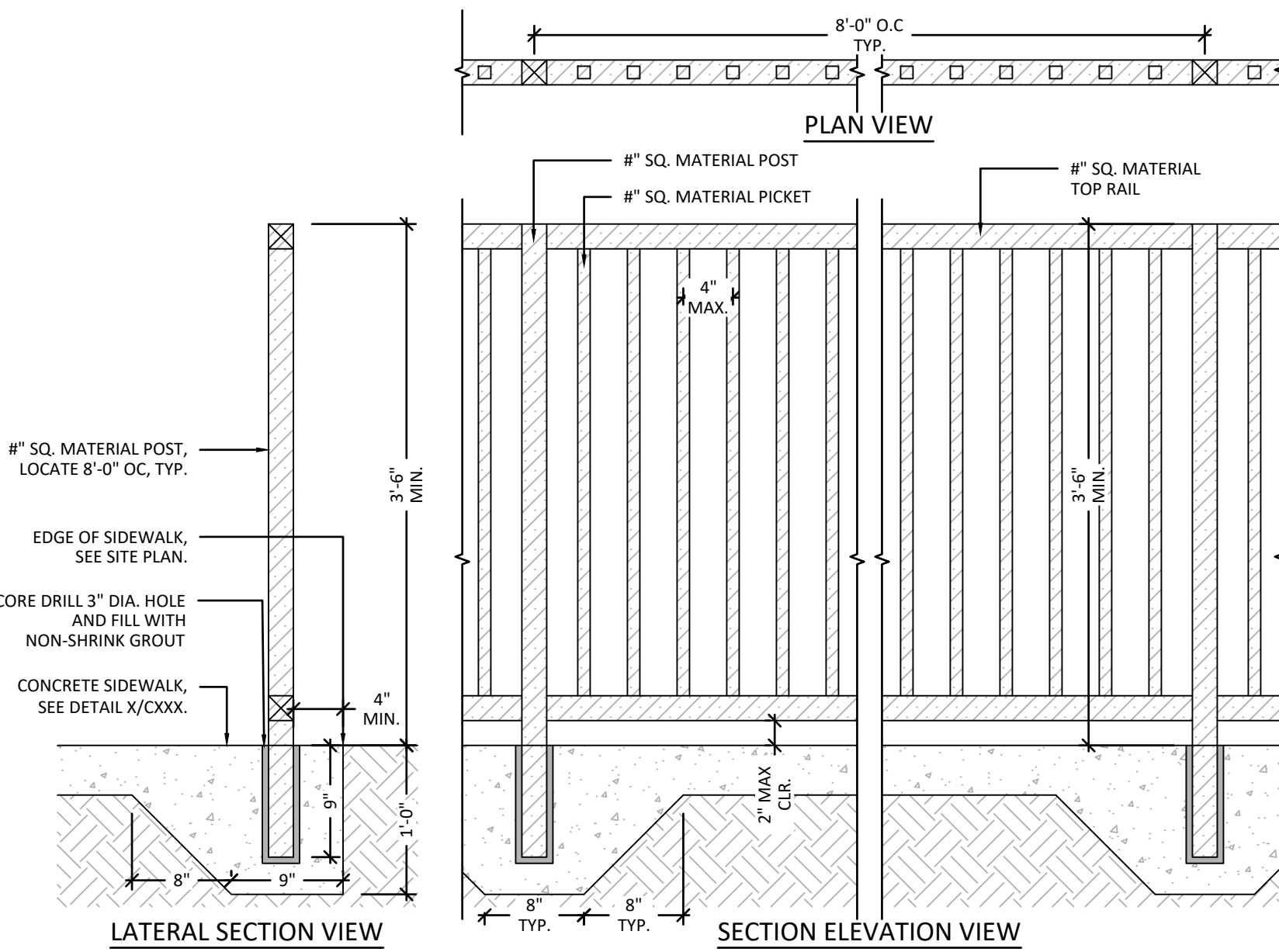
9

- NOTES:
1. BASIS OF DESIGN IS MANUFACTURER, PRODUCT NAME, FINISH, COLOR.
 2. GUARDRAIL TO BE SHOP FABRICATED SIZE" O.D. SCH. 40 PIPE RAIL, MATERIAL: MATERIAL FINISH: FINISH.
 3. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
 4. OWNER/ARCHITECT TO VERIFY RAIL DIMENSIONS AND SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT.
 5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL 30 DAYS MIN. PRIOR TO FABRICATION. DRAWINGS SHALL BE SEALED BY THE NC-LICENSED ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
 6. ALL WELDS SHALL BE GROUND SMOOTH.
 7. PER NCBC 1013:
 - 7.1. 2" MAX. OPENING AT BOTTOM RAIL,
 - 7.2. 4" MAX. OPENING AT RAILS UP TO 34"

GUARDRAIL IN CONCRETE

SCALE: 1"=1'

6

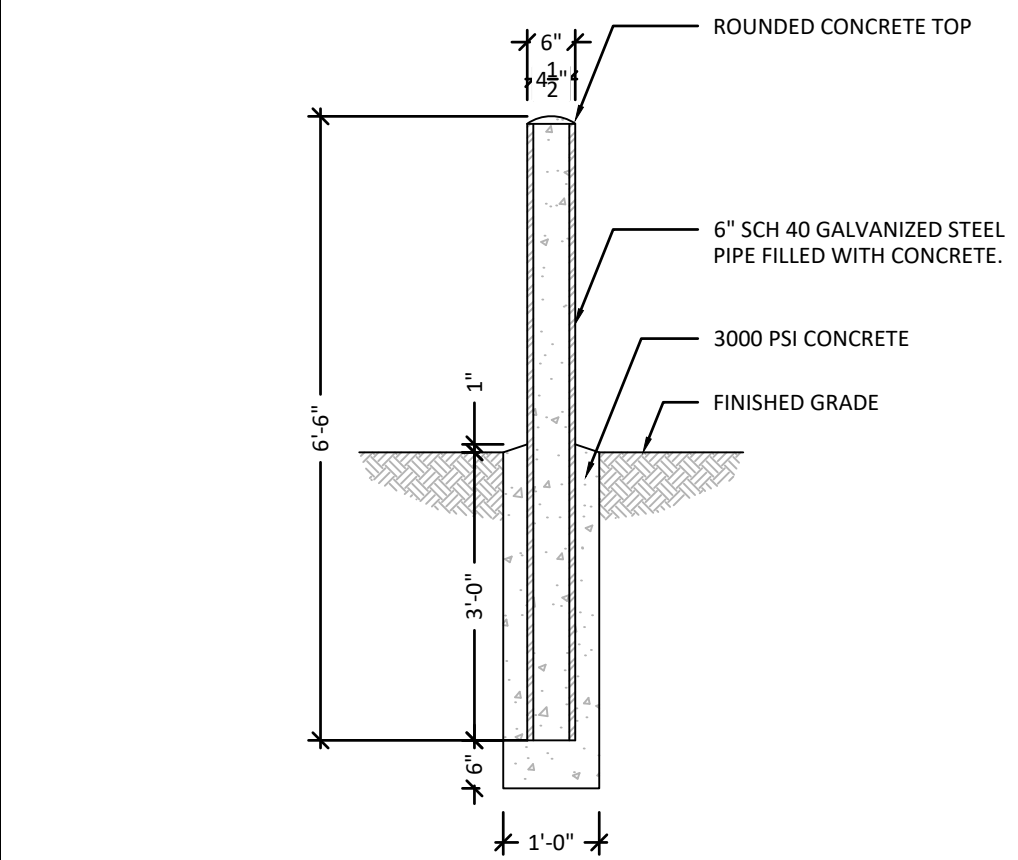


DECORATIVE STONE MOW STRIP

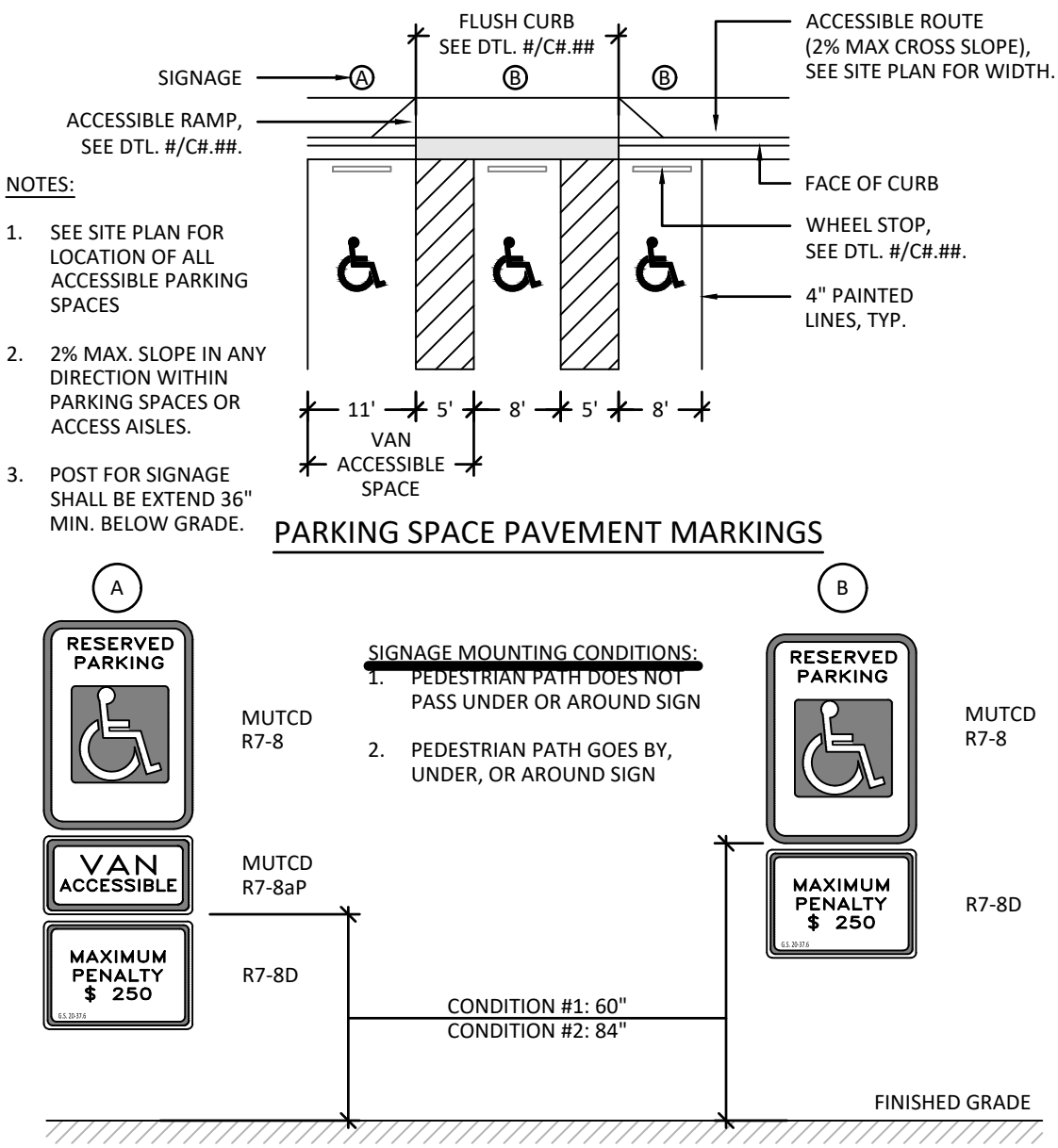
SCALE: 1"=1'

3

- NOTES:
1. SLOPE SUBGRADE BELOW STONE 2% MIN. AWAY FROM BUILDING.
 2. INSTALL EDGING PER MANUFACTURER'S RECOMMENDATIONS.
 3. FOR CORNERS ONLY, NOTCH BASE OF EDGING FOR A CONTINUOUS CORNER.
 4. FILTER FABRIC TO BE LIGHT WEIGHT NON-WOVEN NEEDLE PUNCHED GEOTEXTILE FABRIC CONFORMING WITH ASTM D 4632. OVERLAP SEAMS PER MANUFACTURER RECOMMENDATIONS.
 5. FILTER FABRIC FLOW RATE RANGE FROM 110 TO 330 GPM/SQ. FT. WHEN TESTED ACCORDING TO ASTM D 4491.



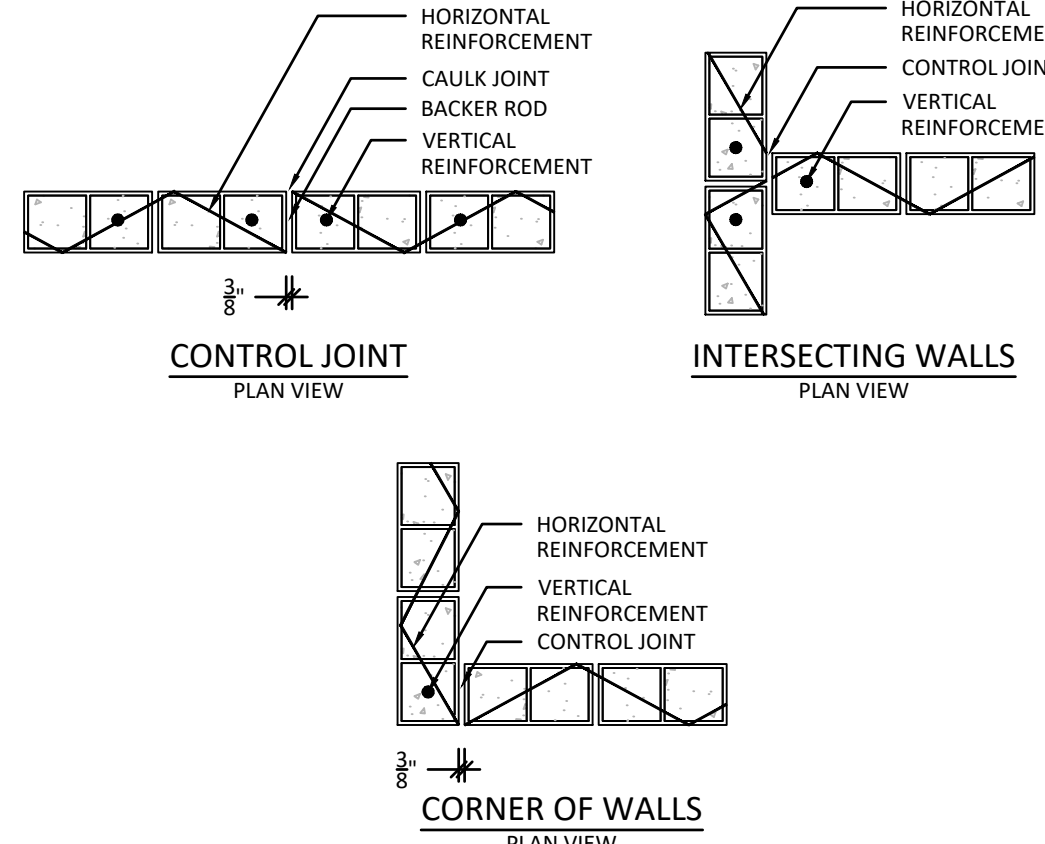
- NOTES:
1. SEE PLAN FOR NUMBER OF POSTS TO BE USED.
 2. THE STEEL PIPE ABOVE GRADE SHALL BE PAINTED A MINIMUM OF TWO FIELD COATS OF ZINC CHROMATE PRIMER AND ONE COAT OF BLACK ENAMEL PAINT. FINAL COLOR TO BE COORDINATED WITH LANDSCAPE ARCHITECT



ADA PARKING SPACE DETAIL

N.T.S.

10



CMU WALL JOINTS

SCALE: 1"=1'

8

- NOTES:
1. CONTROL JOINTS TO BE PROVIDED AT 20' O.C. MAX. EXPANSION JOINTS TO BE PROVIDED AT 80' O.C. MAX. OR WHEN WALL ABUTS A RIGID STRUCTURE.
 2. SEE WALL DETAILS FOR CMU AND REINFORCEMENT SIZING AND SPACING.
 3. HORIZONTAL REINFORCEMENT DOES NOT CROSS CONTROL JOINTS
 4. CMU AT WALL CORNERS TO BE LAID IN RUNNING BOND PATTERN

BRICK VENEER RETAINING WALL - UP TO 4'-0" HEIGHT

N.T.S.

5

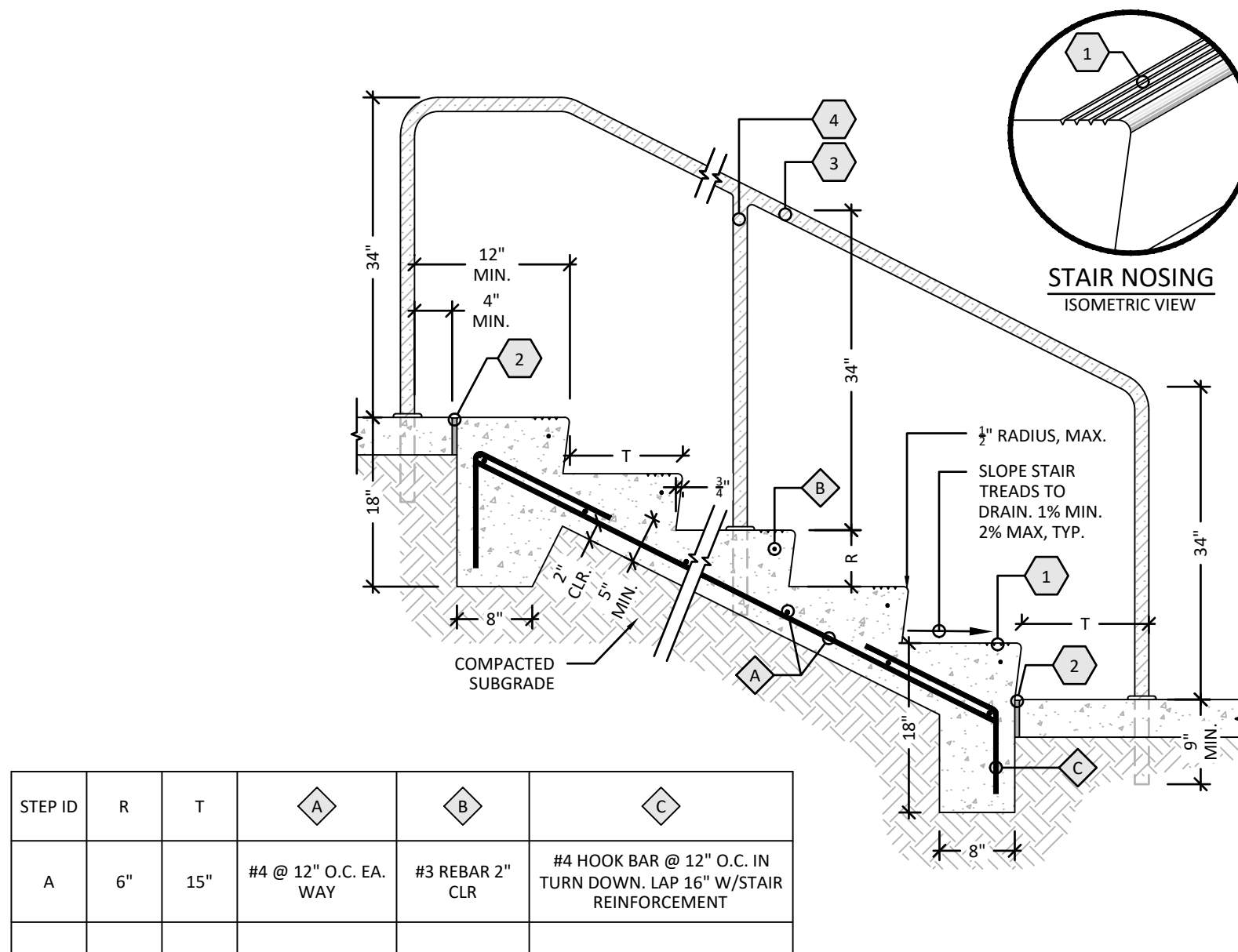
- NOTES:
1. ALL CONCRETE TO BE 3000 PSI
 2. ALL EXPOSED CONCRETE FACES TO RECEIVE A FINE BROOM FINISH.
 3. REFER TO DTL. #/CH.# FOR TYPICAL JOINT CONSTRUCTION.
 4. A 5' MIN. LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STEPS. LANDINGS SHALL HAVE 2% MAX. SLOPE IN ANY DIRECTION.
 5. SEE SITE PLAN FOR NUMBER OF RISERS/TREADS.
 6. SEE GRADING PLAN FOR TOP AND BOTTOM OF STAIR ELEVATIONS.

KEYNOTE	DESCRIPTION
1	4" WIDE GROOVED CONCRETE STAIR NOSING. 1/2" DEEP x 1/2" WIDE GROOVES. PAINT GROOVES COLOR.
2	1/2" EXPANSION JOINT WHERE STEPS ARE ADJACENT TO A RIGID OBJECT. EXPANSION JOINTS SHALL BE PRE-MOLDED BITUMINOUS IMPREGNATED FIBER BOARD WITH BACKER ROD AND SEALANT AT THE SURFACE.
3	SHOP FABRICATED 1 1/2" O.D. SCH. 40 MATERIAL PIPE RAIL (BOTH SIDES). GRIND SMOOTH ALL WELDS.
4	HANDRAIL POSTS AT 3' 6" O.C. MAX. CORE DRILL STEP TO RECEIVE POST, FILL VOID WITH NON-SHRINK GROUT

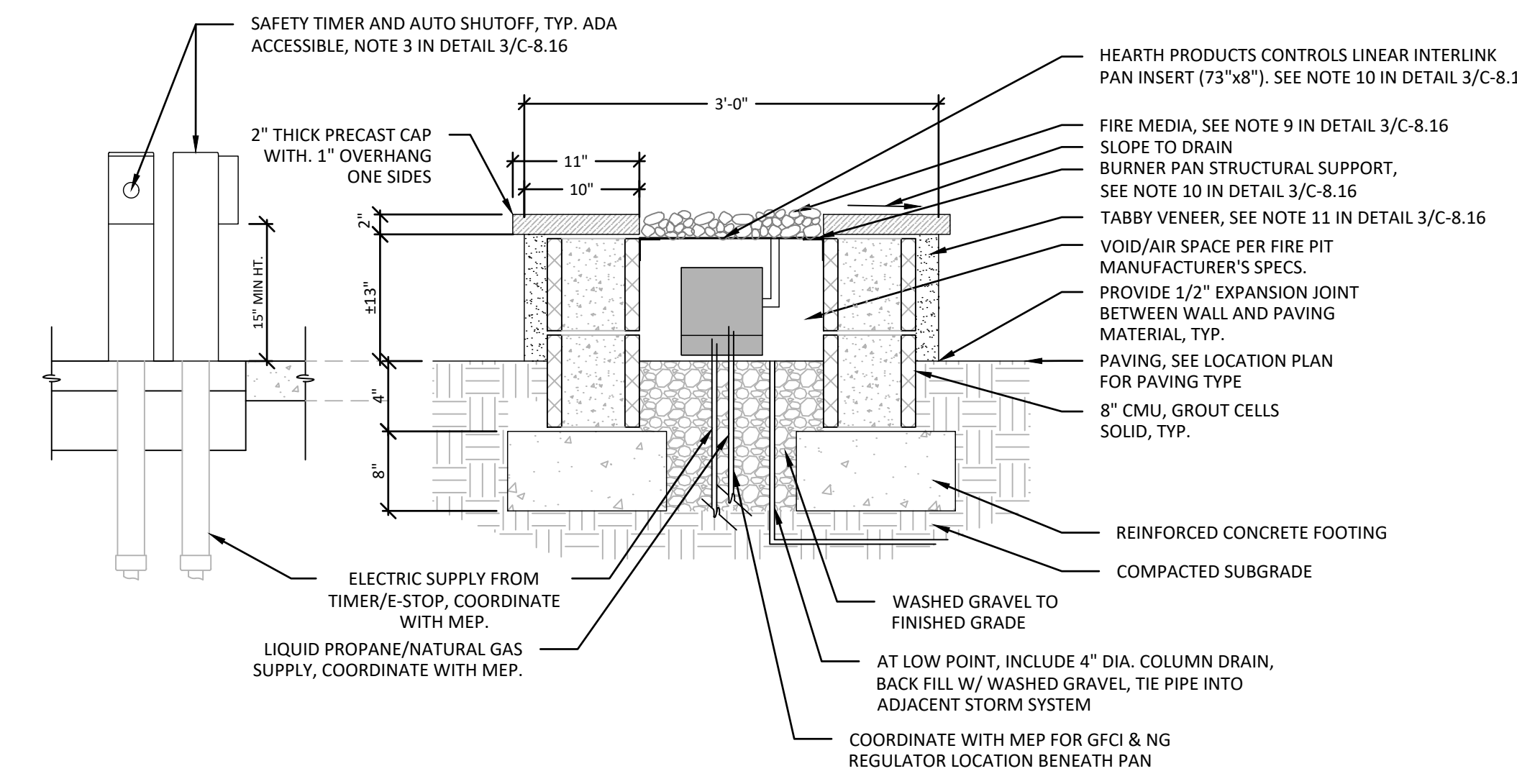
POURED IN PLACE CONCRETE STEPS

N.T.S.

4



STEP ID	R	T	A	B	C
A	6"	15"	#4 @ 12" O.C. EA. WAY	#3 REBAR 2" CLR	#4 HOOK BAR @ 12" O.C. IN TURN DOWN. LAP 16" W/STAIR REINFORCEMENT



FIRE TABLE

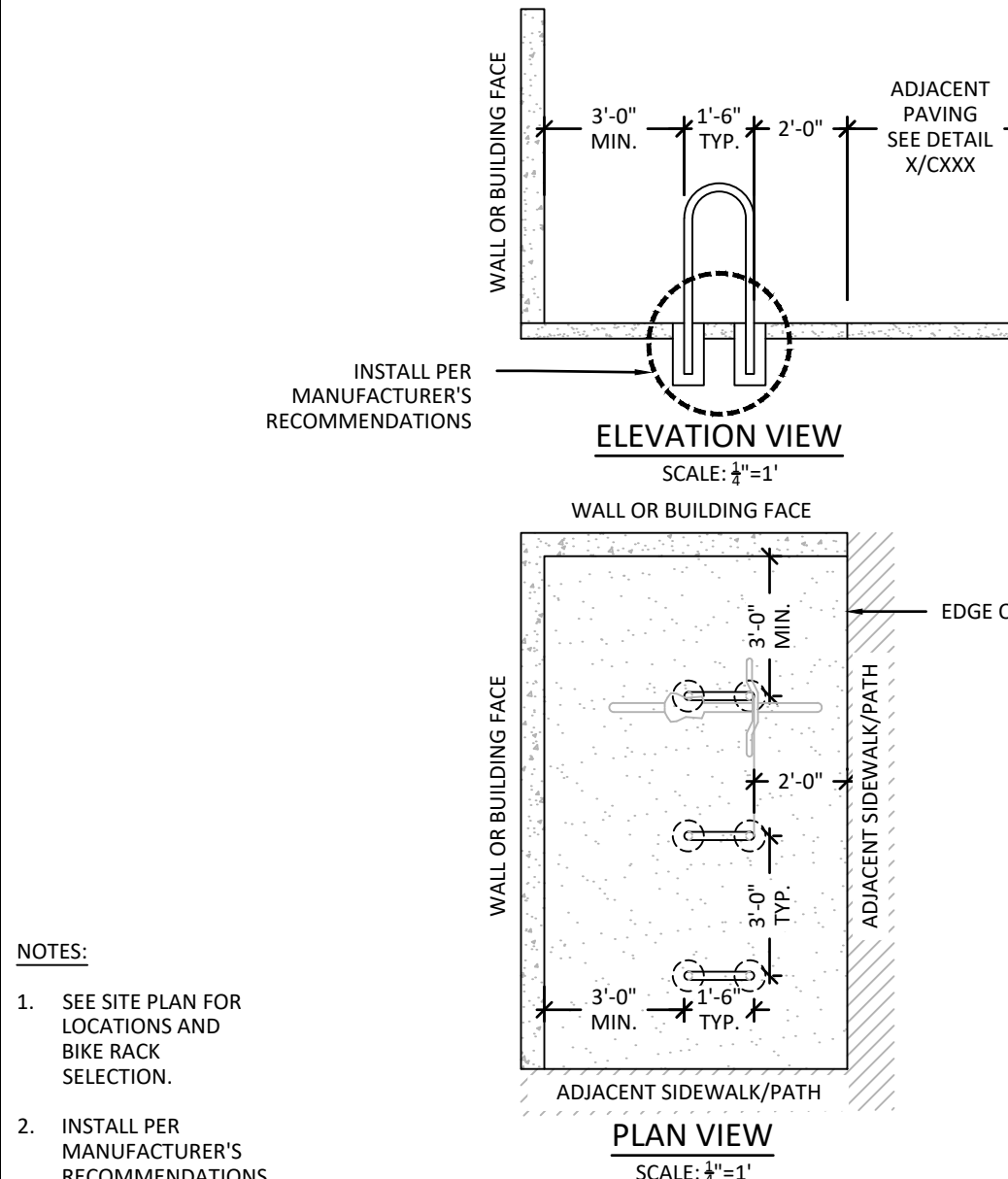
SCALE: 1"=1'

7

STEEL PIPE BOLLARD

SCALE: 2"=1'

2

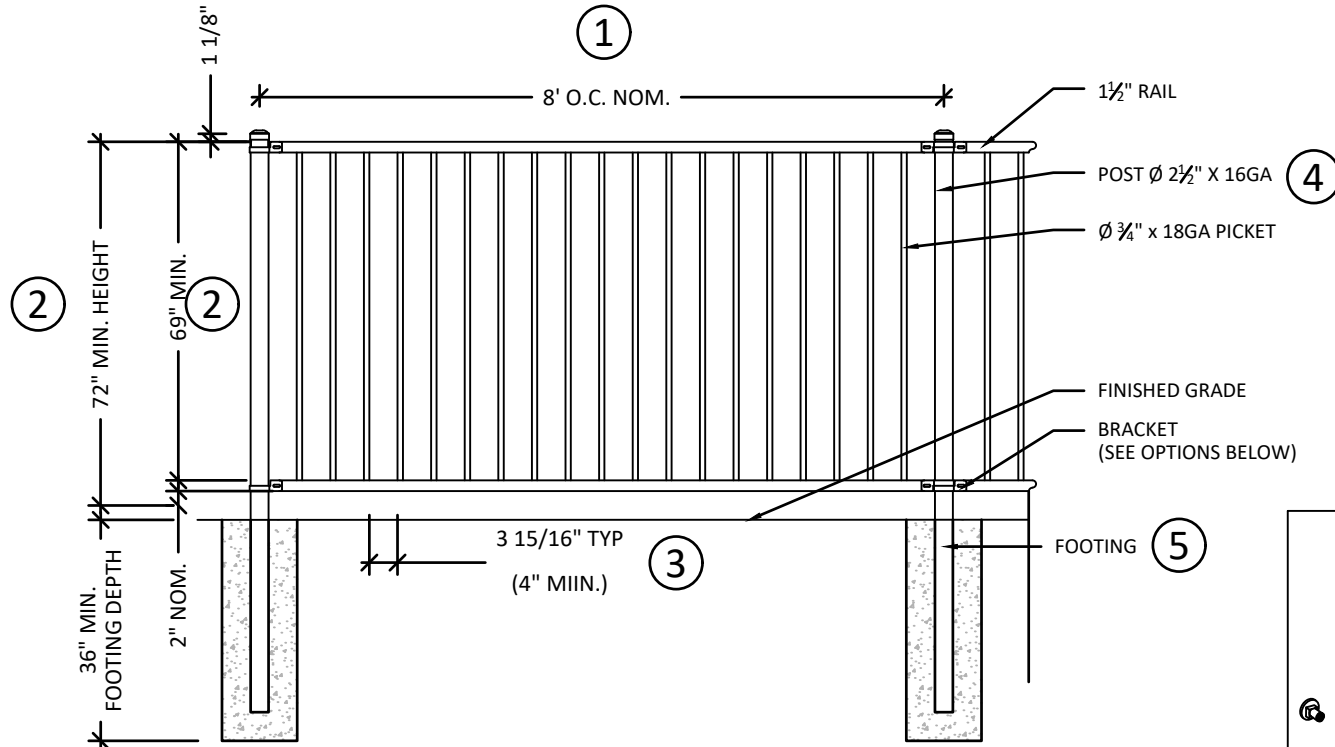


- NOTES:
1. SEE SITE PLAN FOR LOCATIONS AND BIKE RACK SELECTION.
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

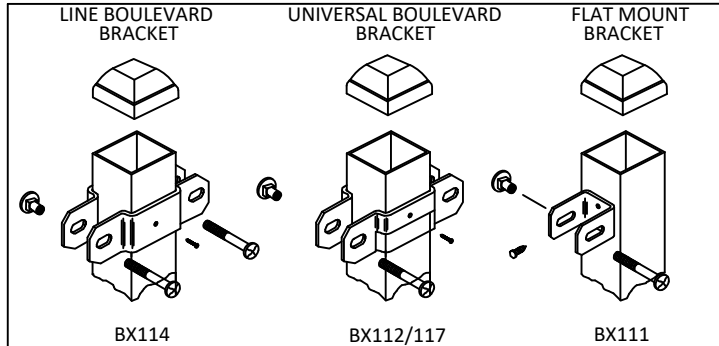
BIKE RACK INSTALL AND SPACING

SCALE: 1/4"=1'

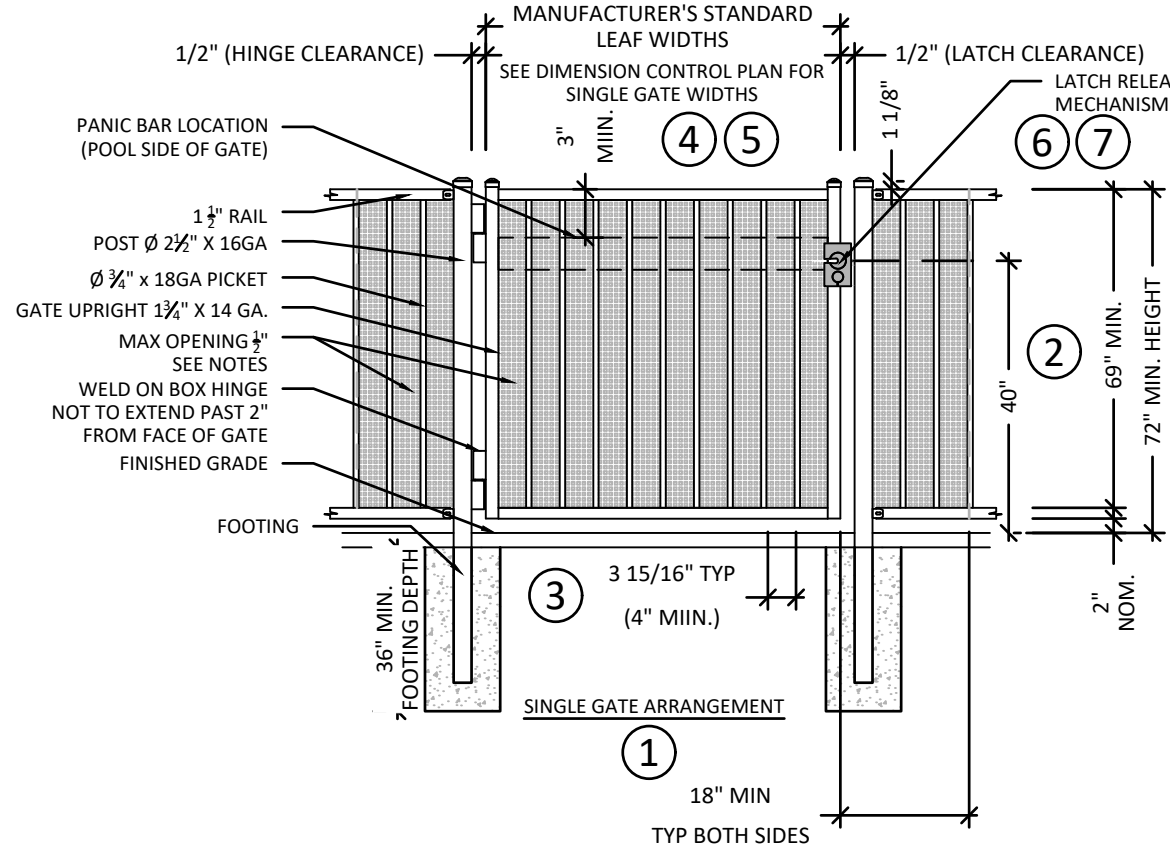
1



- POOL BARRIER NOTES:**
- POOL BARRIER TO BE STEEL, COMMERCIAL GRADE MONTAGE PLUS™ MAJESTIC 2R FLB 6\"/>



BASIS OF DESIGN FOR BRACKET OPTIONS IS COMMERCIAL GRADE MONTAGE PLUS™ MAJESTIC 2R BY AMERISTAR. PROPOSED ALTERNATES SHALL BE SUBMITTED FOR OWNER/LANDSCAPE ARCHITECT APPROVAL.



- POOL GATE NOTES:**
- POOL GATE TO BE STEEL, COMMERCIAL GRADE MONTAGE PLUS™ MAJESTIC BY AMERISTAR, OR OWNER/LANDSCAPE ARCHITECT APPROVED EQUAL. COLOR TO BE BLACK.
 - POOL GATE TO BE A MIN. OF 72\"/>

BARRIER & GATE

N.T.S.

6

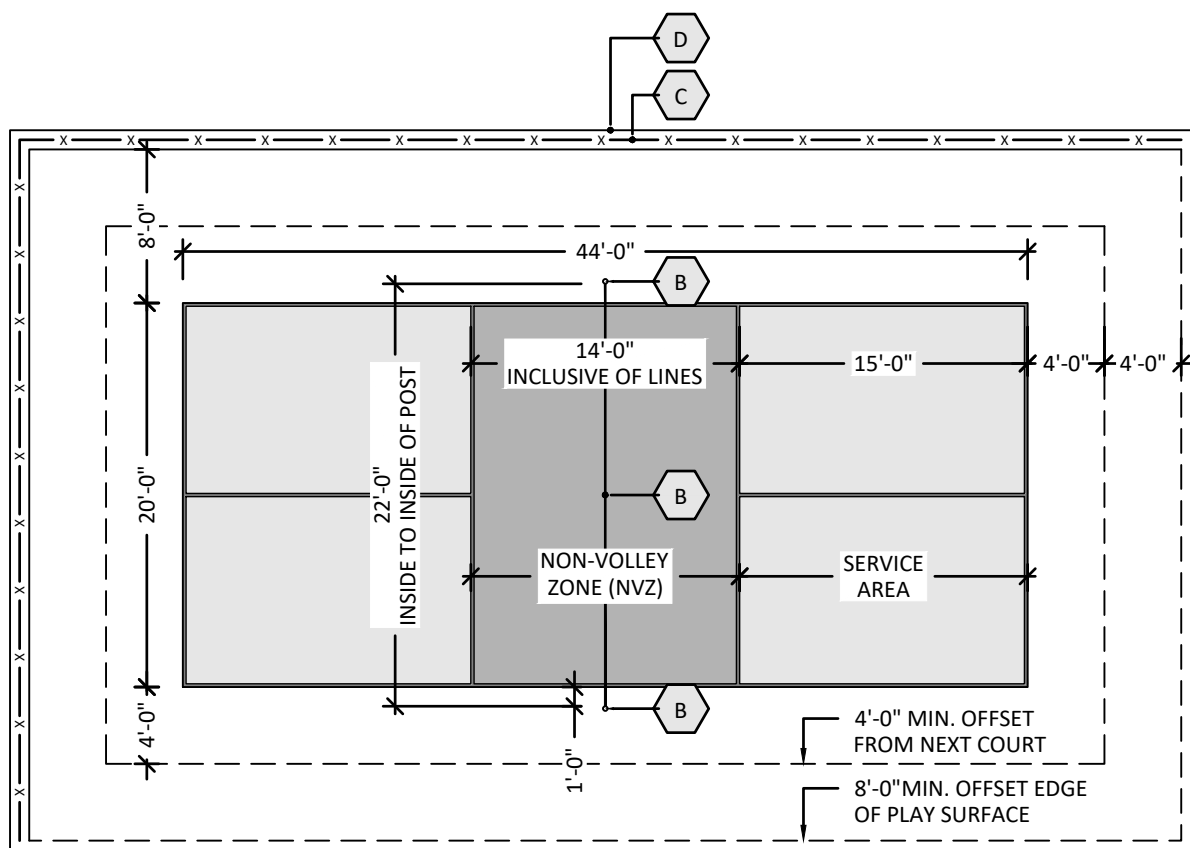
- NOTES:**
- PAINTED LINES TO BE 2\"/>

KEYNOTE	DESCRIPTION
A	PLAY SURFACE. SEE DETAIL #/CH.##.
B	PICKLEBALL NET. SEE DETAIL #/CH.##.
C	SPORT COURT FENCING. SEE DETAIL #/CH.##.
D	CONCRETE CURB. SEE DETAIL #/CH.##.

PICKLEBALL COURT

SCALE: 1"=10'

5



CHAINLINK PICKLEBALL FENCE

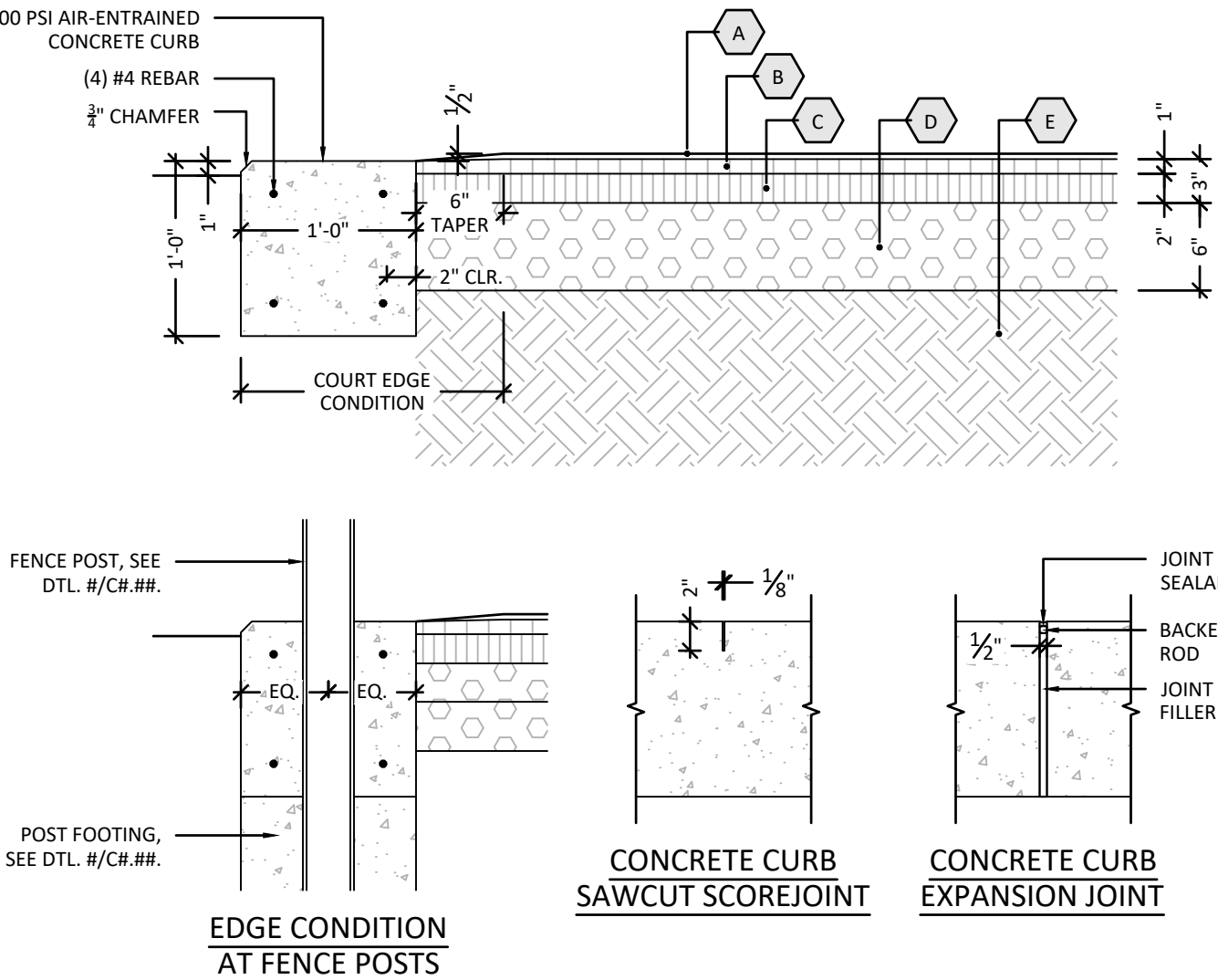
N.T.S.

2

- NOTES:**
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTALS TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE FOR ALL SPORT COURT MATERIALS.
 - ASPHALT MUST AGE FOR AT LEAST 30 DAYS PRIOR TO APPLYING ACRYLIC SURFACE.
 - COURT CONTRACTOR SHALL REVIEW AND PROVIDE WRITTEN ACCEPTANCE OF THE SUB-SURFACE PRIOR TO LAYING STONE, ASPHALT, AND ACRYLIC SURFACE.

- CONCRETE CURB NOTES:**
- CONCRETE SHALL REACH DESIGN STRENGTH IN 28 DAYS.
 - PROVIDE CONTROL JOINTS 10' O.C. OR AS INDICATED ON THE PLANS.
 - PROVIDE 1\"/>
 - SURFACE OF CONCRETE CURB TO RECEIVE A MEDIUM-TO-FINE BROOM FINISH.

KEYNOTE	DESCRIPTION
A	CUSHIONED / NON-CUSHIONED LIQUID APPLIED ACRYLIC SURFACE SYSTEM. BASIS OF DESIGN PRODUCT IS THE PRODUCT NAME PRODUCT MANUFACTURED BY COMPANY NAME.
B	COMPACTED ASPHALT SURFACE COURSE, TYPE 5 9.5A
C	COMPACTED ASPHALT LEVELING COURSE, TYPE 1 19.0B
D	AGGREGATE BASE COURSE COMPACTED TO 100% MOD. PROCTOR DENSITY.
E	SUBGRADE. TOP 12\"/>



SCALE: 1"=1'

1



**BOLTON
& MENK**

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**CCC CHANDLER
CROSSING, LLC**

3605 GLENWOOD AVENUE SUITE 445
RALEIGH, NC 27612
919.926.1874

**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

SITE DETAILS

PROJECT NO:
25X139498

REVISIONS:

RV		
1	05/08/2026	
2	06/12/2026	
3	08/10/2026	
4	09/03/2026	

**NOT
FOR
CONSTRUCTION**

DATE: 09.03.2026
DESIGNED BY: KDL
DRAWN BY: KDL
CHECKED BY: JEA

C8.02

CCC CHANDLER
CROSSING, LLC

CHANDLER CROSSING APARTMENTS

SITE DETAILS

REVISIONS

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



NO

SEAL
048855

RYN

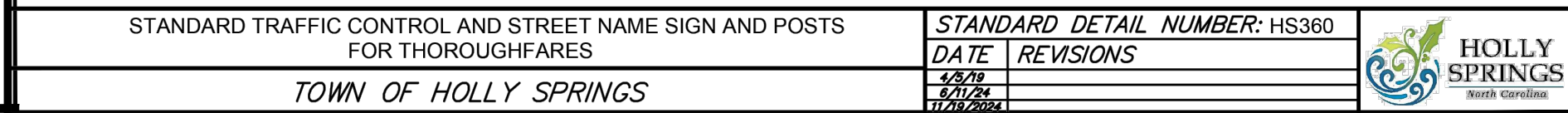
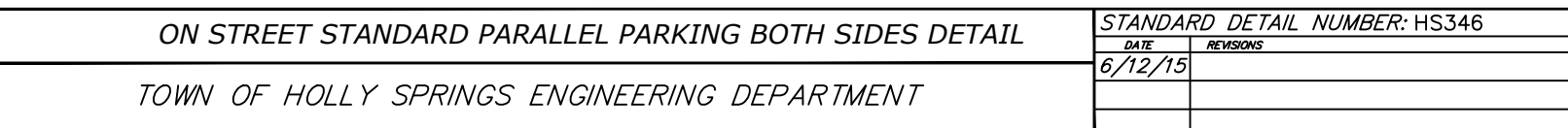
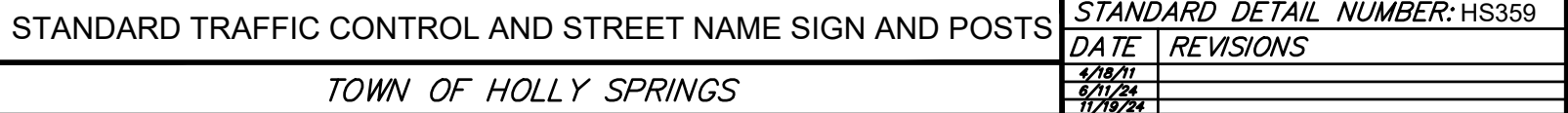
CONSTRUCTIVISM

DATE: _____

DRAWN BY:

CHECKED BY: _____

C8.03





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& MENK**

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**CHANDLER CROSSING
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4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

UTILITY DETAILS

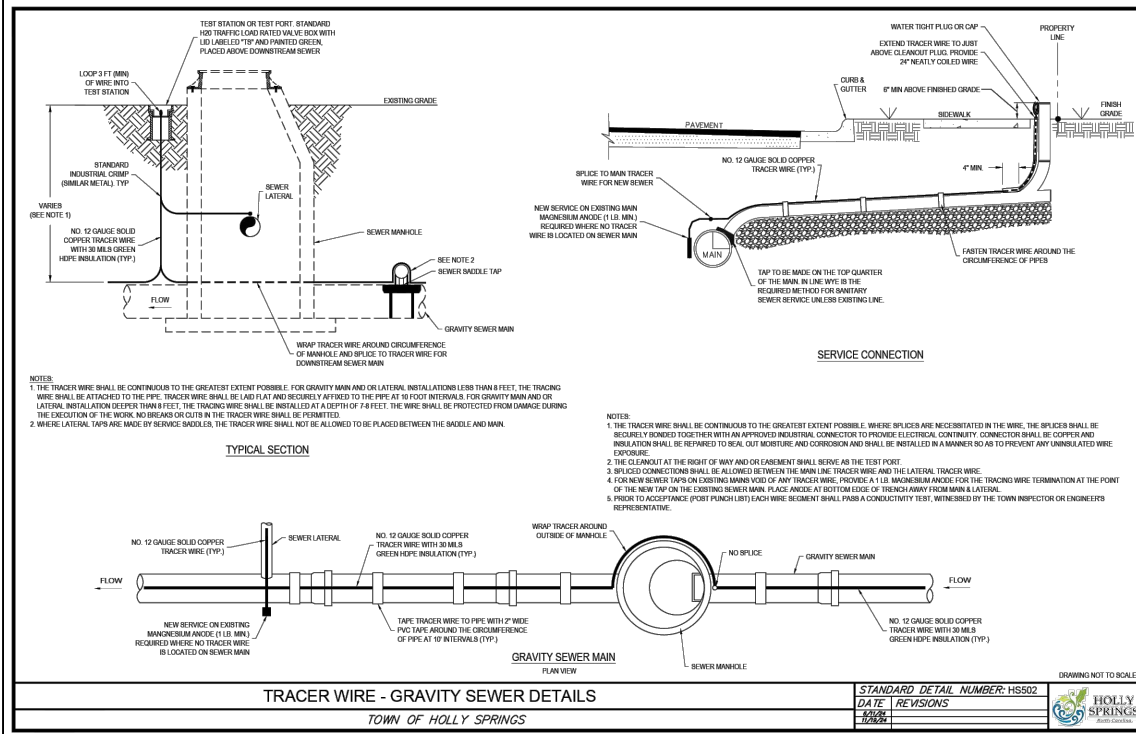
PROJECT NO:
25X139498

REVISIONS:
RV 1 05/08/2026
RV 2 06/12/2026
RV 3 08/10/2026
RV 4 09/03/2026

**NOT
FOR
CONSTRUCTION**

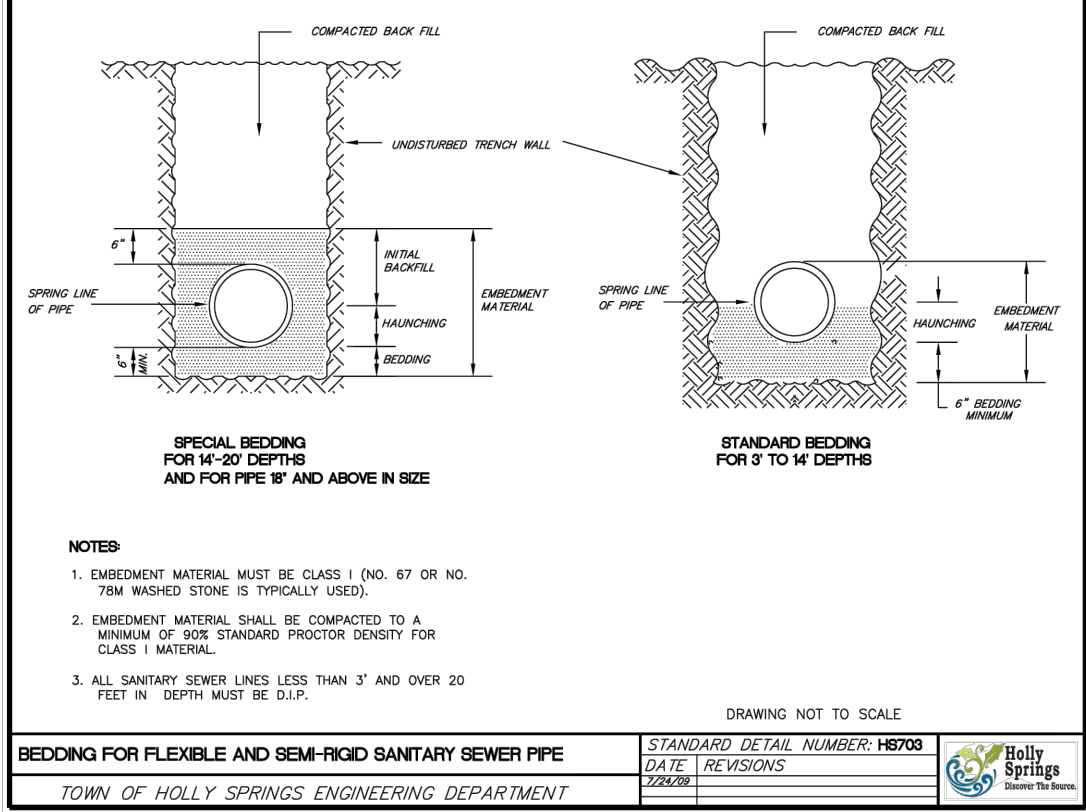
DATE: 09.03.2026
DESIGNED BY:
DRAWN BY:
CHECKED BY:

C9.01



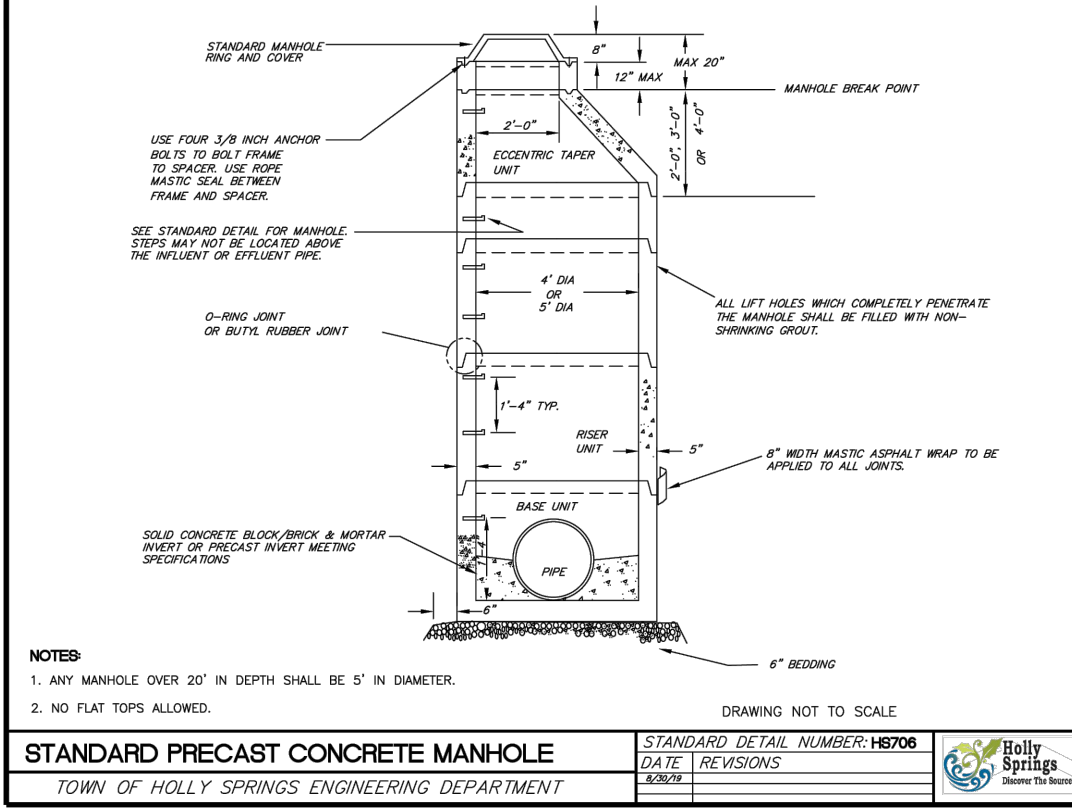
TRACER WIRE - GRAVITY SEWER

N.T.S. 1



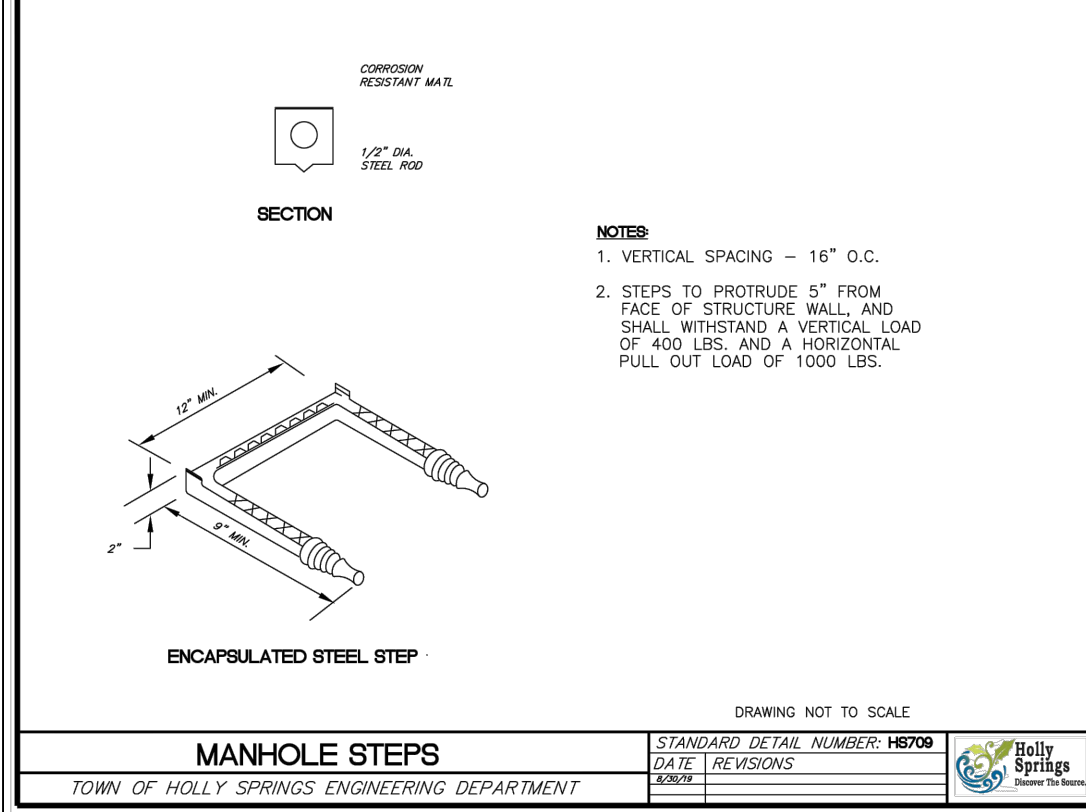
SANITARY SEWER BEDDING

N.T.S. 2



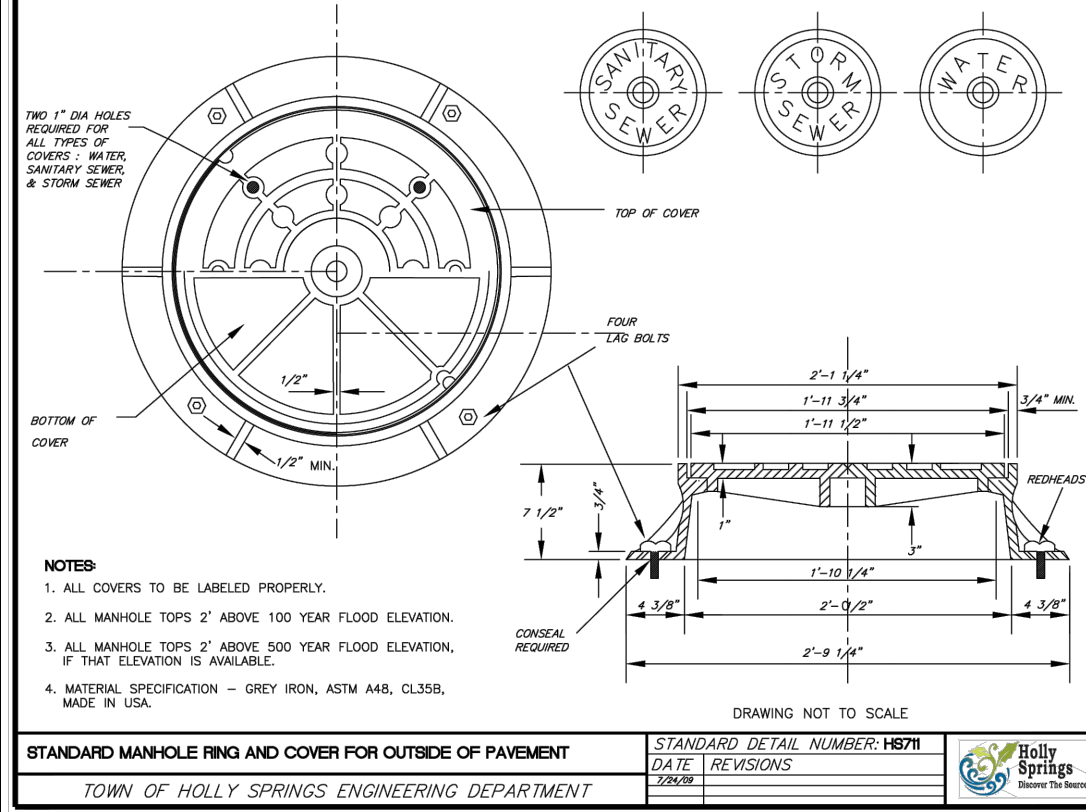
PRECAST CONCRETE MANHOLE

N.T.S. 3



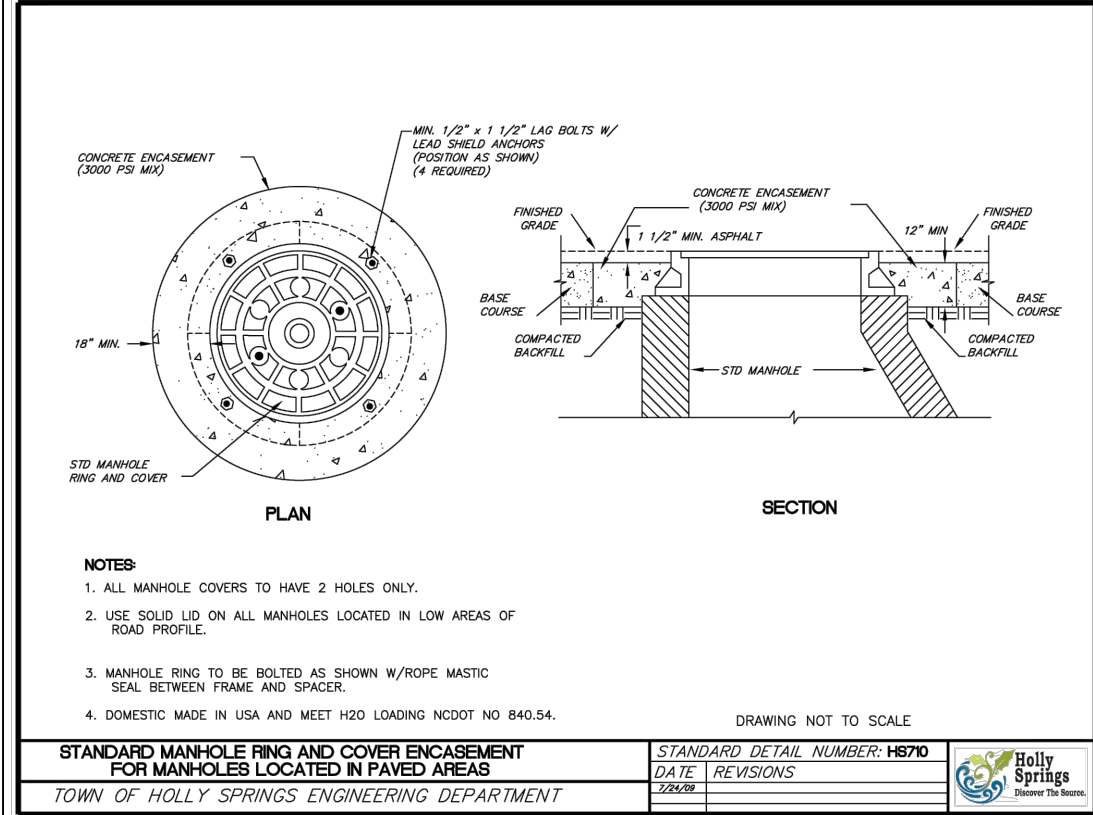
MANHOLE STEPS

N.T.S. 4



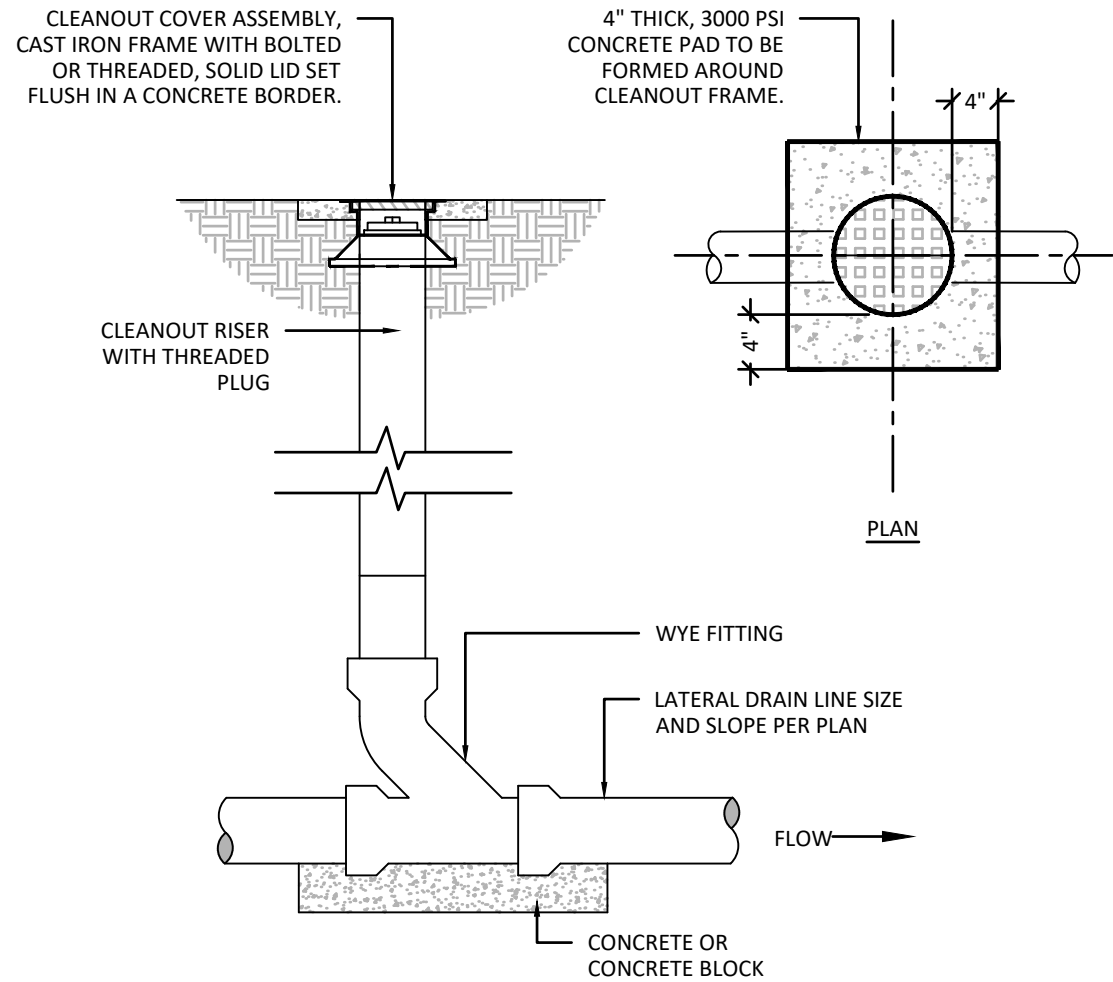
MANHOLE RING AND COVER

N.T.S. 5



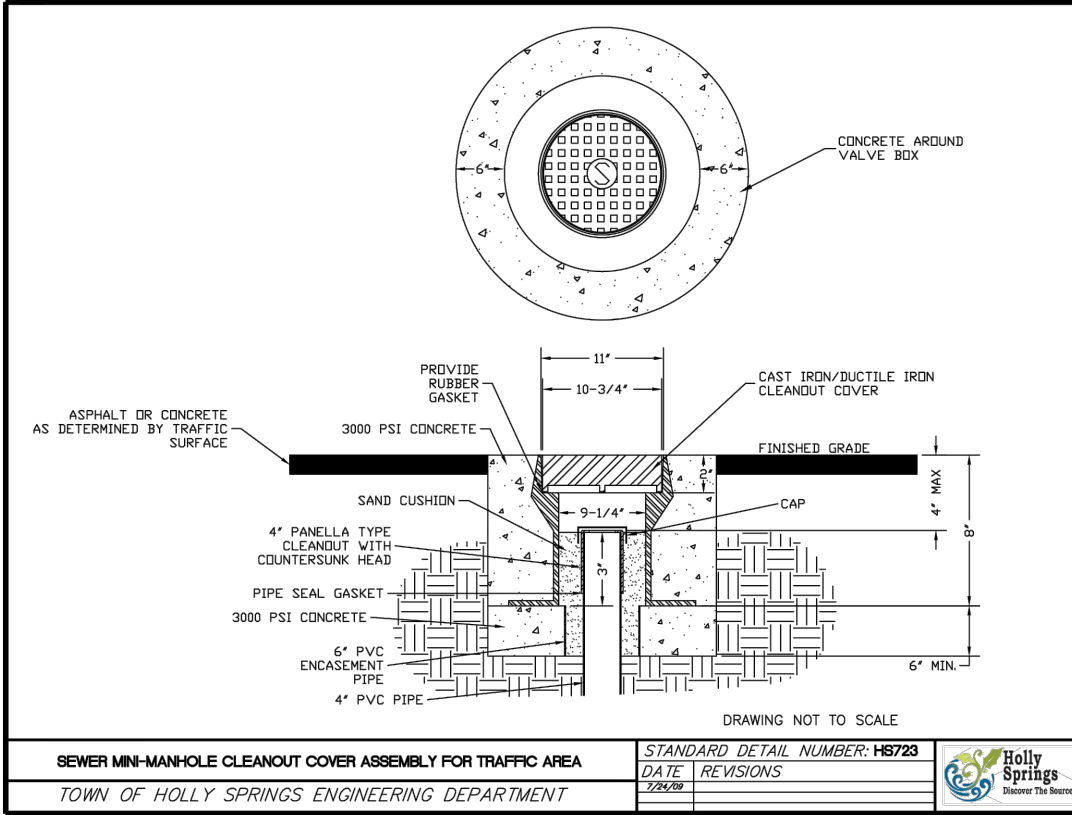
MANHOLE RING AND COVER

N.T.S. 6



SANITARY SEWER CLEANOUT

N.T.S. 7



TRAFFIC RATED CLEANOUT

N.T.S. 8



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CHANDLER CROSSING
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UTILITY DETAILS

PROJECT NO:
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REVISIONS:		
RV	1	05/08/2026
RV	2	06/12/2026
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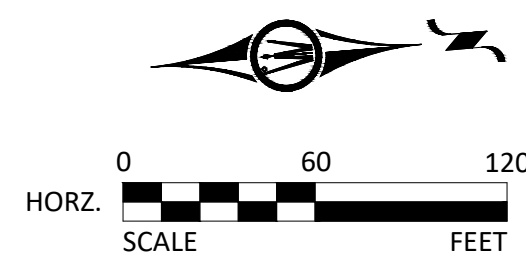
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**OVERALL
LANDSCAPE
PLAN**

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



SEE L1.01 FOR ALTERNATE LANDSCAPE PLAN
SEE L1.02 FOR LANDSCAPE ENLARGEMENT A
SEE L1.03 FOR LANDSCAPE ENLARGEMENT B
SEE L1.04 FOR LANDSCAPE ENLARGEMENT C
SEE L1.05 FOR LANDSCAPE NOTES
SEE L1.06 FOR LANDSCAPE NOTES
SEE L2.00 FOR LANDSCAPE DETAILS
SEE L2.01 FOR LANDSCAPE DETAILS
SEE L2.02 FOR LANDSCAPE DETAILS

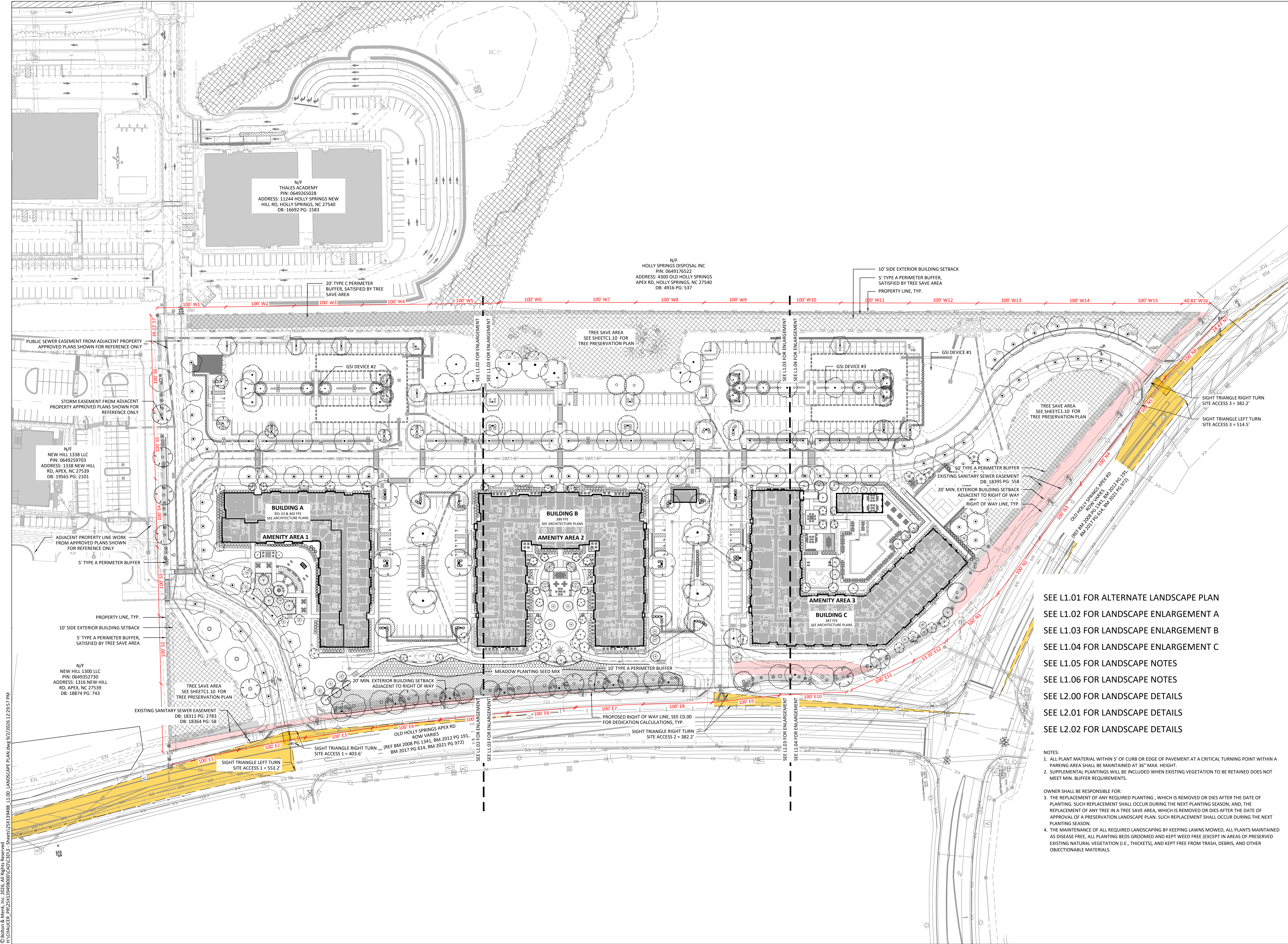
NOTES:
1. ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED AT 36" MAX. HEIGHT.
2. SUPPLEMENTAL PLANTINGS WILL BE INCLUDED WHEN EXISTING VEGETATION TO BE RETAINED DOES NOT MEET MIN. BUFFER REQUIREMENTS.

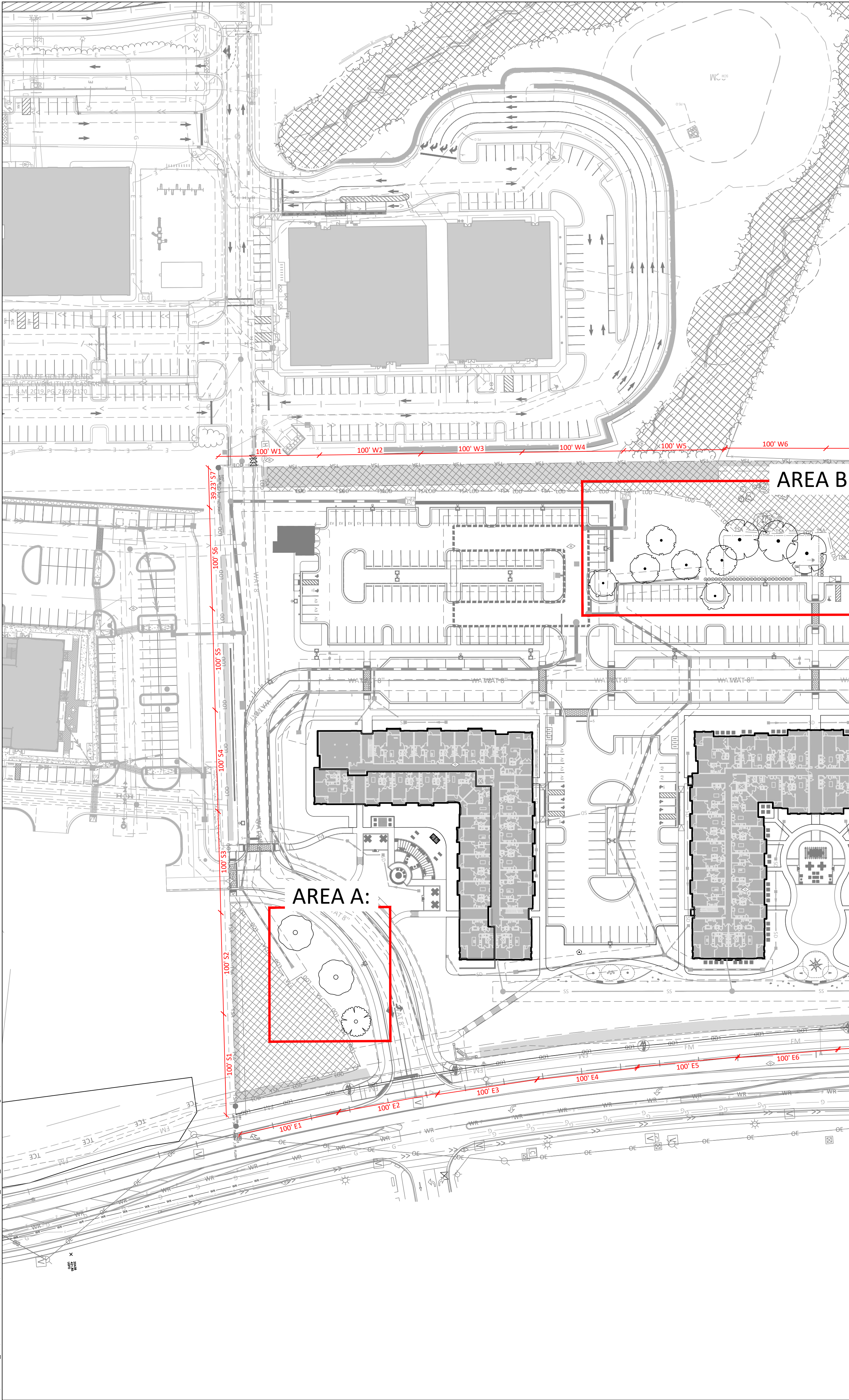
OWNER SHALL BE RESPONSIBLE FOR:
3. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
4. 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.

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

L1.00





ALTERNATE LANDSCAPE PLAN

REQUIREMENT FOR EACH AREA THAT IS UNABLE TO BE MET								
PERIMETER BUFFER S3	PERIMETER BUFFER S6	PERIMETER BUFFER S7	PERIMETER BUFFER E2	PERIMETER BUFFER E11	ACTIVE RECREATION AREA #1	ACTIVE RECREATION AREA #2		BENNET KNOLL AND OHSR RD INTERSECTION
TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF	TYPE A PERIMETER BUFFER: 2 OVERSTORY TREES AND 5 SHRUBS PER 100 LF		
PLANTS RELOCATED TO AREAS A-C								
	PERIMETER BUFFER S3	PERIMETER BUFFER S6	PERIMETER BUFFER S7	PERIMETER BUFFER E2	PERIMETER BUFFER E11	ACTIVE RECREATION AREA #1	ACTIVE RECREATION AREA #2	PERIMETER BUFFER N1
AREA A TOTAL: 3 OVERSTORY TREES	2 OVERSTORY TREES WERE RELOCATED DUE TO DRIVE ENTRANCE AND EASEMENT	1 OVERSTORY TREE WAS RELOCATED DUE TO EASEMENT	NA	NA	NA	NA	NA	NA
AREA B TOTAL: 16 OVERSTORY TREES AND 32 SHRUBS	NA	NA	1 OVERSTORY TREE AND 3 SHRUBS WERE RELOCATED DUE TO EASEMENT	2 OVERSTORY TREES AND 5 SHRUBS WERE RELOCATED DUE TO DRIVE ENTRANCE	2 SHRUBS WERE RELOCATED DUE TO EASEMENT	8 OVERSTORY TREES AND 20 SHRUBS WERE RELOCATED. NOT SUFFICIENT SPACE FOR FOUNDATION PLANTING AND ADDITIONAL PERIMETER PLANTING	5 OVERSTORY TREES AND 2 SHRUBS WERE RELOCATED. NOT SUFFICIENT SPACE FOR FOUNDATION PLANTING AND ADDITIONAL PERIMETER PLANTING	NA
AREA C TOTAL: 7 OVERSTORY TREES AND 28 SHRUBS	NA	NA	NA	NA	NA	NA	7 OVERSTORY TREES AND 28 SHRUBS WERE RELOCATED. NOT SUFFICIENT SPACE FOR FOUNDATION PLANTING AND ADDITIONAL PERIMETER PLANTING	1 OVERSTORY STREET TREE SUBSTITUTED FOR 1 UNDERSTORY TREE DUE TO OVERHEAD UTILITY CONFLICT

NOTES

1. THE PURPOSE OF THE ALTERNATE LANDSCAPE SHEET IS TO DEMONSTRATE THAT ALL PLANTING REQUIREMENTS ARE STILL SATISFIED IN AREAS WHERE SITE CONSTRAINTS PREVENT THE EXACT REQUIREMENTS FROM BEING MET WITHIN THE AVAILABLE SPACE.

SEE L1.00 FOR OVERALL LANDSCAPE
SEE L1.02 FOR LANDSCAPE ENLARGEMENT A
SEE L1.03 FOR LANDSCAPE ENLARGEMENT B
SEE L1.04 FOR LANDSCAPE ENLARGEMENT C
SEE L1.05 - L1.06 FOR LANDSCAPE NOTES
SEE L2.00 - L2.02 FOR LANDSCAPE DETAILS

- NOTES:
1. ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED AT 36" MAX. HEIGHT.
2. SUPPLEMENTAL PLANTINGS WILL BE INCLUDED WHEN EXISTING VEGETATION TO BE RETAINED DOES NOT MEET MIN. BUFFER REQUIREMENTS.



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4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**ALTERNATE
LANDSCAPE PLAN**

PROJECT NO:
25X139498

REVISIONS:

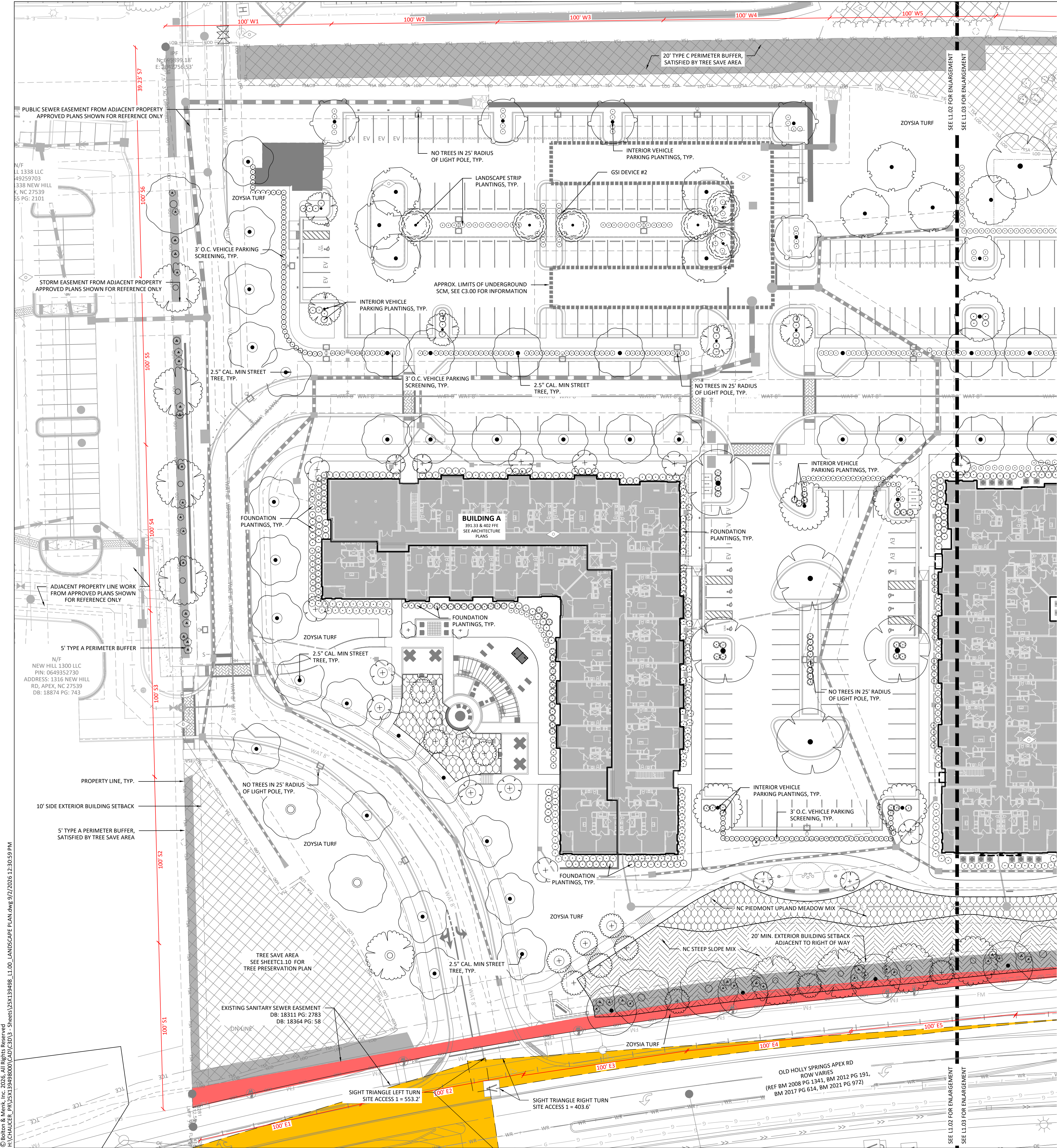
RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026



0 60 120
HORZ. SCALE FEET

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
BUFFER TREE			
	CAGL	CARYA GLABRA	PIGNOT HICKORY
	CELA	CELTIS LAEVIGATA	SUGAR HACKBERRY
	LIST	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
PARKING LOT TREES			
	AFJE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE
	BNCU	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH
	CACA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	NSGG	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO
	QUPH	QUERCUS PHELLOS	WILLOW OAK
	TDMI	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS
STREET TREES			
	QN	QUERCUS NUTTALLII	NUTTALL OAK
	QUPI	QUERCUS PALUSTRIS	PIN OAK
	QURU	QUERCUS RUBRA	NORTHERN RED OAK
UNDERSTORY TREES			
	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CCRS	CERCIS CANADENSIS 'IN2'	THE RISING SUN™ EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	CJJS	CORNUS FLORIDA 'JEAN'S APPALACHIAN SNOW'	APPALACHIAN SNOW DOGWOOD
SHRUBS			
	CHDG	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
	CAHB	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
	DIBC	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM
	IGSH	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	IVCO	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY
	IVCO	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY
	IVNA	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY
	JVGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR
	MCDD	MORELLA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
	TOHM	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE
	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE
BUFFER SHRUBS			
	CAAM	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CAVE	CALYCANTHUS X 'VENUS'	VENUS SWEETSHRUB
	CEAM	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	FOMA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF WITCHALDER



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APARTMENTS

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

LANDSCAPE PLAN
ENLARGEMENT A

PROJECT NO:
25X139498

REVISIONS:

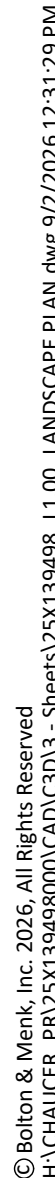
RV	1	05/08/2026
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RV	3	08/10/2026
RV	4	09/03/2026



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FOR
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DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

L1.02



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
BUFFER TREE			
	CAGL	CARYA GLABRA	PIGNUT HICKORY
	CELA	CELTIS LAEVIGATA	SUGAR HACKBERRY
	LIST	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
PARKING LOT TREES			
	AFJE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE
	BNCU	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH
	CACA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
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STREET TREES			
	QN	QUERCUS NUTTALLII	NUTTALL OAK
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	QURU	QUERCUS RUBRA	NORTHERN RED OAK
UNDERSTORY TREES			
	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CCRS	CERCIS CANADENSIS 'JN2'	THE RISING SUN™ EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	CJJS	CORNUS FLORIDA 'JEAN'S APPALACHIAN SNOW'	APPALACHIAN SNOW DOGWOOD
SHRUBS			
	CHDG	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
	CAHB	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
	DIBC	DISTYLUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLUM
	IGSH	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
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	IVCO	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY
	IVNA	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
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	JVGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR
	MCDD	MORELLA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
	TOHM	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE
	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE
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	CAVE	CALYCANTHUS X 'VENUS'	VENUS SWEETHRUB
	CEAM	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	FOMA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF WITCHALDER





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	LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	NSGG	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO
	QUPH	QUERCUS PHELLOS	WILLOW OAK
	TDMI	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS
STREET TREES			
	QN	QUERCUS NUTTALLII	NUTTALL OAK
	QUPI	QUERCUS PALUSTRIS	PIN OAK
	QURU	QUERCUS RUBRA	NORTHERN RED OAK
UNDERSTORY TREES			
	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CCRS	CERCIS CANADENSIS 'JNZ'	THE RISING SUN™ EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	CJJS	CORNUS FLORIDA 'JEAN'S APPALACHIAN SNOW'	APPALACHIAN SNOW DOGWOOD
SHRUBS			
	CHDG	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
	CAHB	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
	DIBC	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM
	IGSH	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	IVCO	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY
	IVCO	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY
	IVNA	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY
	JVGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR
	MCDD	MORELLA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
	TOHM	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE
	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE
BUFFER SHRUBS			
	CAAM	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CAVE	CALYCANTHUS X 'VENUS'	VENUS SWEETSHRUB
	CEAM	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	FOMA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF WITCHALDER



Town of Holly Springs UDO Landscape and Screening Requirements									
Project: Chandler Crossing									
Date: 9/2/2026									
Private Drive Street Trees									
Length of Road (minus Stormwater Easement A: 128 LF, Stormwater Easement B: 172 LF, and Street Intersections)								1240	LF
Overstory (canopy) Trees Required (2.5" cal. @ 30' o.c. min., 45' o.c. max.)				1240	/	35	=	71	
Overstory (canopy) Trees Provided (2.5" cal. @ 30' o.c. min., 45' o.c. max.)								74	
Min. 2 species with similar canopy and no more than 55% of a single species on each street									
Old Holly Springs Apex Road Street Trees									
Length of Road (minus Street Intersections, Tree Save Areas, and DOT Sight Triangles)								871	LF
Overstory (canopy) Trees Required (2.5" cal. @ 40' o.c. min., 60' o.c. max.)				871	/	60	=	15	
Overstory (canopy) Trees Provided (2.5" cal. @ 40' o.c. min., 60' o.c. max.)								15	
Min. 2 species with similar canopy and no more than 55% of a single species on each street									
5.3.3 Interior Vehicle Parking Area Islands									
Parking Spaces								446	EA
1 Parking Island for Every 10 Parking Spaces				446	/	10	=	45	EA
Parking Islands Provided								55	EA
Trees Required (2.5" cal. @ 1 tree per island)				1	X	45	=	45	EA
Trees Provided (2.5" cal.)				1	X	45	=	45	EA
Shrubs Required (24" ht. @ 4 shrubs per island)				4	X	55	=	220	EA
Shrubs Provided (24" ht. @ 4 shrubs per island)								223	
Landscape Strip									
For any vehicle parking area containing over 100 parking spaces a minimum width of 5' landscape strip must be provided									
Landscape Strips Provided								2	EA
Trees Required (2.5" cal. @ 35' o.c.)				398 LF	/	35	=	11	EA
Trees Provided (2.5" cal. @ 35' o.c.)									
Shrubs Required (24" ht. @ min 5 shrubs between trees)				11	X	5	=	55	EA
Shrubs Provided (24" ht. @ min 5 shrubs between trees)									
5.3.4 Foundation Landscaping									
Linear Feet of Building A Facade subject to Requirements								951	LF
Understory Trees Required (2.5" cal. @2/75' LF)				951	X	0.027	=	26	
Understory Trees Provided (2.5" cal. @2/75' LF)								26	
Medium Shrubs Required (24" ht. @1.5/5' LF)				951	X	0.3	=	285	
Medium Shrubs Provided (24" ht. @1.5/5' LF)								285	
Linear Feet of Building B Facade subject to Requirements								1338	LF
Understory Trees Required (2.5" cal. @2/75' LF)				1338	X	0.027	=	36	
Understory Trees Provided (2.5" cal. @2/75' LF)								36	
Medium Shrubs Required (24" ht. @1.5/5' LF)				1338	X	0.3	=	401	
Medium Shrubs Provided (24" ht. @1.5/5' LF)								401	
Linear Feet of Building C Facade subject to Requirements								1211	LF
Understory Trees Required (2.5" cal. @2/75' LF)				1211	X	0.027	=	33	
Understory Trees Provided (2.5" cal. @2/75' LF)								33	
Medium Shrubs Required (24" ht. @1.5/5' LF)				1211	X	0.3	=	363	
Medium Shrubs Provided (24" ht. @1.5/5' LF)								363	

South Buffer Increments: 5' Type A, S1-S7 (639.23 LF)		
Increment: S1	100	LF
Satisfied by Tree Save Area		
Increment: S2	100	LF
Satisfied by Tree Save Area		
Increment: S3 (refer to L1.01 for Overstory Trees)	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: S4	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: S5	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: S6 (refer to L1.01 for (1) Overstory Tree)	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: S7 (refer to L1.01 for Overstory Trees and Shrubs)	39.23	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	1	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	1	EA
Shrubs Required (24" ht. @ 5/100' LF)	3	EA
Shrubs Required (24" ht. @ 5/100' LF)	3	EA

West Buffer Increments: 20' Type C & 5' Type A		
Increments: W1-W16	1540	LF
Satisfied by Tree Save Area		

Buffer Increments: 10' Type A, N1-N7 (628.43 LF)		
Increment: N1 (due to overhead utility, 1:1 replace with understory tree	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	1	EA
Understory Tree Provided (1.5" cal.)	1	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: N2-N7	100	LF
Satisfied by Tree Save Area		

East Buffer Increments: 10' Type A, E1-E12 (1153.10 LF)		
Increment: E1	100	LF
Satisfied by Tree Save Area		
Increment: E2 (refer to L1.01 for Overstory Trees and Shrubs)	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E3	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E4	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E5	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E6	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E7	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E8	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E9	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E10	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Trees Provided (2.5" cal. @ 2/100' LF)	2	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E11 (refer to L1.01 for Shrubs due to overhead utility, 1:1 replace with understory tree)	100	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	2	EA
Overstory (canopy) Tree Provided (2.5" cal. @ 2/100' LF)	1	EA
Understory Tree Provided (1.5" cal.)	1	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Shrubs Required (24" ht. @ 5/100' LF)	5	EA
Increment: E12 (due to overhead utility, 1:1 replace with understory tree)	53.10	LF
Landscape Material	Amount	
Overstory (canopy) Trees Required (2.5" cal. @ 2/100' LF)	1	EA
Understory Tree Provided (1.5" cal.)	1	EA
Shrubs Required (24" ht. @ 5/100' LF)	3	EA
Shrubs Required (24" ht. @ 5/100' LF)	3	EA

4.5.E.4 Active Recreation Perimeter Landscaping									
Active Recreation Area #1 (Refer to C2.04 - Open Space Plan)								432	LF
Canopy Trees Required (2 per 100' LF)				4	X	2	=	8	TOTAL
Canopy Trees Provided (2 per 100' LF)				Refer to L1.05 Alternate Landscape Plan, shifted to Active Recreation #3 and Flexible Space #2					
Medium Shrubs Required (5 per 100' LF)				4	X	5	=	20	TOTAL
Medium Shrubs Provided (5 per 100' LF)				Refer to L1.05 Alternate Landscape Plan, shifted to Active Recreation #3 and Flexible Space #2					
Active Recreation Area #2 (Refer to C2.04 - Open Space Plan)								634	LF
Canopy Trees Required (2 per 100' LF)				6	X	2	=	12	TOTAL
Canopy Trees Provided (2 per 100' LF)				Refer to L1.05 Alternate Landscape Plan, shifted to Active Recreation #3 and Flexible Space #2					
Medium Shrubs Required (5 per 100' LF)				6	X	5	=	30	TOTAL
Medium Shrubs Provided (5 per 100' LF)				Refer to L1.05 Alternate Landscape Plan, shifted to Active Recreation #3 and Flexible Space #2					
Active Recreation #3 (Refer to C2.04 - Open Space Plan)								289	LF
Canopy Trees Required (2 per 100' LF)				3	X	2	=	6	TOTAL
Canopy Trees Provided (2 per 100' LF)								9	TOTAL
Medium Shrubs Required (5 per 100' LF)				3	X	5	=	15	TOTAL
Medium Shrubs Provided (5 per 100' LF)								19	TOTAL
Flexible Space #2 (Refer to C2.04 - Open Space Plan)								301	LF
Canopy Trees Required (2 per 100' LF)				3	X	2	=	6	TOTAL
Canopy Trees Provided (2 per 100' LF)									
Medium Shrubs Required (5 per 100' LF)				3	X	5	=	15	TOTAL
Medium Shrubs Provided (5 per 100' LF)								20	



**BOLTON
& MENK**

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**CCC CHANDLER
CROSSING, LLC**

3605 GLENWOOD AVENUE SUITE 445
RALEIGH, NC 27612
919.926.1874

**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

**LANDSCAPE
NOTES**

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

L1.05

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PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, INC. (ANSI Z60.1).
2. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
3. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
4. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 3" AGED TRIPLE SHREDDED HARDWOOD BARK. MAINTAIN 2" CLEAR OF BASE OF TRUNK OR STEM. CONTRACTOR SHALL MULCH ALL ANNUAL BEDS WITH ¾" PINE BARK FINES.
6. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
8. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
9. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
10. SEE SPECIFICATIONS FOR SOIL AMENDMENT, PREPARATION AND FERTILIZER REQUIREMENTS. FERTILIZER RATES TO BE PER SOIL TEST REPORTS.
11. CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
12. BASIN SLOPES AND SWALES TO BE SEEDED AND STABILIZED. SEE EROSION CONTROL AND GRADING PLANS AND NOTES.
13. ANY AREA NOT DIRECTED TO RECEIVE SEED OR SOD SHALL BE MULCHED.
14. ADJUSTMENTS TO THE LOCATION OF PLANT MATERIAL MAY BE REQUIRED. NOTIFY BOLTON & MENK, INC. IF DISCREPANCIES OCCUR.
15. ALL STRAPPING AND TOP 1/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
16. FOR NEW TREE PLANTING AREAS WHERE THERE WAS EXISTING PAVEMENT, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW PLANTING SOIL, OR AMEND THE TOP 24" OF EXISTING SOIL, TO MEET SPECIFIED PLANTING SOIL STANDARDS FOR TREES.
17. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
18. INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
19. FOR SEEDED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES, WITH AT LEAST 85% OF THE TOTAL GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.
20. CONTRACTOR SHALL CALL (###)###-#### FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, SEVEN TO TEN DAYS PRIOR TO THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY DATE.
21. ADDITIONAL TREE(S) MAY BE REQUIRED TO MEET THE TREE ORDINANCE, AS DIRECTED BY URBAN FORESTER (A TREE WITHIN FORTY FEET OF EACH PARKING SPACE) IF THE EXISTING TREE LINE IS FURTHER FROM THE PARKING LOT THAN INDICATED.
22. CONTRACTOR SHALL REMOVE UNDERGROWTH AND TREES LESS THAN TWO INCHES CALIPER IN NATURAL AREA. CUT TREES FLUSH WITH GRADE; DO NOT GRUB. LIMB BRANCHES TO A HEIGHT OF SIX FEET. ADD TWO INCHES OF MULCH ALONG PERIMETER OF NATURAL AREA IN A BAND APPROXIMATELY TEN FEET WIDE. FEATHER MULCH INTO EXISTING LEAF LITTER. PRUNING SHALL BE PERFORMED IN ACCORDANCE TO NATIONAL ARBORIST ASSOCIATION STANDARDS.
23. PRIOR TO INSTALLATION OF PLANT MATERIAL CONTRACTOR SHALL COORDINATE A SITE MEETING WITH LANDSCAPE ARCHITECT TO REVIEW THE FINISH GRADE CONDITIONS AND CONFIRM THE INSTALLATION OF THE SPECIFIED PLANTING SOIL OR SOIL AMENDMENTS. INSTALLATION OF ANY PLANT MATERIAL THAT OCCURS PRIOR TO THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SITE CONDITIONS WILL BE AT THE CONTRACTOR'S RISK AND THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/REPLACEMENT/REINSTALLATION OF ANY PLANTINGS THAT NEED TO BE MOVED TO ADDRESS ANY DEFICIENCIES AT NO ADDITIONAL COST.
24. OWNER SHALL BE RESPONSIBLE FOR : THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
25. 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.

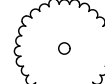
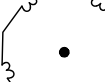
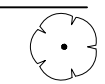
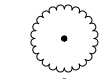
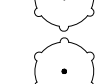
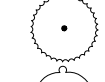
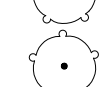
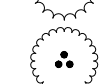
BUFFER REQUIREMENT NOTES

1. TYPE A BUFFER REQUIREMENTS: 2 DECIDUOUS TREES PER 100' & 5 SHRUBS PER 100'
2. TYPE C BUFFER REQUIREMENTS: 5 DECIDUOUS TREES PER 100' & 20 SHRUBS PER 100'; 80% EVERGREEN

IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM WITHIN THE LIMITS SHOWN, INCLUDING PROVISIONS FOR FUTURE EXPANSION AS INDICATED.
2. CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE LOCATION OF THE PROPOSED CONTROLLER FOR THE IRRIGATION SYSTEM.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR SUCH THAT LAWN AREAS, SHRUB AREAS, ANNUAL/PERENNIAL BEDS, AND STREETScape (TREES) ARE IRRIGATED BY SEPARATE ZONES.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS.
5. CONTRACTOR SHALL SUBMIT DESIGN-BUILD CONSTRUCTION DOCUMENTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. ALL PROPOSED IRRIGATION SLEEVING SHALL BE TWO LINES OF 4" SCHEDULE 40 PVC.
7. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO IRRIGATION SYSTEM INSTALLATION.

PLANT_SCHEDULE

SYMBOL	CODE	QTY	NATIVE	PERCENTAGE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER	SPACING
BUFFER TREE										
	CAGL	11	Y	3.61 %	CARYA GLABRA	PIGNOT HICKORY	2.5" CAL.	8 - 10' HT.	B&B	
	CELA	10	Y	3.28 %	CELTIS LAEVIGATA	SUGAR HACKBERRY	2.5" CAL.	8 - 10' HT.	B&B	
	LIST	8	Y	2.62 %	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL.	8 - 10' HT.	B&B	
PARKING LOT TREES										
	AFJE	9	Y	2.95 %	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.		B&B	
	BNCU	17	Y	5.57 %	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH	2.5" CAL.		B&B	
	CACA	9	Y	2.95 %	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.		B&B	
	LSRO	14	Y	4.59 %	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2.5" CAL.		B&B	
	NSGG	5	Y	1.64 %	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO	2.5" CAL.		B&B	
	QUPH	13	Y	4.26 %	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.		B&B	
	TDMI	13	Y	4.26 %	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2.5" CAL.		B&B	
STREET TREES										
	QN	10	Y	3.28 %	QUERCUS NUTTALLII	NUTTALL OAK	2.5" CAL.			
	QUPI	33	Y	10.82 %	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.			
	QURU	44	Y	14.43 %	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL.			
UNDERSTORY TREES										
	AGAB	13	Y	4.26 %	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	6 - 8' HT.	CONT.	
	CCRS	22	Y	7.21 %	CERCIS CANADENSIS 'JN2'	THE RISING SUN™ EASTERN REDBUD	1.5" CAL.	6 - 8' HT.	CONT.	
	CHVI	46	Y	15.08 %	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL.	6 - 8' HT.	CONT.	
	CJJS	28	Y	9.18 %	CORNUS FLORIDA 'JEAN'S APPALACHIAN SNOW'	APPALACHIAN SNOW DOGWOOD	1.5" CAL.	6 - 8' HT.	CONT.	
SHRUBS										
	CHDG	203	N	10.59 %	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	N.A.	24 - 30" HT.	CONT.	
	CAHB	105	Y	5.48 %	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	N.A.	24 - 30" HT.	CONT.	
	DIBC	110	N	5.74 %	DISTYLIMUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIMUM	N.A.	24 - 30" HT.	CONT.	
	IGSH	130	Y	6.78 %	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	N.A.	24 - 30" HT.	CONT.	
	IVCO	84	Y	4.43 %	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY	N.A.	24 - 30" HT.	CONT.	
	IVCO	61	Y	3.18 %	ILEX VOMITORIA 'CONDEAUX'	BORDEAUX® YAUPON HOLLY	N.A.	24 - 30" HT.	CONT.	36" O.C
	IVNA	216	Y	11.27 %	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	N.A.	24 - 30" HT.	CONT.	
	IVSD	59	Y	2.71 %	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	N.A.	24 - 30" HT.	CONT.	
	IVSD	110	Y	5.43 %	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	N.A.	24 - 30" HT.	CONT.	36" O.C
	JVGO	140	Y	7.30 %	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	N.A.	24 - 30" HT.	CONT.	
	MCDD	305	Y	15.91 %	MORELLA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	N.A.	24 - 30" HT.	CONT.	36" O.C
	TOHM	171	Y	8.92 %	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	N.A.	24 - 30" HT.	CONT.	
	TOLG	151	Y	7.88 %	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	N.A.	24 - 30" HT.	CONT.	36" O.C
BUFFER SHRUBS										
	CAAM	25	Y	1.30 %	CALICARPA AMERICANA	AMERICAN BEAUTYBERRY	N.A.	24 - 30" HT.	#3 CONT.	
	CAVE	19	Y	0.99 %	CALYCANTHUS X 'VENUS'	VENUS SWEETSHRUB	N.A.	24 - 30" HT.	#3 CONT.	
	CEAM	14	Y	0.73 %	CEANOTHUS AMERICANUS	NEW JERSEY TEA	N.A.	24 - 30" HT.	#3 CONT.	
	FOMA	24	Y	1.25 %	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF WITCHALDER	N.A.	24 - 30" HT.	#3 CONT.	
GROUND COVERS										
	NCMM	7,932 SF 3.64 LBS			NC PIEDMONT UPL MEADOW MIX	ERNST SEEDS	SEED			
	NCSS	19,607 SF 20.26 LBS			NC STEEP SLOPE MIX	ERNST SEEDS	SEED			
NATIVE PLANT CALCULATION										
**32 SPECIES TOTAL - 30/32 ARE NATIVE MAKING IT 93% NATIVE										



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CHANDLER CROSSING
APARTMENTS

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

LANDSCAPE
NOTES

PROJECT NO:
25X139498

REVISIONS:

RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

L1.06



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L2.00

UB 24-2 Specifications 24" DeepRoot Tree Root Barriers

Specified tree root barriers are a reinforced 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 (standard cylinder 48" or for linear applications directly beside a hardscape adjacent to one side of the tree (linear planting only).

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 Barriers, L.P. 81 Landon St., 84 San Francisco, CA 94940-1000, or approved equal.

The barrier shall be black, injection molded foam, of 0.085" (2.16mm) thick polypropylene (polypropylene with selected ultraviolet stabilizers) and shall be manufactured with a minimum 50% post consumer recycled polypropylene (polypropylene with selected ultraviolet stabilizers).

Each panel shall have:

Not less than a 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 60" from interior of the barrier panel, nearest 4" (101.6mm) apart. (See panel drawing below).

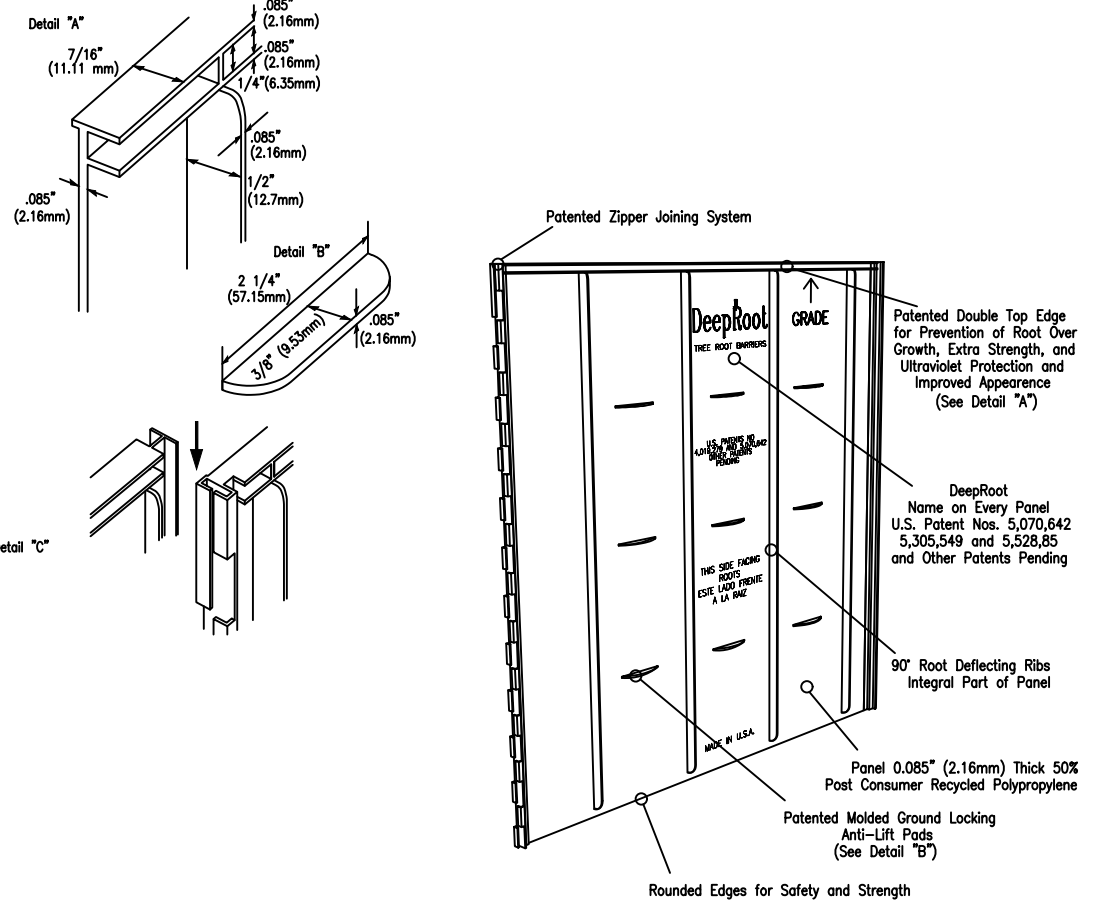
A double top edge consisting of two parallel, integral, horizontal ridges at the top of the panel of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, for 2' (2032mm) along all of the segment joining the panel end and the segment, protruding 3/8" (9.5mm) from the panel. The ridge shall be located on each panel and shall extend evenly around between each of the vertical root deflecting ribs (2' between each set of ribs, see detail "A").

An integrated zipper joining system providing for instant assembly by sliding one panel into another. (See detail "C").

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 ribs in the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the installed barrier of panels shall be connected to form a circle around the root ball or placed in a linear fashion and joined along the adjacent hardscapes.

2. Excavation and soil preparation shall conform to the Drawings.



DRAWING NOT TO SCALE

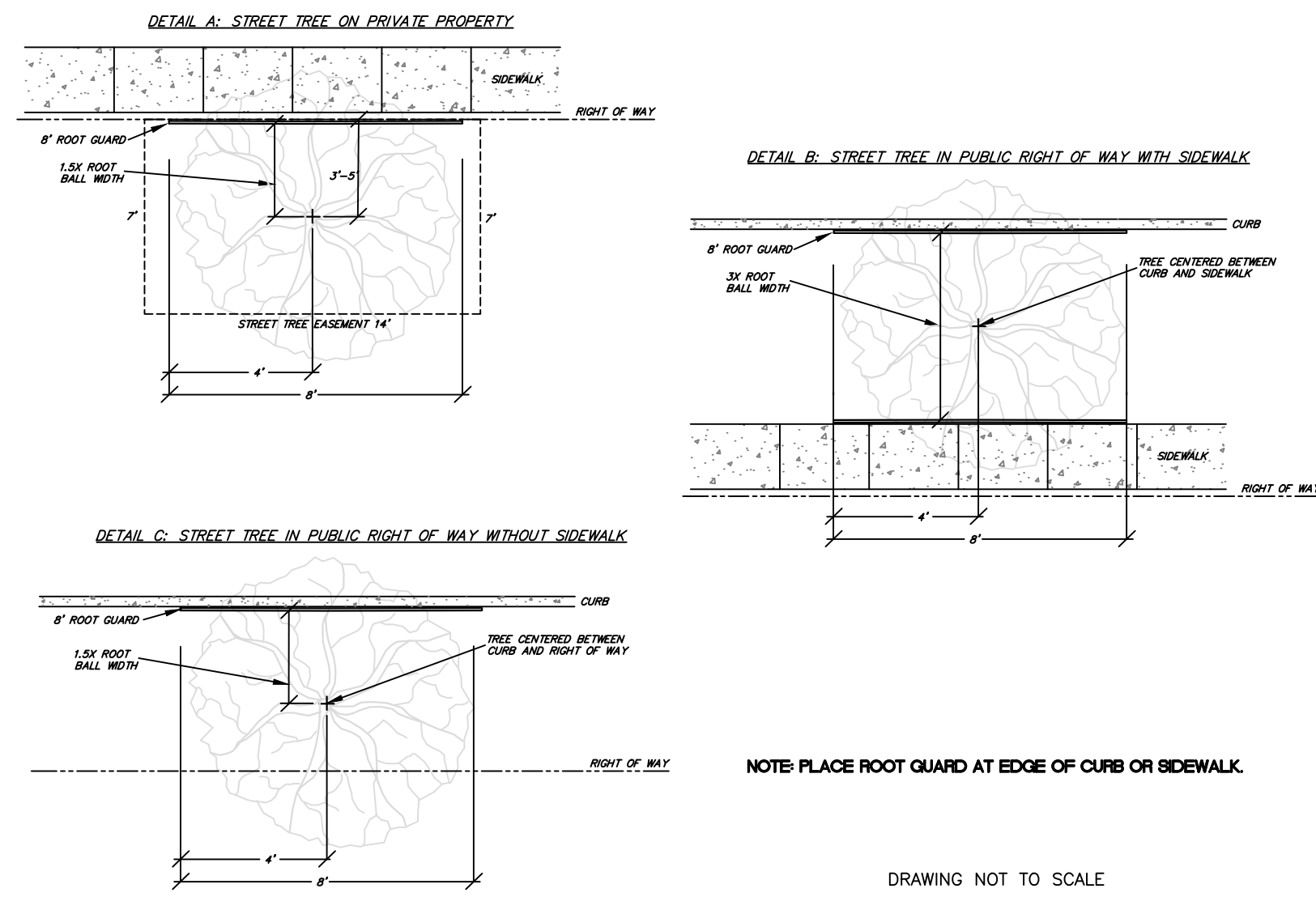
STANDARD ROOT GUARD

STANDARD DETAIL NUMBER: **H3817**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD ROOT GUARD

N.T.S. 9



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION

STANDARD DETAIL NUMBER: **H3816**

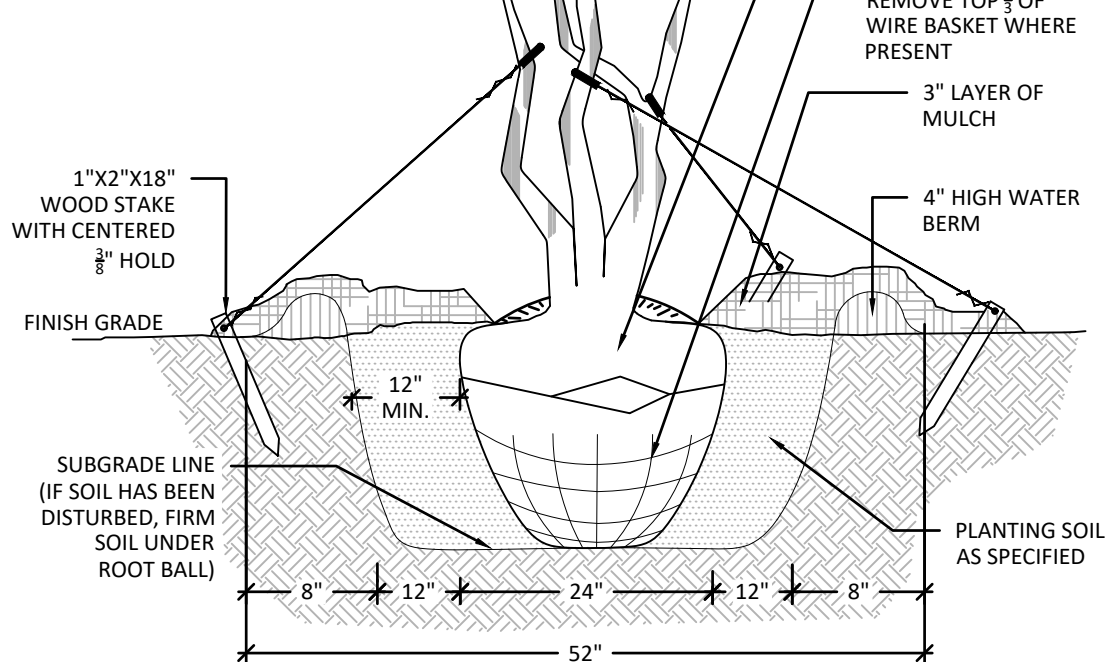
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD ROOT GUARD INSTALLATION

N.T.S. 8

NOTES:

1. INSTALL ROOT FLARE AT FINISHED GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. SHRUB SHALL BE SET PLUMB.
2. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
3. MULCH TO BE 1"-2" AWAY FROM STEM.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
5. IF STAKING IS REQUIRED, USE TREE PLANTING DETAIL, THIS SHEET.
6. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

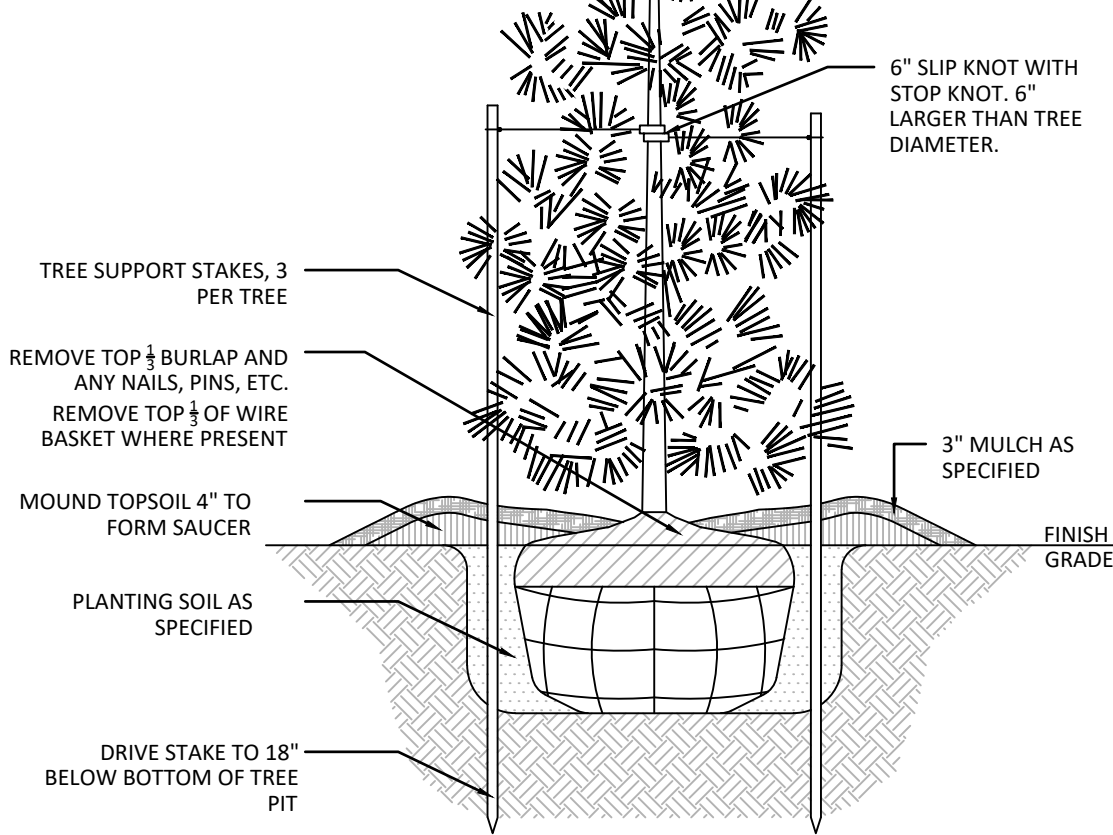


MULTI-STEM TREE PLANTING

N.T.S. 7

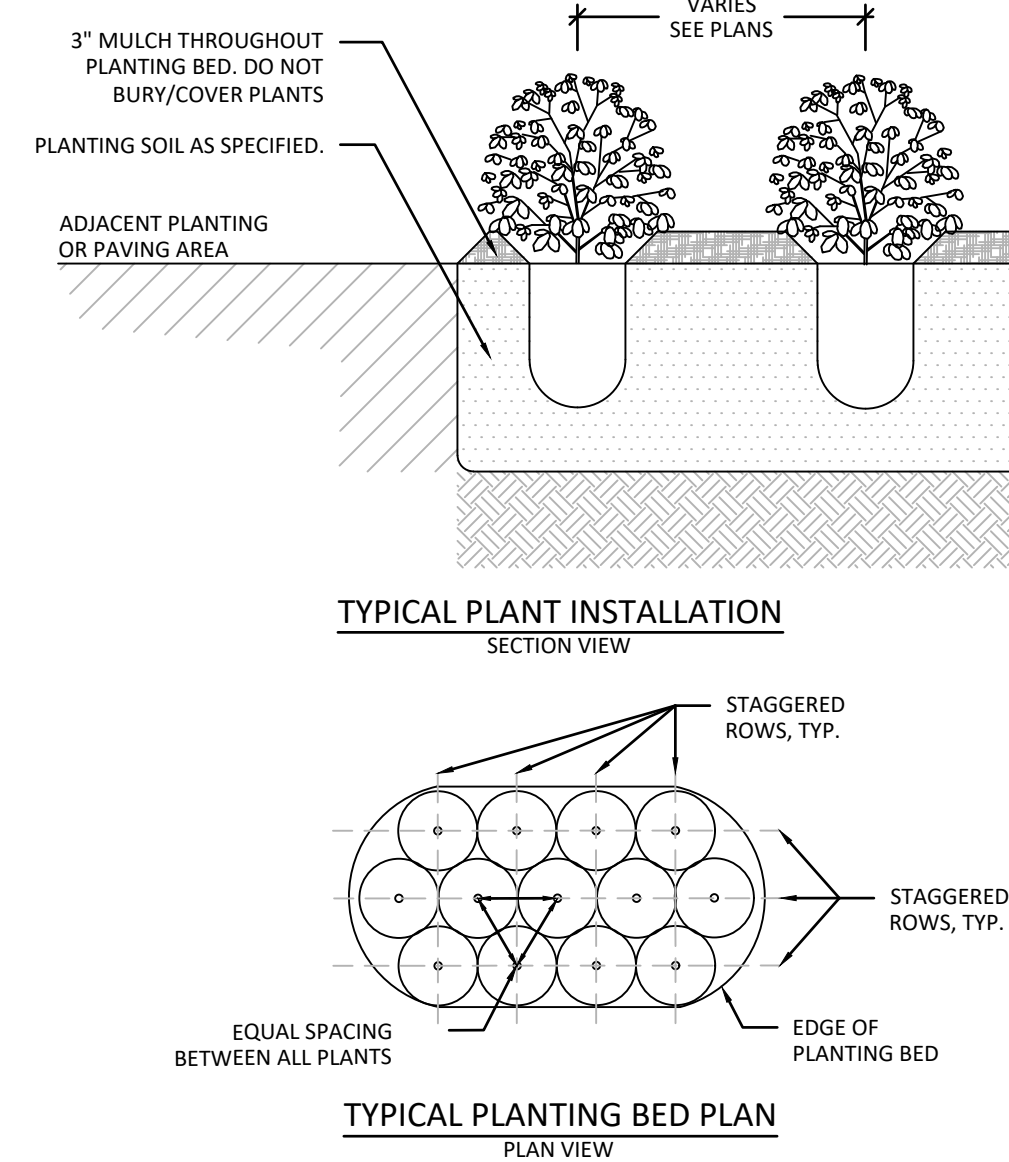
NOTES:

1. INSTALL ROOT FLARE AT FINISHED GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. SHRUB SHALL BE SET PLUMB.
2. MULCH TO BE 1"-2" AWAY FROM TRUNK.
3. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
4. STAKING NOT REQUIRED ON TREES LESS THAN 5' HEIGHT.



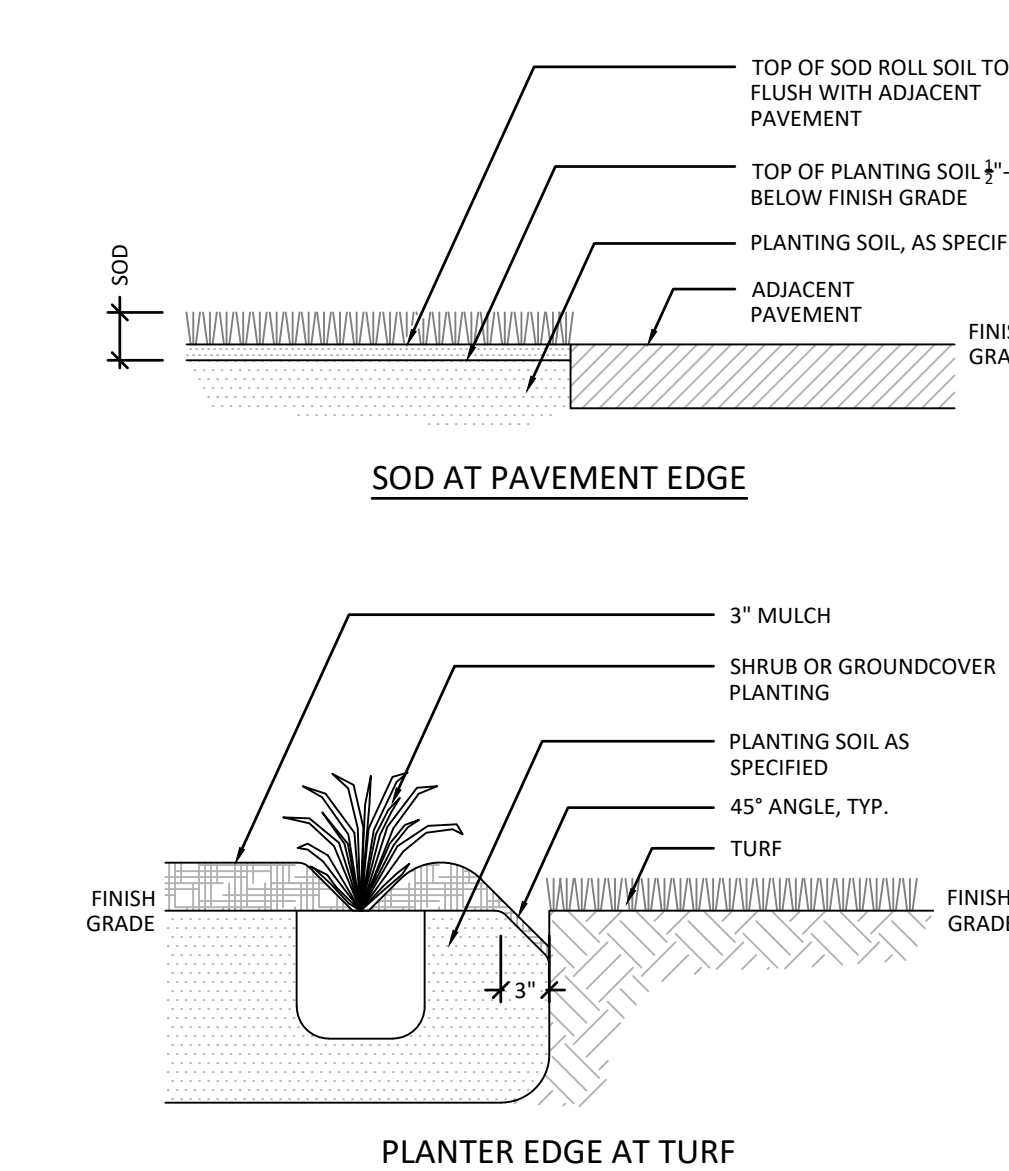
EVERGREEN TREE PLANTING

N.T.S. 6



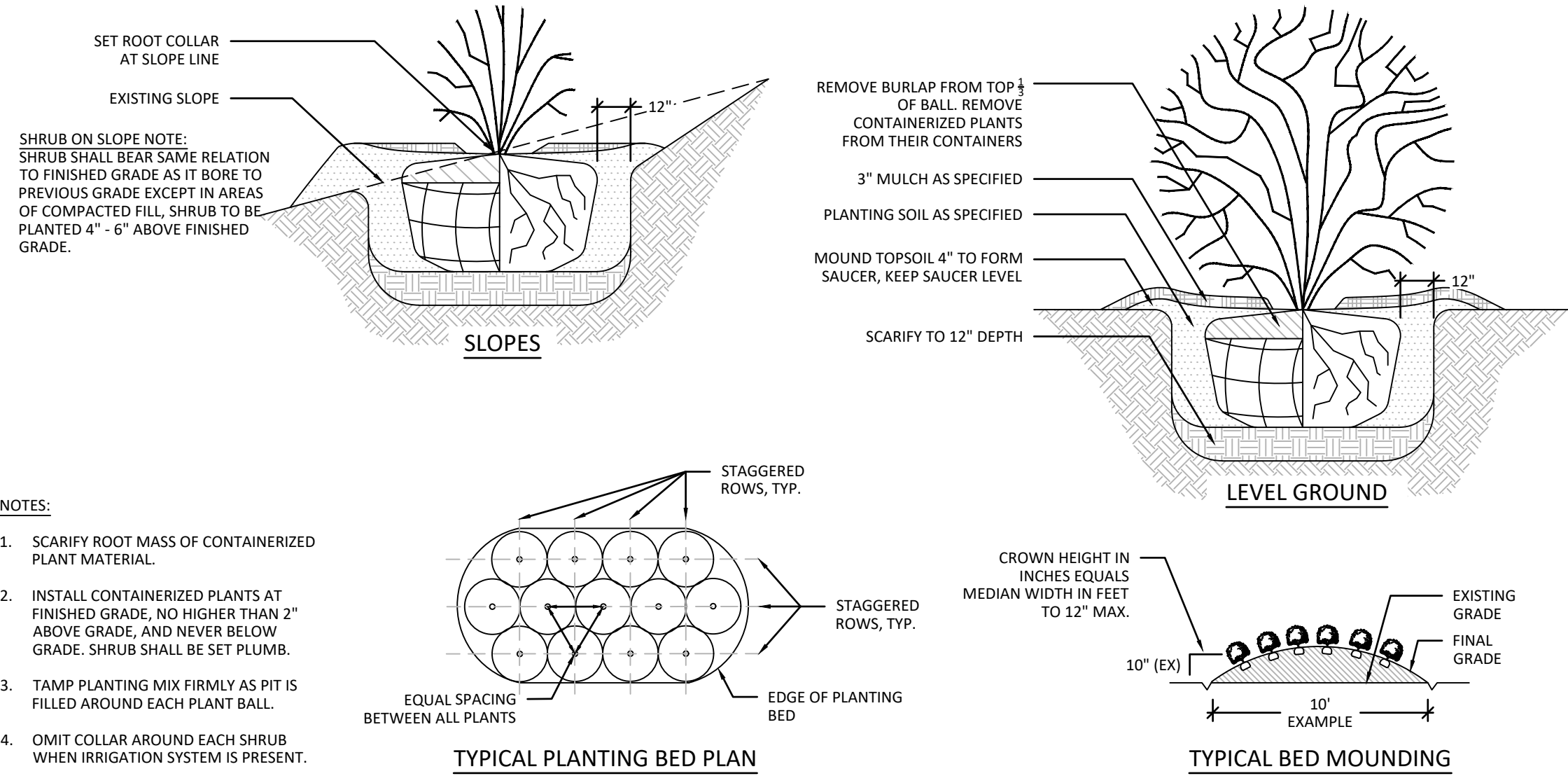
GROUNDCOVER PLANTING

N.T.S. 5



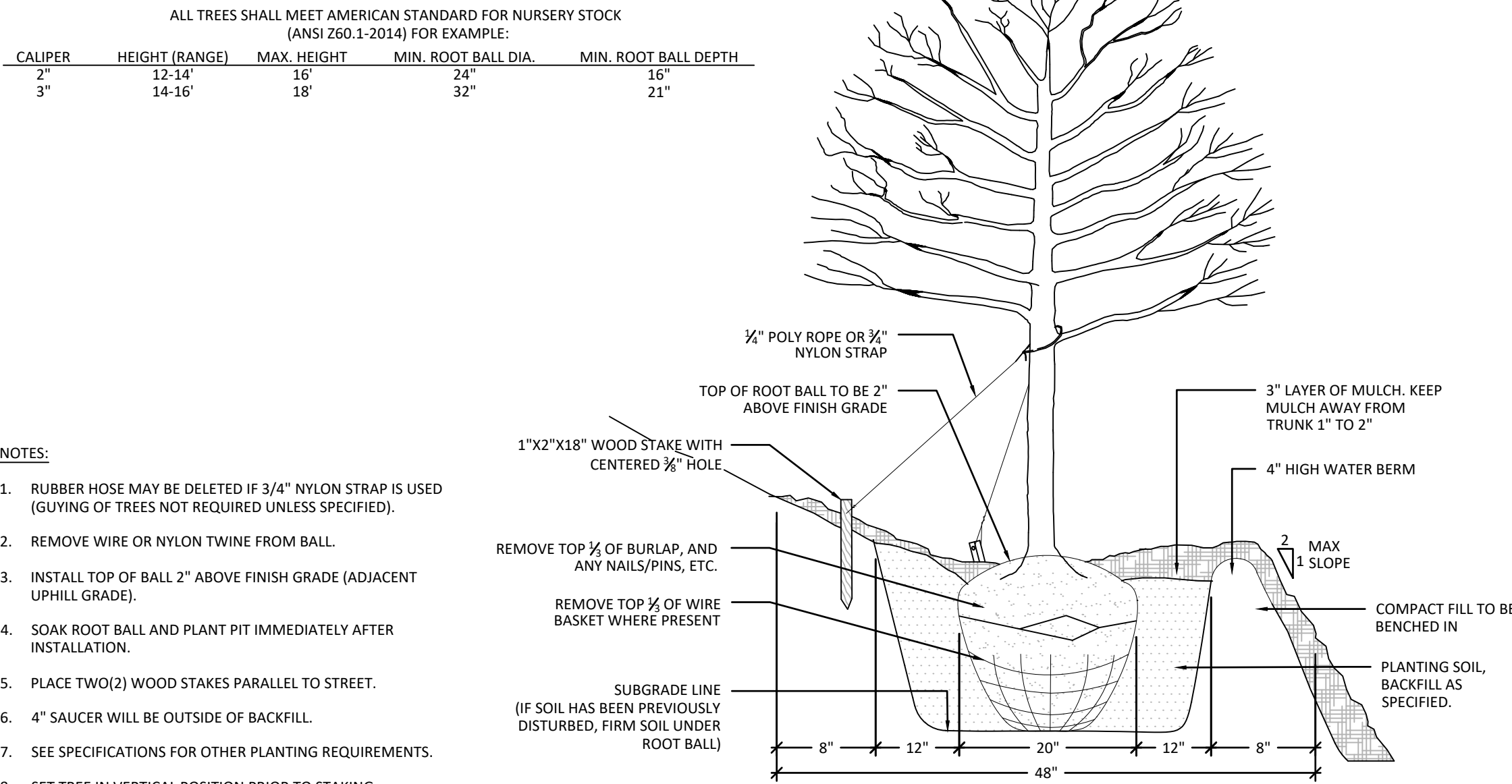
LANDSCAPE EDGES

N.T.S. 4



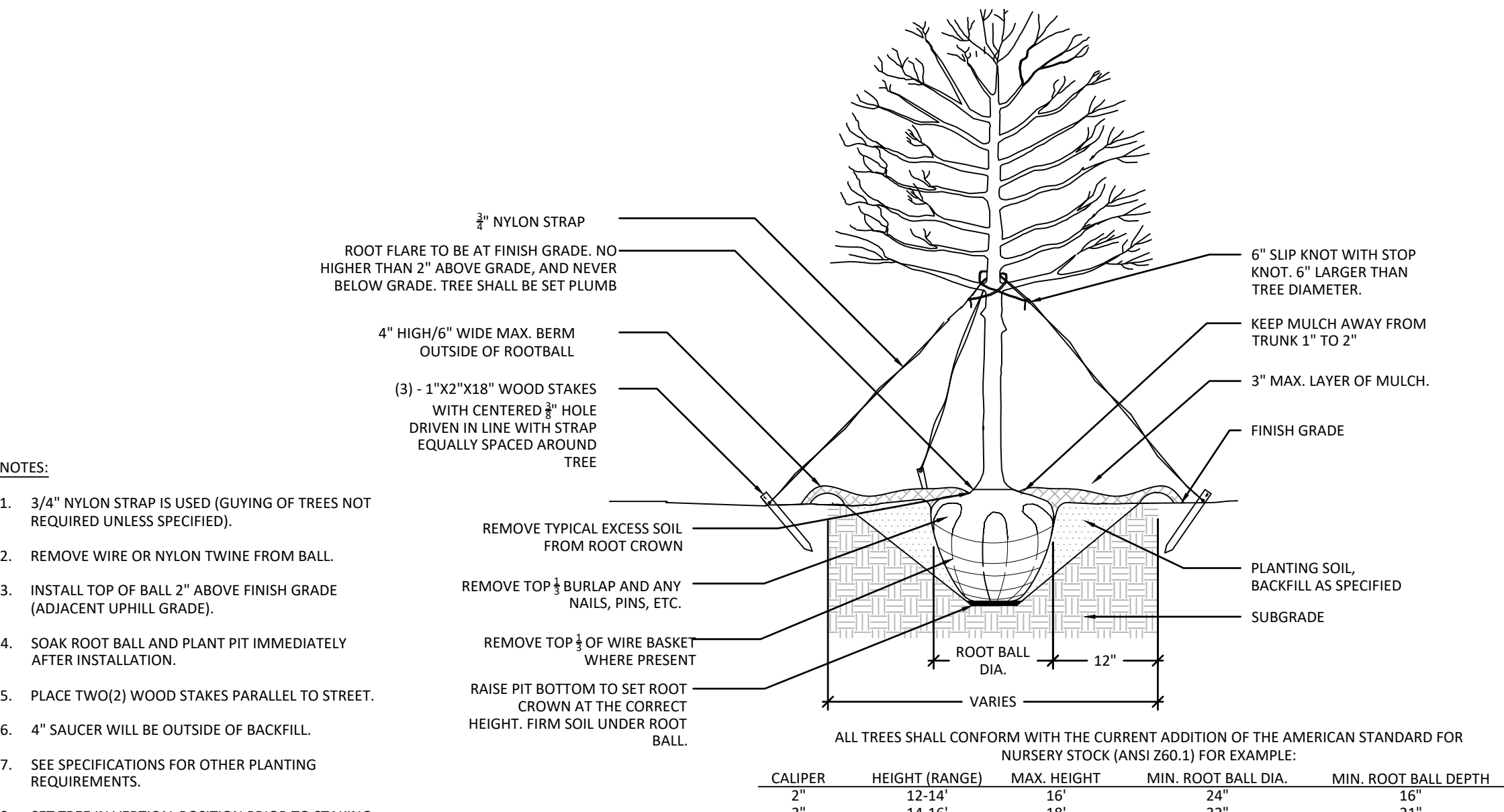
SHRUB PLANTING

N.T.S. 3



TREE ON SLOPE PLANTING

N.T.S. 2



TREE PLANTING

N.T.S. 1



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PEST CONTROL, USING TRADE ACCEPTED INTEGRATED PEST MANAGEMENT PRINCIPLES WITH THE NORTH CAROLINA COOPERATIVE EXTENSION SERVICE PUBLICATION I.P.M. FOR NORTH CAROLINA MUNICIPALITIES AS REFERENCE.

- MULCHING
- MOWING
- TURF AERATION AT APPROPRIATE TIME
- SOIL TESTING AT THE TIME OF INSTALLATION AND ONGOING IF NECESSARY FOR PROPER MAINTENANCE - THE OWNER SHALL KEEP TEST RESULTS ON FILE AND PROVIDE THEM TO THE TOWN IF LANDSCAPE PERFORMANCE IS AT ISSUE.

1.00 PLANT SUBMITTALS

- A. SUBMIT ALL PRODUCT SUBMITTALS TWELVE (12) WEEKS PRIOR TO DELIVERY AND INSTALLATION OF PLANTINGS, INCLUDING ANY PLANT SUBSTITUTIONS.
- B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
- C. AFFIDAVIT: FROM NURSERY CERTIFYING THAT FURNISHED PLANTS MEET THE REQUIREMENTS SPECIFIED UNDER SECTIONS 1.01 & 1.02.
- D. PLANT SOURCES: PROVIDE THE FOLLOWING FOR EACH SUBMITTED SOURCE:
1. NURSERY NAME AND LOCATION
 2. LIST OF THE PLANTS TO BE PROVIDED FROM THE SOURCE. THE PLANT LIST SHALL INCLUDE THE BOTANICAL AND COMMON NAME AND THE SIZE AT THE TIME OF SELECTION.
 3. COLOR PHOTOGRAPHS OF REPRESENTATIVE SAMPLE OF EACH PLANT. PHOTOGRAPHS SHALL BE LEGIBLE AND CONTAIN A HEIGHT REFERENCE, SUCH AS A MEASURING STICK.
- E. PLANTING SCHEDULE: INDICATING ANTICIPATED PLANTING DATES FOR EACH TYPE OF PLANTING.
- F. MAINTENANCE INSTRUCTIONS: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF EXTERIOR PLANTS DURING A CALENDAR YEAR.
- G. PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE:
1. SUBMIT ALL REQUEST FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION.
 2. PROVIDE DOCUMENTATION OF THE PLANT SUPPLIERS CONTACTED TO SUBstantiate UNAVAILABILITY.
 3. REQUEST FOR SUBSTITUTIONS SHALL CONFORM TO ALL REQUIREMENTS DESCRIBED IN PART 1.4.D OF THIS SPECIFICATION.
 4. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT THAN SPECIFIED OR PLANTS OF THE SAME GENUS AND SPECIES BUT DIFFERENT CULTIVAR ORIGIN, OR WHICH MAY OTHERWISE NOT MEET THE REQUIREMENTS OF THIS SPECIFICATIONS, BUT WHICH MAY BE AVAILABLE FOR SUBSTITUTION.
 5. REQUESTS FOR SUBSTITUTION SHALL BE OF EQUAL VALUE.
 - a. IF SUBSTITUTION INVOLVES ADDITIONAL COST OR CREDIT, CONTRACTOR SHALL INDICATE SUCH IN THE SUBSTITUTION REQUEST.
 - b. OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL ADDITIONAL COSTS OR CREDITS PRIOR TO PROCUREMENT.
- H. SOIL ANALYSIS: FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY.
- I. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH. STATE-RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

1.01 PLANT QUALITY

- A. GENERAL: PLANT HEALTHY STOCK GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FREE THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT
- B. PLANT QUALITY AND MEASUREMENTS ARE TO CONFORM WITH ANSI Z60.1 GUIDELINES.
- C. PLANT QUALITY ABOVE THE SOIL LINE:
1. PLANTS ABOVE THE SOIL LINE SHALL BE HEALTHY WITH THE COLOR, SHAPE, SIZE AND DISTRIBUTION OF TRUNK, STEMS, BRANCHES, BUDS AND LEAVES NORMAL TO THE PLANT TYPE SPECIFIED. TREE QUALITY ABOVE THE SOIL LINE SHALL COMPLY WITH THE FOLLOWING:
 - a. CROWN: THE FORM AND DENSITY OF THE CROWN SHALL BE TYPICAL FOR A YOUNG SPECIES OF THE SPECIES OR CULTIVAR PRUNED TO A CENTRAL AND DOMINANT LEADER.
 - b. THE SIZE, COLOR, AND APPEARANCE OF LEAVES SHALL BE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES OR CULTIVAR. BRANCHES SHALL NOT SHOW SIGNS OF PROLONGED MOISTURE STRESS OR OVER WATERING AS INDICATED BY WILTED, SHRIVELED, OR DEAD LEAVES.
 - c. TREES: SHOOT GROWTH (LENGTH AND DIAMETER) THROUGHOUT THE CROWN SHOULD BE APPROPRIATE FOR THE AGE AND SIZE OF THE SPECIES OR CULTIVAR. TREES SHALL NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED, OR OTHERWISE INJURED BRANCHES.
 1. MAIN BRANCHES, SIDE BRANCHES, AND CROWN BRANCHES OF THE CENTRAL LEADER NOT CLUSTERED TOGETHER. THEY SHALL FORM A BALANCED CROWN APPROPRIATE FOR THE CULTIVAR/SPECIES.
 2. BRANCH DIAMETER SHALL BE NO LARGER THAN TWO-THIRDS (ONE-HALF IS PREFERRED) THE DIAMETER OF THE CENTRAL LEADER MEASURED 1 INCH ABOVE THE BRANCH UNION.
 3. THE ATTACHMENT OF THE LARGEST BRANCHES (SCAFFOLD BRANCHES) SHALL BE FREE OF INCLUDED BARK.
 4. TRUNK: THE TREE TRUNK SHALL BE RELATIVELY STRAIGHT, VERTICAL, AND FREE OF WOUNDS THAT PENETRATE TO THE WOOD (PROPERLY MADE PRUNING CUTS, CLOSED OR NOT, ARE ACCEPTABLE AND ARE NOT CONSIDERED WOUNDS), SUNBURNED AREAS, COMKS (FUNGAL FRUITING BODIES), WOOD CRACKS, SAP LEAKAGE, SIGNS OF BORING INSECTS, GALLS, CANKERS, GIRDLING TIES, OR LESIONS (MECHANICAL INJURY).
 5. TEMPORARY BRANCHES, UNLESS OTHERWISE SPECIFIED, CAN BE PRESENT ABOVE THE LOWER TRUNK BELOW THE LOWEST MAIN (SCAFFOLD) BRANCH. PARTICULARLY FOR TREES LESS THAN 12 FEET, THESE BRANCHES SHOULD BE NO GREATER THAN 3/8-INCH DIAMETER. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF THE TOTAL HEIGHT OF THE TREE.
 2. ALL GRAFT UNIONS, WHERE APPLICABLE, SHALL BE COMPLETELY CLOSED WITHOUT VISIBLE SIGN OF GRAFT REJECTION. ALL GRAFTS SHALL BE VISIBLE ABOVE THE SOIL LINE.
 3. TRUNK CALIPER AND TAPER SHALL BE SUFFICIENT SO THAT THE LOWER FIVE FEET OF THE TRUNK REMAINS VERTICAL WITHOUT A STAKE. AUXILIARY STAKE MAY BE USED TO MAINTAIN A STRAIGHT LEADER IN THE UPPER HALF OF THE TREE.
- D. PLANT QUALITY AT OR BELOW THE SOIL LINE:
1. PLANT ROOTS SHALL BE NORMAL TO THE PLANT TYPE SPECIFIED. ROOT OBSERVATIONS SHALL TAKE PLACE WITHOUT IMPACTING TREE HEALTH. ROOT QUALITY AT OR BELOW THE SOIL LINE SHALL COMPLY WITH THE PROJECT ROOT ACCEPTANCE DETAILS AND THE FOLLOWING:
 - a. THE ROOTS SHALL BE REASONABLY FREE OF SCRAPES, BROKEN OR SPLIT WOOD.
 - b. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF INJURY FROM BIOTIC (E.G., INSECTS AND PATHOGENS) AND ABIOTIC (E.G., HERBICIDE TOXICITY AND SALINITY) AGENTS. WOUNDS RESULTING FROM ROOT PRUNING USED TO PRODUCE A HIGH QUALITY ROOT SYSTEM ARE NOT CONSIDERED INJURIES.
 - c. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK (NOT CLUSTERED ON ONE SIDE) SHALL BE FOUND IN EACH PLANT. ROOT DISTRIBUTION SHALL BE UNIFORM THROUGHOUT THE ROOT BALL, AND GROWTH SHALL BE APPROPRIATE FOR THE SPECIES.
 - d. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (I ROOTS) SHALL BE REJECTED.
 - e. THE ROOT COLLAR SHALL BE WITHIN THE UPPER 2 INCHES OF THE SUBSTRATE/SOIL. TWO STRUCTURAL ROOTS SHALL REACH THE SIDE OF THE ROOT BALL NEAR THE TOP SURFACE OF THE ROOT BALL. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY ROT AND, PROVIDED THAT THE LOWER REMOVED STEM GROWS INTO THE TRUNK ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE ROOT BALL.
 - f. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF STEM GIRDLING ROOTS OVER THE ROOT COLLAR OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES.
 2. AT TIME OF OBSERVATIONS AND DELIVERY, THE ROOT BALL SHALL BE MOIST THROUGHOUT. ROOTS SHALL NOT SHOW SIGNS OF EXCESS SOIL MOISTURE CONDITIONS AS INDICATED BY STUNTED, DISCOLORED, DISTORTED, OR DEAD ROOTS.

1.02 TREE AND SHRUB MATERIAL

- A. CANOPY DEVELOPMENT
1. STRONG CENTRAL LEADER TO THE TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT AND ITS TERMINAL BUD MUST BE THE HIGHEST PART OF THE TREE.
 2. NO BRANCH SHALL HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH.
 3. THE TREE CROWN MUST BE STRUCTURALLY UNIFORM. BRANCHES SHALL BE EVENLY DISTRIBUTED AROUND THE TRUNK. THE CROWN SHALL BE FULL OF FOLIAGE WHICH IS EVENLY DISTRIBUTED AROUND THE TREE.
- B. ALL TREES ARE ASSUMED TO HAVE ONE CENTRAL LEADER TREES UNLESS A DIFFERENT FORM IS SPECIFIED IN THE PLANT LIST OR DRAWINGS.

1.03 CRITERIA FOR UNACCEPTABLE PLANTS

- A. CRITERIA FOR REJECTION OF PLANTS WILL INCLUDE BUT IS NOT LIMITED TO:
1. ANY DEAD OR MISSING PLANT, ANY CAUSE.
 2. DEFOLIATIONS OF MORE THAN 25% OF LEAF AREA DEAD, LOST OR DROPPED FOR SHRUBS, VINES, OR GROUNDCOVERS.
 3. DIE BACK OF MORE THAN 25% OF THE SHRUB HEIGHT.
 4. BARK WOUNDS OF MORE THAN 15% OR BARK CIRCUMFERENCE OR 2" LENGTH FOR TREES.
 5. DIE BACK, DEFOLIATION OR WIND BURN OF MORE THAN 10% TREE CANOPY.
 6. ROOTBOUND OR CIRCLING ROOTS, UNLESS APPROVED REMEDIATION BY LANDSCAPE ARCHITECT FOR CONTRACTORS TO CULTIVATE ROOTS USING APPROPRIATE TOOLS TO LOOSEN ROOTS TO PROMOTE HEALTHY ROOT ESTABLISHMENT.

PLANTING SPECIFICATIONS

TOPSOIL: ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

1. MATERIAL CONTENT BY MASS:

- a. SAND CONTENT: MINIMUM 20 PERCENT / MAXIMUM 50 PERCENT
- b. SILT CONTENT: MINIMUM 20 PERCENT / MAXIMUM 50 PERCENT
- c. CLAY CONTENT: MINIMUM 10 PERCENT / MAXIMUM 40 PERCENT
- d. DELETERIOUS MATERIALS (ROCK, GRAVEL, SLAND, CLINGER, RODS, SODI): 5 PERCENT MAX.

2. ACCEPTABLE MATERIALS: CONCRETE SURFACE, CONCRETE ROOTS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OIL, GASOLINE, DIESEL FUEL, PAINTS, THIN LAYER CURBING, ASPHALT, AND OTHER MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.

3. TOPSOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS THAT MEETS LEVELS MUST SATISFY GROWING DEMS (AS RECOMMENDED BY LAB REPORT REQUIRED IN CLAUSE 1.4.C) OF THE EXISTING OR PLANNED PLANT MATERIAL.

TOPSOIL SOURCE:

1. IMPORT TOPSOIL OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS OR MARSHES.
2. TOPSOIL SOURCE: AMEND EXISTING IN-PLACE SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- 1.1.1. SURFACE SOIL MAY BE SUPPLEMENTED WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES.

LAWN PREPARATION

1.1 SUB GRADE PREP

- A. NEWLY GRADDED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL MIX TO A DEPTH OF 4 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT MIX WITH PLANTING SOIL OR SUBGRADE IF FROZEN, MUDDY, OR EXCESSIVELY WET. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF MIX.
- B. UNCHANGED SUBGRADES: IF LAWN IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
- REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6". APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 4" OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- C. FINISH GRADING GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2" OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- D. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE A MUDDY SOIL.
- E. BEFORE PLANTING, RESTORE AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

1.2 SEEDING

- A. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- B. SOW SEED AT A TOTAL RATE OF 5 TO 8 LB/1000 SQ. FT.
- C. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- D. PROTECT SEEDING AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET $\frac{1}{2}$ " IN LOOSE DEPTH OVER SEEDED AREAS. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.

1.3 SODDING

- A. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- B. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO AVOID JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE, ELIMINATE AIR SPACES AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD, REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
- LAY SOD ACROSS SLOPE OF SLOPES EXCEEDING 1:3.
 - SOD STRIP TO PREVENT SUPPARD.
 - ANCHOR SOD ON SLOPES EXCEEDING 1:3 WITH OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER STRIP.
- C. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.

1.4 LAWN MAINTENANCE

- A. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS UNTIL ACCEPTABLE LAWN IS ESTABLISHED OR UNTIL FINAL BUILDING ACCEPTANCE BY OWNER, WHICHEVER IS LATER. ROIL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
- B. MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN 1/3 OF GRASS HEIGHT. REMOVE NO MORE THAN 1/3 OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
- 1.5. SATISFACTORY LAWNS
- A. SATISFACTORY SEEDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 15 INCHES, WITH AT LEAST 85% OF THE TOTAL GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.
- B. SATISFACTORY SODDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
- C. USE SPECIFIED MATERIALS TO REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

PLANT MATERIAL INSTALLATION

1.6 PLANTING BED ESTABLISHMENT

- A. LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 24 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL MIX TO A MINIMUM DEPTH OF 6 INCHES OR AS INDICATED IN THE DETAILS 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.
 - B. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- 1.7 TREES AND SHRUBS
- A. EXCAVATION OF PITS AND TRENCHES: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD (AT LEAST 12 INCHES WIDER THAN ROOT SPREAD). TRIM BASE OF LEAVING CENTER AREA RISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. SCARIIFY BASE TO A MINIMUM DEPTH OF 42 INCHES. SCARIIFY SIDES OF PLANT PIT SMOOTHED OR SMOOTHED DURING EXCAVATION.
 - B. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1.
 - C. STOCK WITH ROOT BALLS: SET TREES AND SHRUBS PLUMBS AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL FLUSH WITH ADJACENT FINISH GRADES.
 - BALLED AND BURLAPPED: REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
 - CONTAINER GROWN: CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
 - PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAPPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
 - D. ORGANIC MULCHING: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
- 1.8 TREE AND SHRUB PRUNING
- A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.
- 1.9 GROUND COVER PLANTING
- A. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS AND BACKFILL WITH PLANTING SOIL.
 - B. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
 - C. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
 - D. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

1.10 PLANT MAINTENANCE

- A. TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTLE 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.
- B. GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- C. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTIVE FENCING INSTALLATION PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- D. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- WOODY PLANT MATERIAL CARE, USING THE ANSI A300 TREE CARE OPERATIONS STANDARDS, OR LATEST VERSION, AND ALL PARTS AND SUPPLEMENTS.
 - FERTILIZATION
 - PRUNING, USING THE AMERICAN NATIONAL STANDARDS, OR LATEST VERSION (ONLY IF ALLOWED BY ORDINANCE)



NOTES:

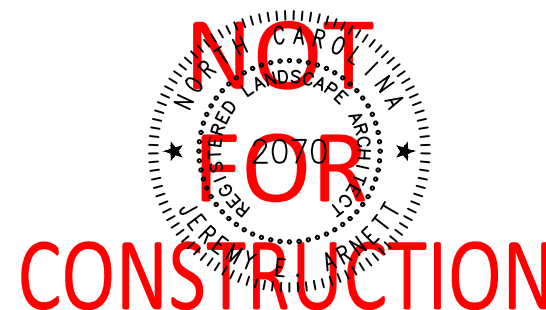
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE.
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

TREE PROTECTION FENCE

N.T.S.

PLANTING SPECIFICATIONS

1



DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

L2.01

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NOTES:

1. 5 OVERSTORY TREES PER 100'
2. 20 SHRUBS PER 100'
3. PERCENT EVERGREEN: 80%
4. VARIATION IN MAY OCCUR IN PLACEMENT
DUE TO CONFLICTS, DEFER TO LANDSCAPE PLAN

20' TYPE C BUFFER

N.T.S. 3

NOTES:

1. 2 OVERSTORY TREES PER 100'
2. 5 SHRUBS PER 100'
3. PERCENT EVERGREEN: 0%
4. VARIATION IN MAY OCCUR IN PLACEMENT
DUE TO CONFLICTS, DEFER TO LANDSCAPE PLAN

5' TYPE A BUFFER

N.T.S. 2

NOTES:

1. 2 OVERSTORY TREES PER 100'
2. 5 SHRUBS PER 100'
3. PERCENT EVERGREEN: 0%
4. VARIATION IN MAY OCCUR IN PLACEMENT
DUE TO CONFLICTS, DEFER TO LANDSCAPE PLAN

10' TYPE A BUFFER

N.T.S. 1



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**CCC CHANDLER
CROSSING, LLC**

3605 GLENWOOD AVENUE SUITE 445
RALEIGH, NC 27612
919.926.1874

**CHANDLER CROSSING
APARTMENTS**

4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539

LANDSCAPE DETAILS

PROJECT NO:

25X139498

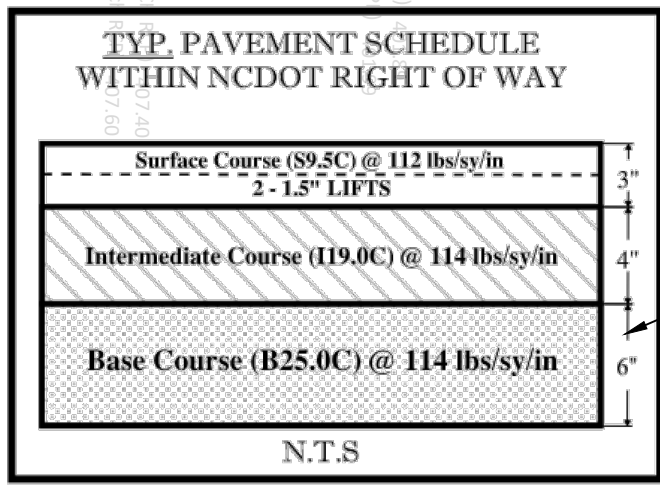
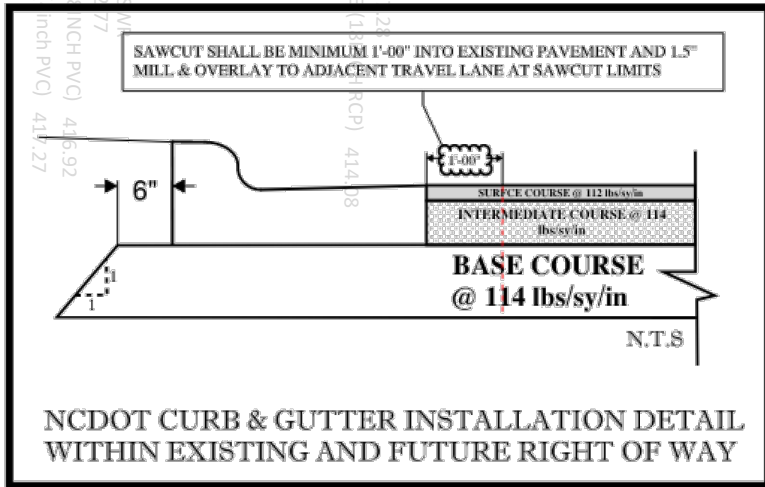
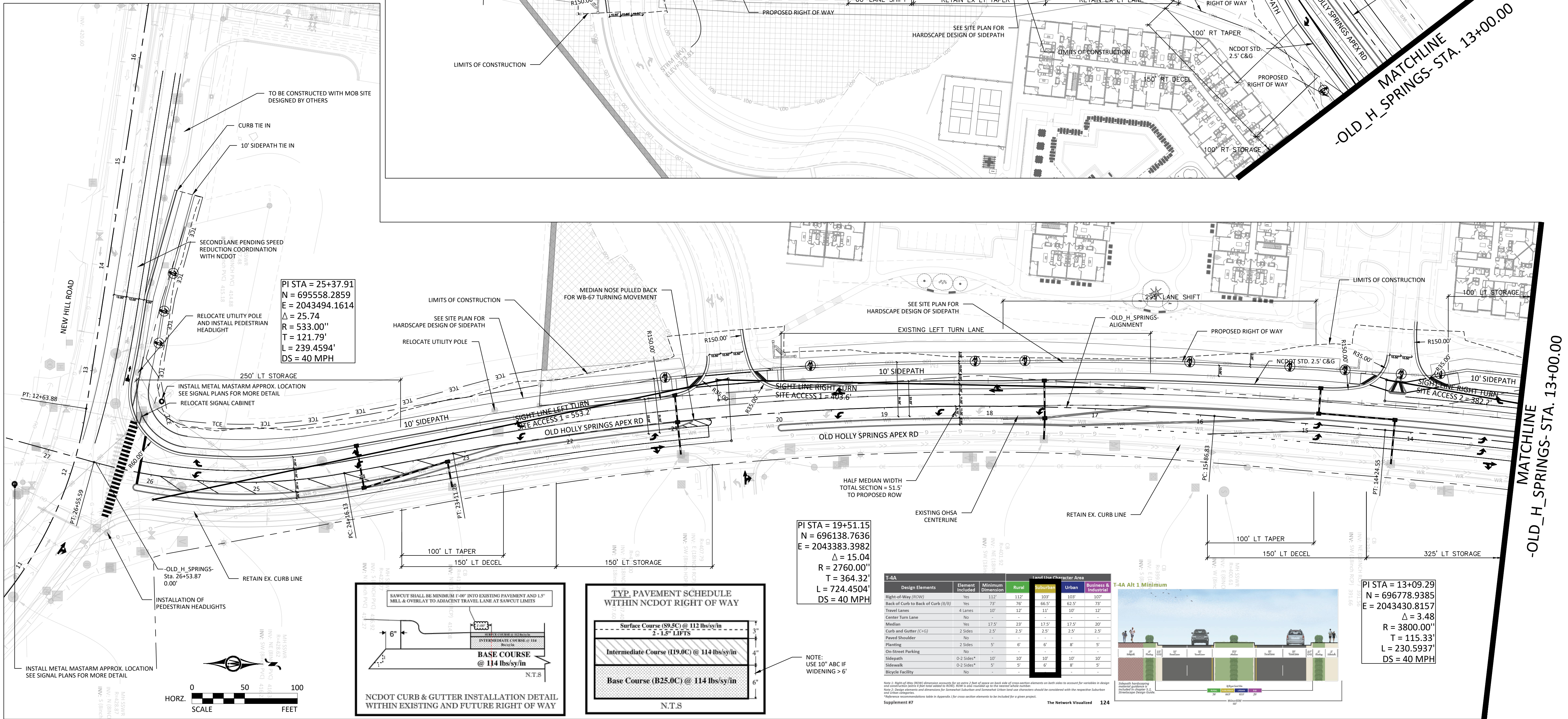
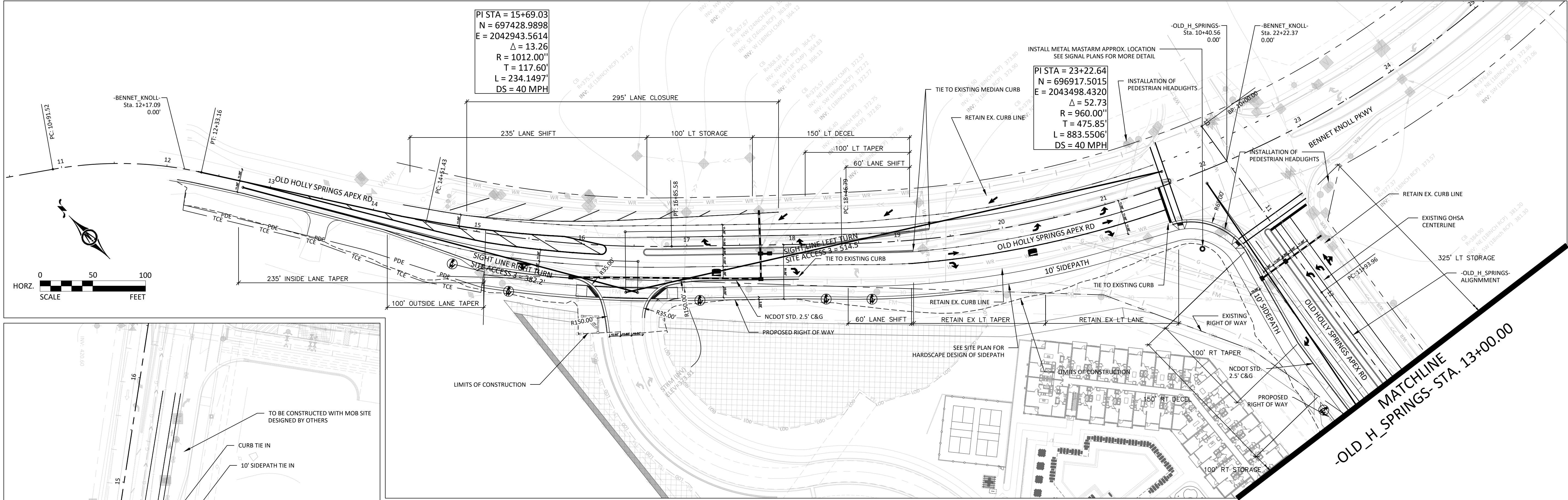
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RV	1	05/08/2026
RV	2	06/12/2026
RV	3	08/10/2026
RV	4	09/03/2026

**NOT
FOR
CONSTRUCTION**

DATE:	09.03.2026
DESIGNED BY:	KDL
DRAWN BY:	KDL
CHECKED BY:	JEA

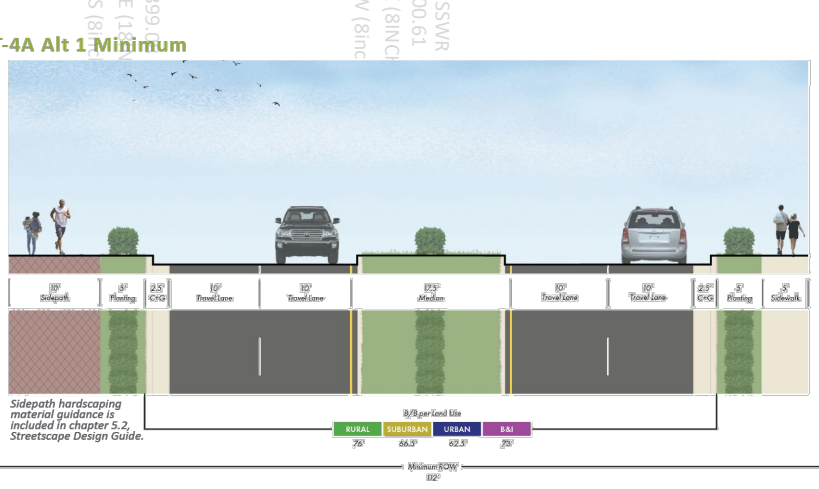
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E = 2043383.3982
 $\Delta = 15.04$
R = 2760.00'
T = 364.32'
L = 724.4504'
DS = 40 MPH

NOTE:
USE 10' ABC IF
WIDENING > 6'

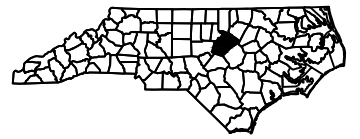
T-4A		Land Use Character Area			
Design Elements	Element Included	Minimum Disturbance	Rural	Suburban	Urban
Right-of-Way (ROW)	Yes	112'	112'	103'	103'
Back of Curb to Back of Curb (B/C)	Yes	73'	76'	66.5'	62.5'
Travel Lanes	4 Lanes	107'	12'	11'	107'
Center Turn Lane	No	-	-	-	12'
Median	Yes	17.5'	23'	17.5'	20'
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-
Planting	2 Sides	5'	6'	6'	5'
On-Street Parking	No	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	5'	5'
Bicycle Facility	No	-	-	-	-



PI STA = 13+09.29
N = 696778.9385
E = 2043430.8157
 $\Delta = 3.48$
R = 3800.00'
T = 115.33'
L = 230.5937'
DS = 40 MPH

CHANDLER CROSSING

RI.00



INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION
DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED



REVISIONS

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CONSTRUCTION

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PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

1. BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIM WORK
2. ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL PRIMARILY ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS
3. 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
4. ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
5. ALL PRIMARY BUILDING ENTRIES ARE CLEARLY DISTINGUISHED THROUGH THE USE OF AN ACCENT COLOR, A CHANGE TO A FLAT FIBER CEMENT PANEL MATERIAL, ARCHITECTURAL TRIM WORK, AND A CHANGE IN BRICK HEIGHT.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

1. ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
2. WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
3. ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

1. COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT
2. ALL ROOF OVERHANGS ARE A MINIMUM OF 24"
3. ALL WINDOWS TO RECEIVE 2X4 FIBER CEMENT TRIM

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

1. A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

1. TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
2. THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
3. ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
4. ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24")
5. ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH. A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
7. ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
8. THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
9. RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.



BLDG A - NORTH ELEVATION

2

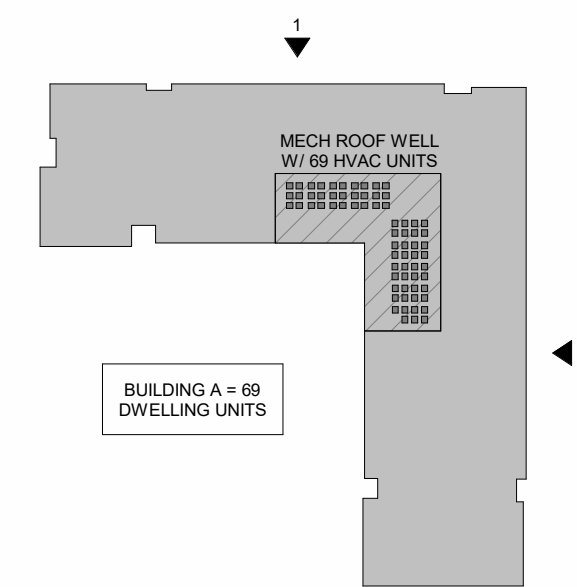
3/32" = 1'-0"



BLDG A - WEST ELEVATION

1

3/32" = 1'-0"



KEY PLAN



CHAUCER CREEK CAPITAL
CHANDLER CROSSING
HOLLY SPRINGS, NC

NOT FOR
CONSTRUCTION

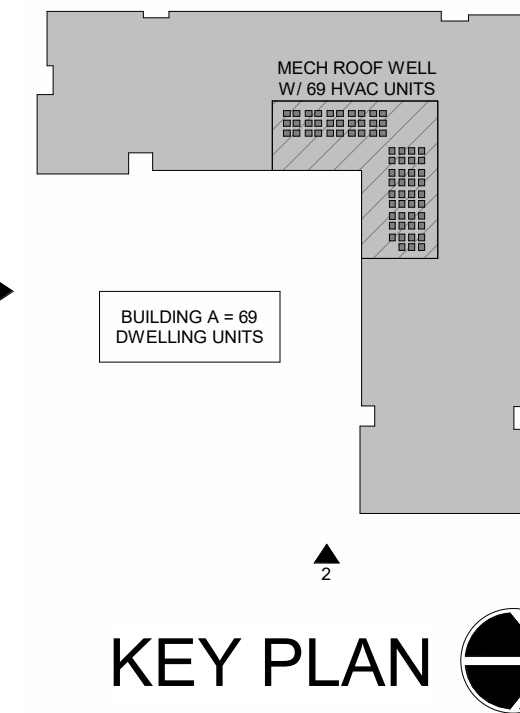
DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT

BUILDING A -
ELEVATIONS

A01

PRIMARY FACADE - BLDG A - EAST ELEVATION 2
3/32" = 1'-0"BLDG A - SOUTH ELEVATION 1
3/32" = 1'-0"

PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIM WORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL PRIMARILY ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- ALL PRIMARY BUILDING ENTRIES ARE CLEARLY DISTINGUISHED THROUGH THE USE OF AN ACCENT COLOR, A CHANGE TO A FLAT FIBER CEMENT PANEL MATERIAL, ARCHITECTURAL TRIM WORK, AND A CHANGE IN BRICK HEIGHT.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24"
- ALL WINDOWS TO RECEIVE 2X4 FIBER CEMENT TRIM

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

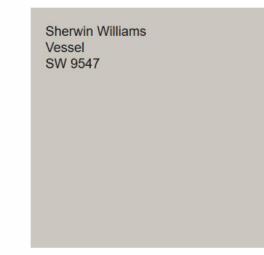
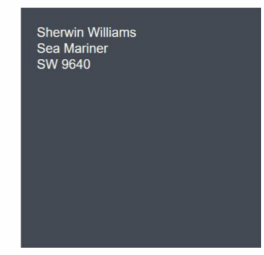
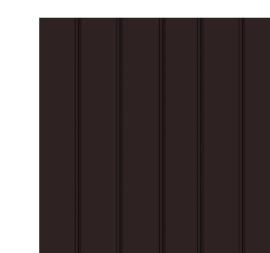
- TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
- THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
- ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
- ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24")
- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH.
- A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
- RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.

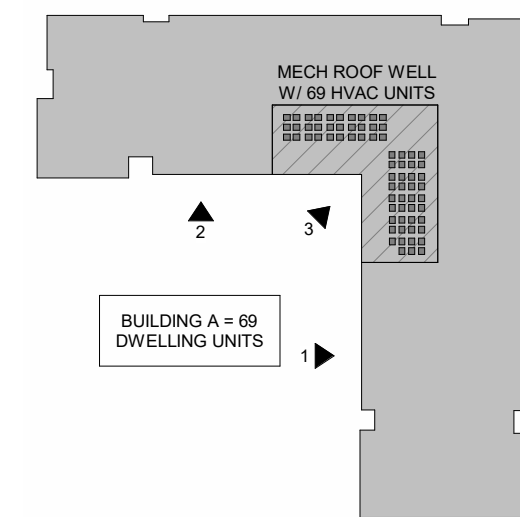
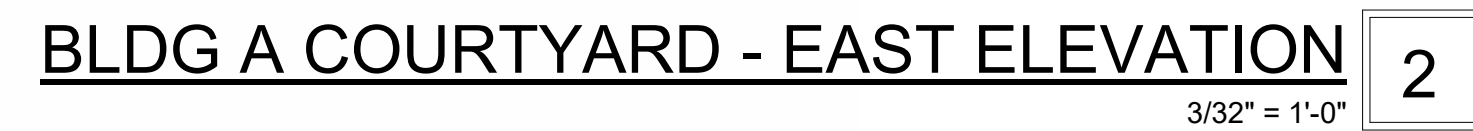
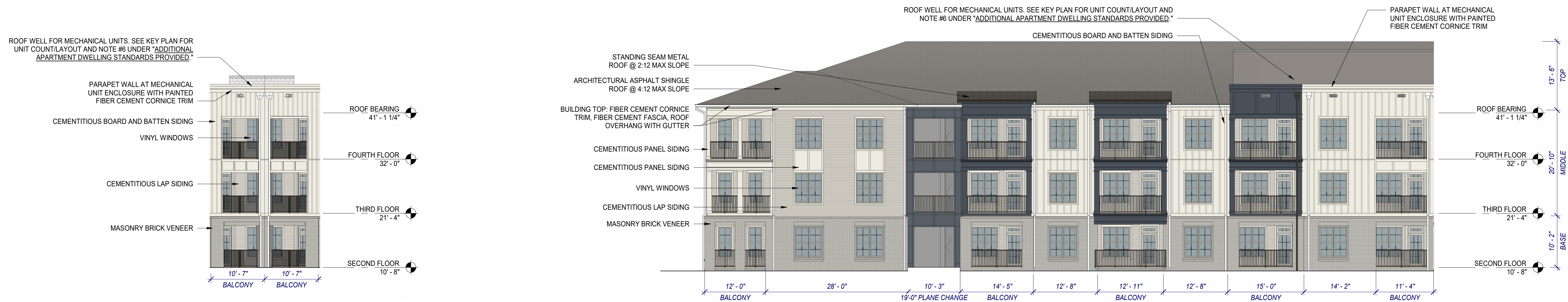
SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC
REALM STANDARDS PROVIDED
(as required by section 8.3.A)

BUILDING A CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2
- GROSS FLOOR AREA: FIRST FLOOR - 15,290 SF
SECOND FLOOR - 25,691 SF
THIRD FLOOR - 25,700 SF
FOURTH FLOOR - 25,700 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): 47%
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 53%

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN
INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGEFIBER CEMENT PANELS W/
TRIM, BOARD AND BATTEN
SIDINGFIBER CEMENT
LAP SIDINGFIBER CEMENT PANELS,
TRIM, & LAP SIDING -
ACCENTBRICK VENEER
PALMETTO BRICK -
PEWTER GRAYBRICK VENEER
TRIANGLE BRICK -
LIBBY MILLSTANDING SEAM METAL ROOF -
EXTRA DARK BRONZEARCHITECTURAL
SHINGLES -
WEATHERED WOOD

The Jill logo, featuring the word "jill" in a stylized, lowercase, sans-serif font. The letters are bold and black. The "j" has a dot, and the "i" has a dot. The "l" is a simple vertical bar. The "e" and "o" are stylized with a small gap in the middle of the loop.

PROJECT:	025040
DATE:	07.31.26
REVISIONS:	DATE

PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

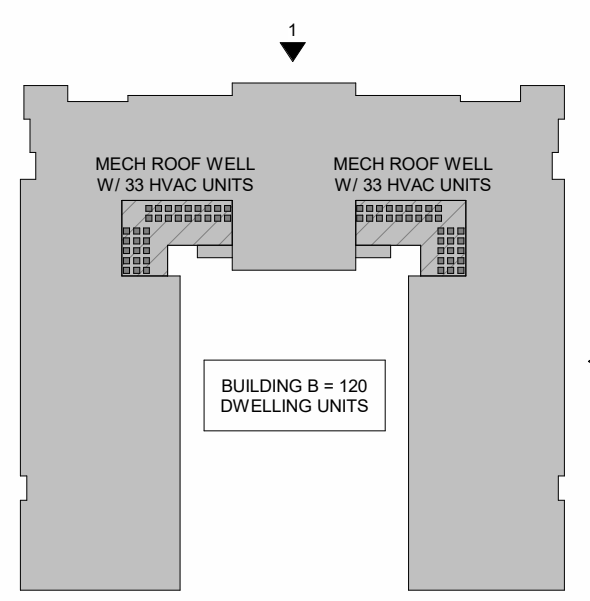
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BLDG B - NORTH ELEVATION 2
3/32" = 1'-0"



BLDG B - WEST ELEVATION 1
3/32" = 1'-0"



KEY PLAN

PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIMWORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL PRIMARILY ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS.
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- THE PRIMARY BUILDING ENTRIES ARE CLEARLY DISTINGUISHED THROUGH THE USE OF AN AWNING, AN ACCENT COLOR, FIBER CEMENT PANELING WITH ARCHITECTURAL TRIM WORK, A CHANGE IN THE BRICK HEIGHT, AND DECORATIVE LIGHTING.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT.
- (2) BAY WINDOWS ARE PROVIDED ON THE EAST ELEVATION. PROJECTING 24" FROM THE FACADE PLANE
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24".

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

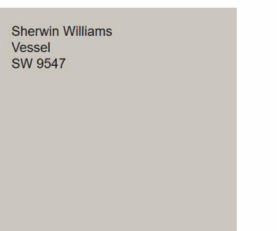
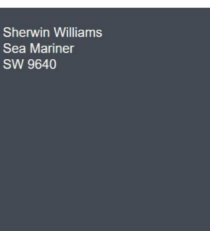
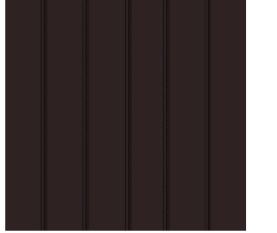
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- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH.
- A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
- RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REALM STANDARDS PROVIDED (as required by section 8.3.A)

BUILDING B CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2
- GROSS FLOOR AREA: FIRST FLOOR - 38,601 SF
SECOND FLOOR - 38,691 SF
THIRD FLOOR - 38,691 SF
FOURTH FLOOR - 38,691 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): %37*
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 63%

EXTERIOR MATERIAL & COLORS
COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE

 FIBER CEMENT PANELS W/ TRIM, & BOARD AND BATTEN SIDING	 FIBER CEMENT LAP SIDING	 FIBER CEMENT PANELS, TRIM, & LAP SIDING - ACCENT
 BRICK VENEER PALMETTO BRICK - PEWTER GRAY	 BRICK VENEER TRIANGLE BRICK - LIBBY MILL	
 STANDING SEAM METAL ROOF - EXTRA DARK BRONZE	 ARCHITECTURAL SHINGLES - WEATHERED WOOD	

NOT FOR
CONSTRUCTIONDEVELOPMENT
PLAN
SUBMITTALPROJECT: 025040
DATE: 07.31.26
REVISIONS: DATEDRAWN BY: KW, TG
CHECKED BY: AT, JLBUILDING B -
ELEVATIONS

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BLDG B - SOUTH ELEVATION

3/32" = 1'-0"

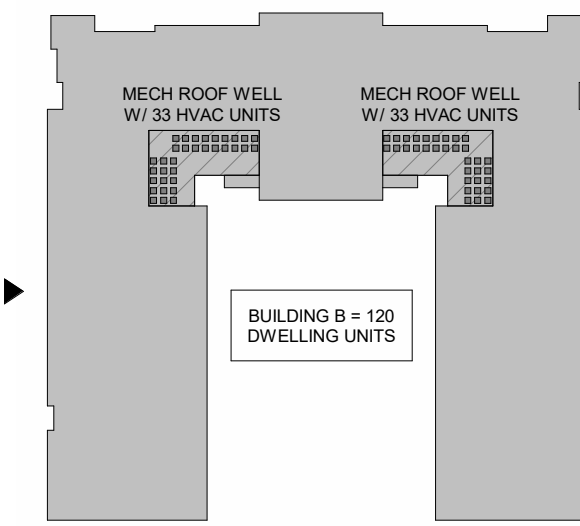
2



PRIMARY FACADE - BLDG B - EAST ELEVATION

3/32" = 1'-0"

1



KEY PLAN

PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIMWORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL PRIMARILY ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS.
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- THE PRIMARY BUILDING ENTRIES ARE CLEARLY DISTINGUISHED THROUGH THE USE OF AN AWNING, AN ACCENT COLOR, FIBER CEMENT PANELING WITH ARCHITECTURAL TRIM WORK, A CHANGE IN THE BRICK HEIGHT, AND DECORATIVE LIGHTING.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT.
- (2) BAY WINDOWS ARE PROVIDED ON THE EAST ELEVATION. PROJECTING 24" FROM THE FACADE PLANE
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24".

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

- TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
- THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
- ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
- ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24").
- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH.
- A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
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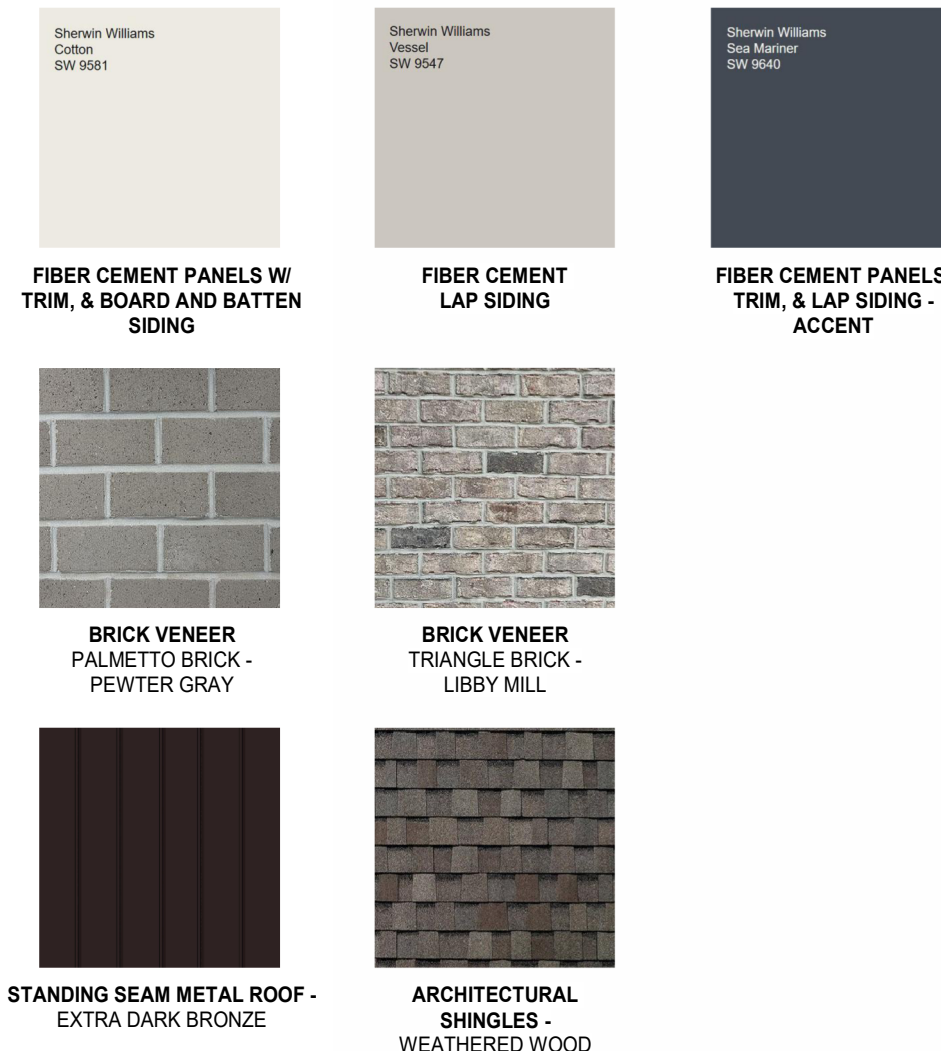
SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED (as required by section 8.3.A)

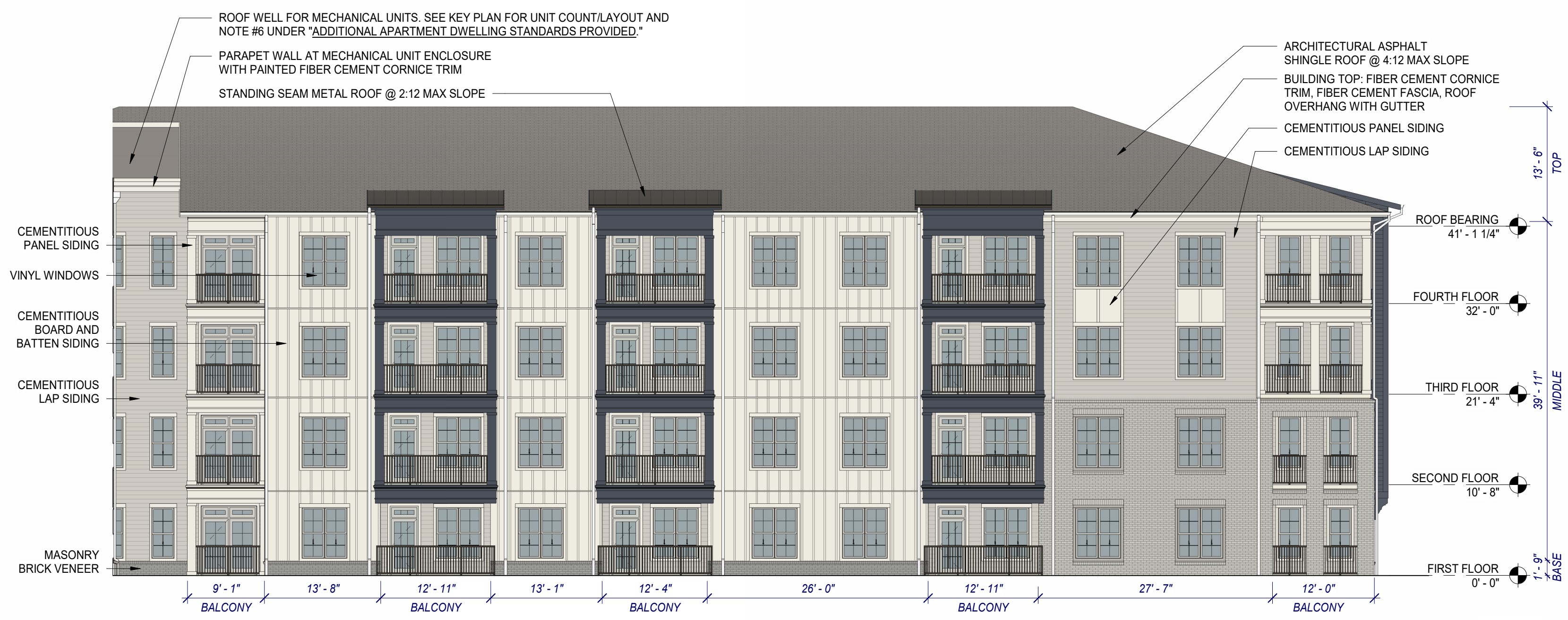
BUILDING B CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2
- GROSS FLOOR AREA: FIRST FLOOR - 38,601 SF
SECOND FLOOR - 38,691 SF
THIRD FLOOR - 38,691 SF
FOURTH FLOOR - 38,691 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): %37*
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 63%

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE

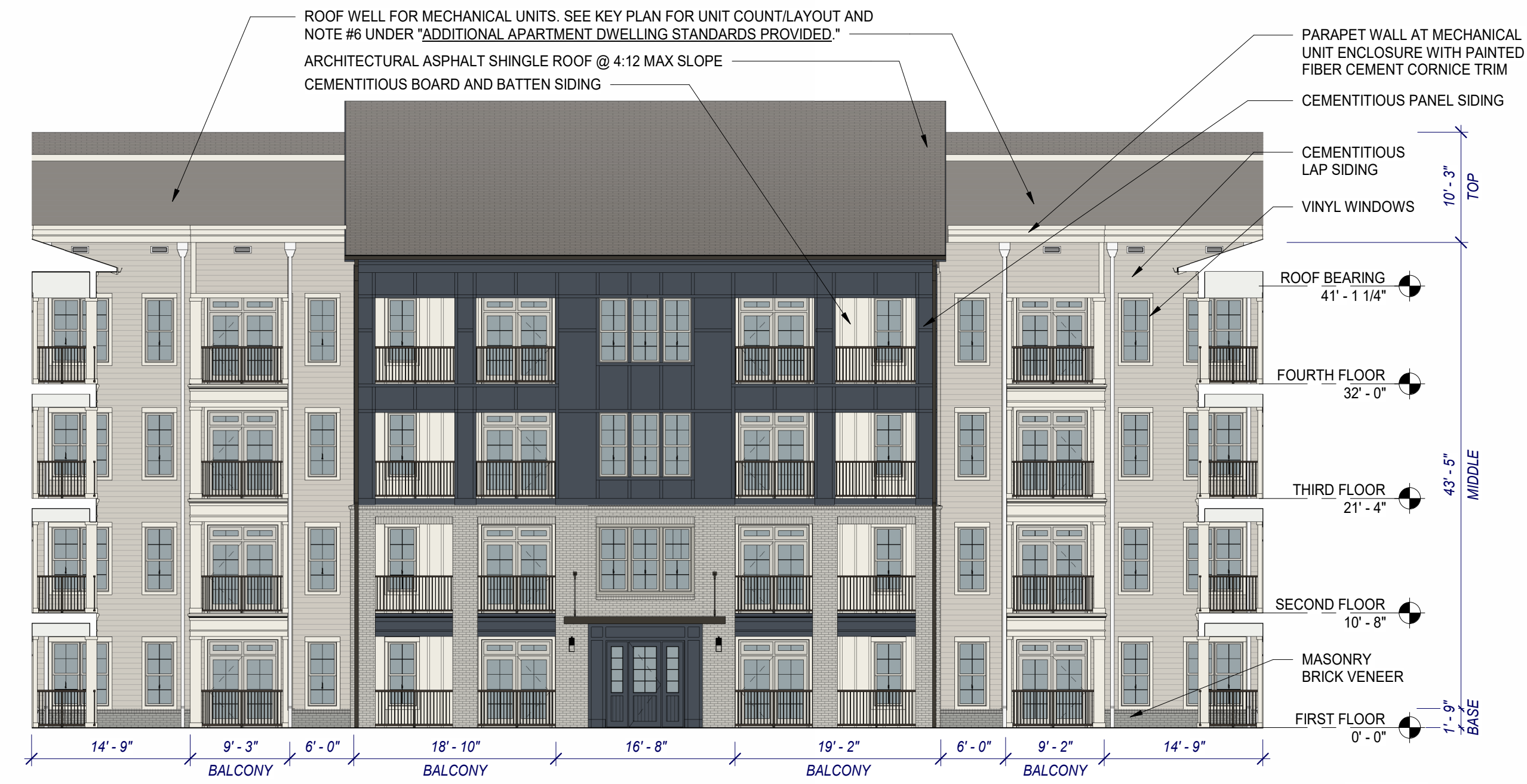




BLDG B COURTYARD - SOUTH ELEVATION

3

3/32" = 1'-0"



BLDG B COURTYARD - EAST ELEVATION

2

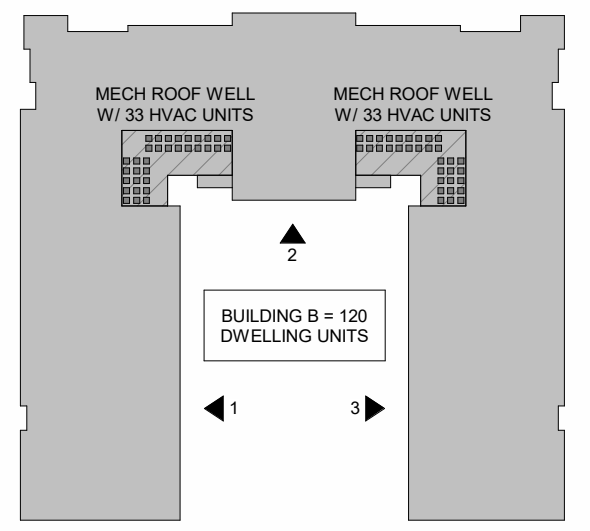
3/32" = 1'-0"



BLDG B COURTYARD - NORTH ELEVATION

1

3/32" = 1'-0"



KEY PLAN

PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIMWORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL PRIMARILY ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS.
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- THE PRIMARY BUILDING ENTRIES ARE CLEARLY DISTINGUISHED THROUGH THE USE OF AN AWNING, AN ACCENT COLOR, FIBER CEMENT PANELING WITH ARCHITECTURAL TRIM WORK, A CHANGE IN THE BRICK HEIGHT, AND DECORATIVE LIGHTING.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT.
- (2) BAY WINDOWS ARE PROVIDED ON THE EAST ELEVATION. PROJECTING 24" FROM THE FACADE PLANE
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24".

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

- TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
- THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
- ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
- ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24").
- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH.
- A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
- RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED

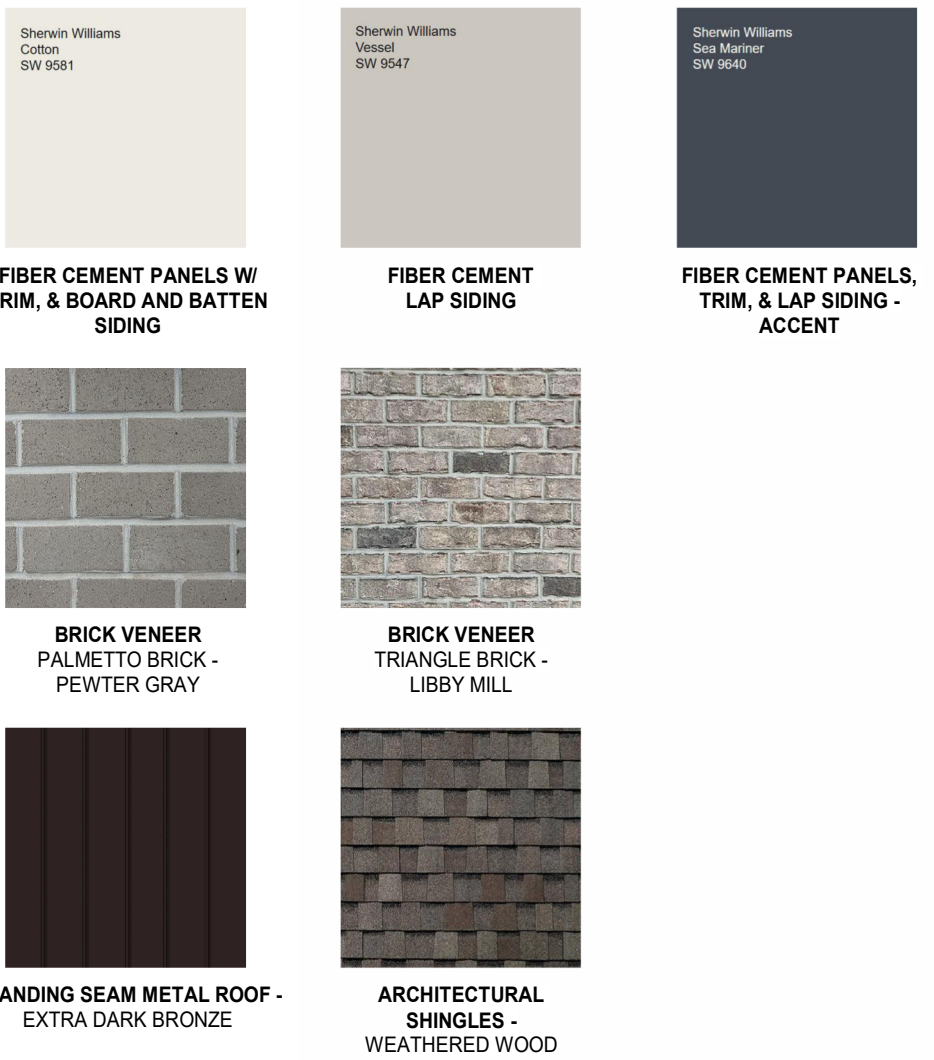
(as required by section 8.3.A)

BUILDING B CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2
- GROSS FLOOR AREA: FIRST FLOOR - 38,601 SF
SECOND FLOOR - 38,691 SF
THIRD FLOOR - 38,691 SF
FOURTH FLOOR - 38,691 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): %37*
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 63%

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF DESIGN ONLY AND ARE SUBJECT TO CHANGE





PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIMWORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS.
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- THE PRIMARY BUILDING ENTRANCE IS CLEARLY DISTINGUISHED THROUGH THE USE OF AN ACCENT COLOR, INCREASED GLAZING AT THE ENTRY DOOR, A CHANGE IN BRICK HEIGHT, AND DECORATIVE LIGHTING.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT.
- (2) BAY WINDOWS ARE PROVIDED. (1) IS ON THE NORTH ELEVATION AND (1) IS ON THE WEST ELEVATION. EACH PROJECTS AT LEAST 24" FROM THE FACADE PLANE.
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24".

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

- TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
- THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
- ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
- ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24").
- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH.
- A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
- RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.

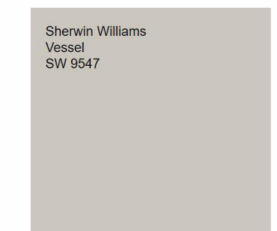
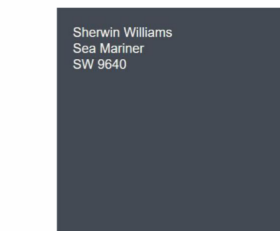
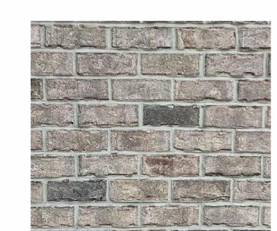
SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED (as required by section 8.3.A)

BUILDING C CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2, BUSINESS, ASSEMBLY
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2
- GROSS FLOOR AREA: FIRST FLOOR - 34,847 SF
SECOND FLOOR - 34,964 SF
THIRD FLOOR - 34,964 SF
FOURTH FLOOR - 34,964 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): 26%*
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 74%

*PER SECTION 8.2.F.2.a.iii ALTERNATE COMPLIANCE
(a) A 10% REDUCTION IN THE REQUIRED TYPE 1 MATERIAL MAY BE PERMITTED BY SELECTING 1 ADDITIONAL PUBLIC REALM STANDARD (SECTION 8.3.B)

EXTERIOR MATERIAL & COLORS
COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE

 FIBER CEMENT PANELS W/ TRIM, BOARD AND BATTEN SIDING	 FIBER CEMENT LAP SIDING	 FIBER CEMENT PANELS, TRIM, & LAP SIDING - ACCENT
 BRICK VENEER PALMETTO BRICK - PEWTER GRAY	 BRICK VENEER TRIANGLE BRICK - LIBBY MILL	 STANDING SEAM METAL ROOF - EXTRA DARK BRONZE
	 ARCHITECTURAL SHINGLES - WEATHERED WOOD	

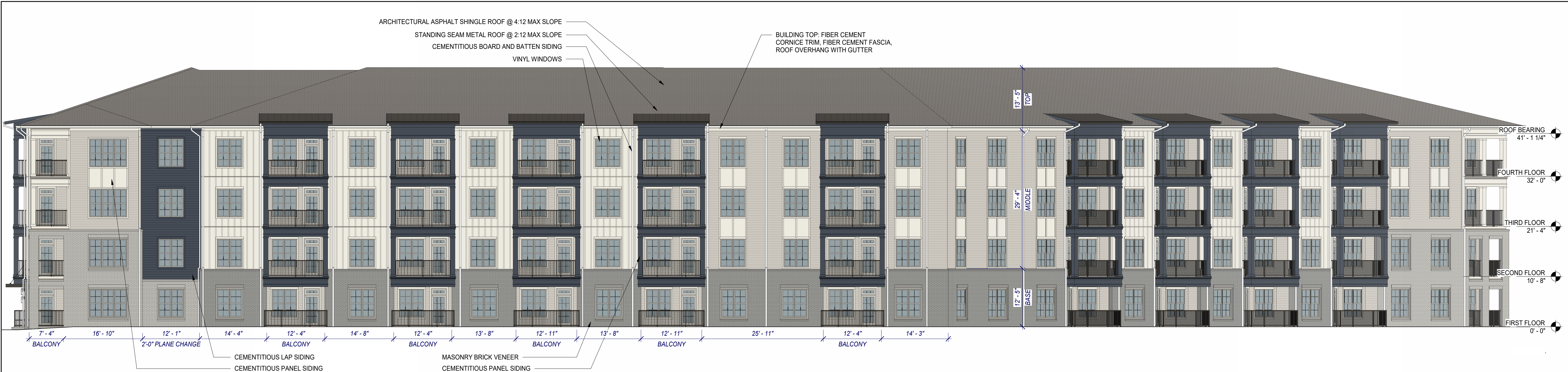
NOT FOR CONSTRUCTION

DEVELOPMENT PLAN SUBMITTAL

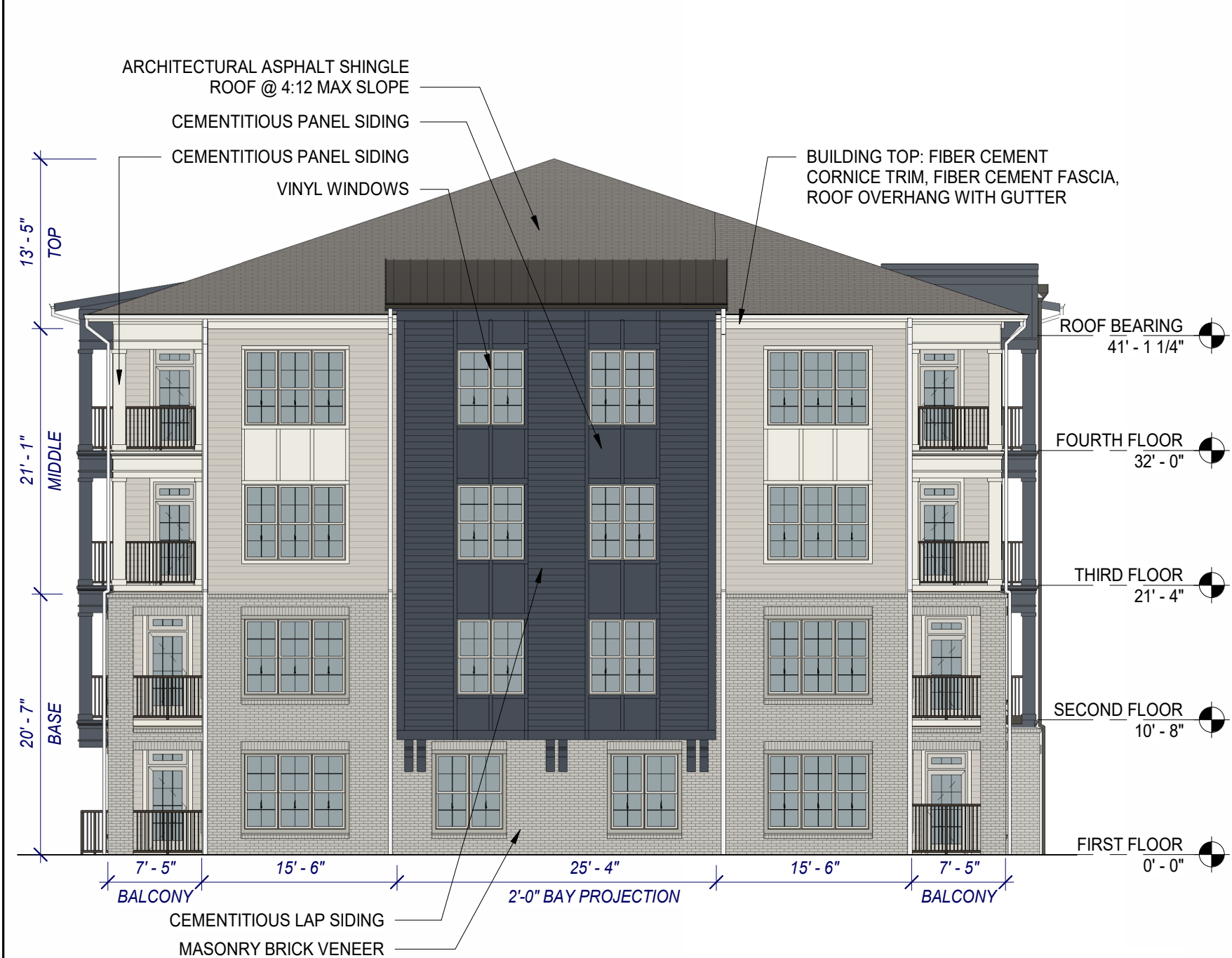
PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT, JL

BUILDING C - ELEVATIONS



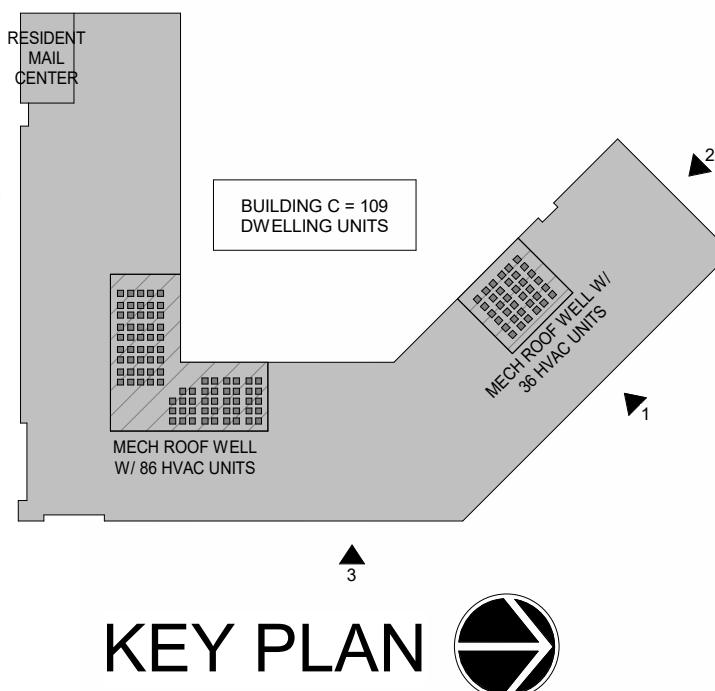
PRIMARY FACADE - BLDG C - EAST ELEVATION 3
3/32" = 1'-0"



BLDG C - NORTH CORNER ELEVATION 2
3/32" = 1'-0"



PRIMARY FACADE - BLDG C - EAST OBLIQUE ELEVATION 1
3/32" = 1'-0"



PRIMARY FACADE DESIGN REQUIREMENTS PROVIDED (as required by section 8.2)

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIMWORK
- ALL BUILDING MATERIALS CONSIST OF TYPE 1 (BRICK) OR TYPE 2 (FIBER CEMENT SIDING) MATERIALS. WITH BRICK USED AS A BASE MATERIAL ON THE FIRST FLOOR AND FIBER CEMENT SIDING USED ABOVE. IN CASES WHERE BRICK OCCURS ON THE SECOND FLOOR, IT IS ALWAYS ABOVE FIRST FLOOR BRICK, WITH SIDING INSTALLED AT THE THIRD AND FOURTH FLOORS.
- 2 HORIZONTAL VARIATIONS OCCUR ALONG EACH ELEVATION. THE BASE IS IDENTIFIABLE WITH BRICK, ENDING WITH A ROWLOCK COURSE. AT THE TOP FIBER CEMENT TRIM IS USED AS A CORNICE TO CAP THE EXTERIOR WALLS ALONG WITH A FIBER CEMENT FASCIA AT THE ROOF OVERHANG.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- THE PRIMARY BUILDING ENTRANCE IS CLEARLY DISTINGUISHED THROUGH THE USE OF AN ACCENT COLOR, INCREASED GLAZING AT THE ENTRY DOOR, A CHANGE IN BRICK HEIGHT, AND DECORATIVE LIGHTING.

RESIDENTIAL BUILDING REQUIREMENTS PROVIDED (as required by section 8.2.b.ii)

- ALL EXTERIOR FACADES ARE LESS THAN 275' IN LENGTH
- WALL OFFSETS, INCLUDING UNIT BALCONY PROJECTIONS, ARE INCLUDED IN THE FACADE DESIGN WITH NO MORE THAN 50' OF DISTANCE BETWEEN EACH PROJECTION.
- ALL ROOF PLANES ARE SLOPED. ASPHALT SHINGLE ROOFS HAVE A 4:12 PITCH, AND STANDING SEAM METAL ROOFS HAVE A 2-1/2:12 PITCH.

RESIDENTIAL BUILDING ACTIVATION FEATURES PROVIDED (min of 3 required by section 8.2.d.ii.(a))

- COVERED PORCHES ARE PROVIDED FOR EACH RESIDENTIAL UNIT.
- (2) BAY WINDOWS ARE PROVIDED. (1) IS ON THE NORTH ELEVATION AND (1) IS ON THE WEST ELEVATION. EACH PROJECTS AT LEAST 24" FROM THE FACADE PLANE.
- ALL ROOF OVERHANGS ARE A MINIMUM OF 24".

PUBLIC REALM BUILDING DESIGN FEATURES (as required by section 8.3.B)

- A PRIVATE COURTYARD, WHICH FACES A PUBLIC RIGHT-OF-WAY IS PROVIDED. IT IS APPROXIMATELY 97'W x 141'L.

SCREENING:

- ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO PIPES, MECHANICAL VENTS, METERS, AND CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY.

ADDITIONAL APARTMENT DWELLING STANDARDS PROVIDED (as stated in the Design Manual ch. 5)

- TO CREATE ARCHITECTURAL INTEREST WE PROVIDE (3) PAINT COLORS AND 2 BRICK COLORS (SEE EXTERIOR MATERIALS & COLORS COLUMN). ADDITIONALLY WE HAVE INCLUDED (3) FIBER CEMENT TEXTURES/PATTERNS. THESE ARE 6" LAP SIDING, BOARD AND BATTEN SIDING, AND SMOOTH FIBER CEMENT PANEL SIDING
- THE EXTERIOR MATERIALS PALETTE IS THE SAME FOR BUILDINGS A, B, C, AND THE AUXILIARY POOL & MAINTENANCE BUILDINGS
- ALL UNITS ARE ACCESSED FROM THE INTERIOR WITH EXTERIOR DOORS LEADING ONLY TO PRIVATE RESIDENT-ONLY BALCONIES
- ALL PLAN OFF-SETS ARE A MINIMUM OF 6" (MOST ARE CLOSER TO 24")
- ALL ROOF PLANES ARE SLOPED. THE ASPHALT SHINGLE ROOFS ARE THE PRIMARY ROOF FORMS AND HAVE A 4:12 PITCH. A MINIMUM OF 50% OF THE HVAC EQUIPMENT SHALL BE ROOF-MOUNTED. WE ARE PROVIDING ROOF WELLS AT EACH BUILDING TO ACCOMMODATE THIS.
- ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATION GREEN BUILDING STANDARD (NGBS) CERTIFICATION.
- THERE SHALL BE A MINIMUM 50% BUILDING FACADE FRONTAGE REQUIREMENT ALONG STREET A AS SHOWN ON THE MASTER PLAN.
- RESIDENTIAL DWELLINGS LOCATED WITH 100' OF THE OLD HOLLY SPRINGS APEX ROAD RIGHT OF WAY SHALL PROVIDE WINDOWS AND DOORS WITH AN STC RATING OF 35 OR GREATER.

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REALM STANDARDS PROVIDED (as required by section 8.3.A)

BUILDING C CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-A
- OCCUPANCY: FIRST FLOOR - RESIDENTIAL R-2, BUSINESS, ASSEMBLY
SECOND FLOOR - RESIDENTIAL R-2
THIRD FLOOR - RESIDENTIAL R-2
FOURTH FLOOR - RESIDENTIAL R-2

- GROSS FLOOR AREA: FIRST FLOOR - 34,847 SF
SECOND FLOOR - 34,964 SF
THIRD FLOOR - 34,964 SF
FOURTH FLOOR - 34,964 SF

- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): 26%*
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 74%

*PER SECTION 8.2.F.2.a.iii ALTERNATE COMPLIANCE
(a) A 10% REDUCTION IN THE REQUIRED TYPE 1 MATERIAL MAY BE PERMITTED BY SELECTING 1 ADDITIONAL PUBLIC REALM STANDARD (SECTION 8.3.B)

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE



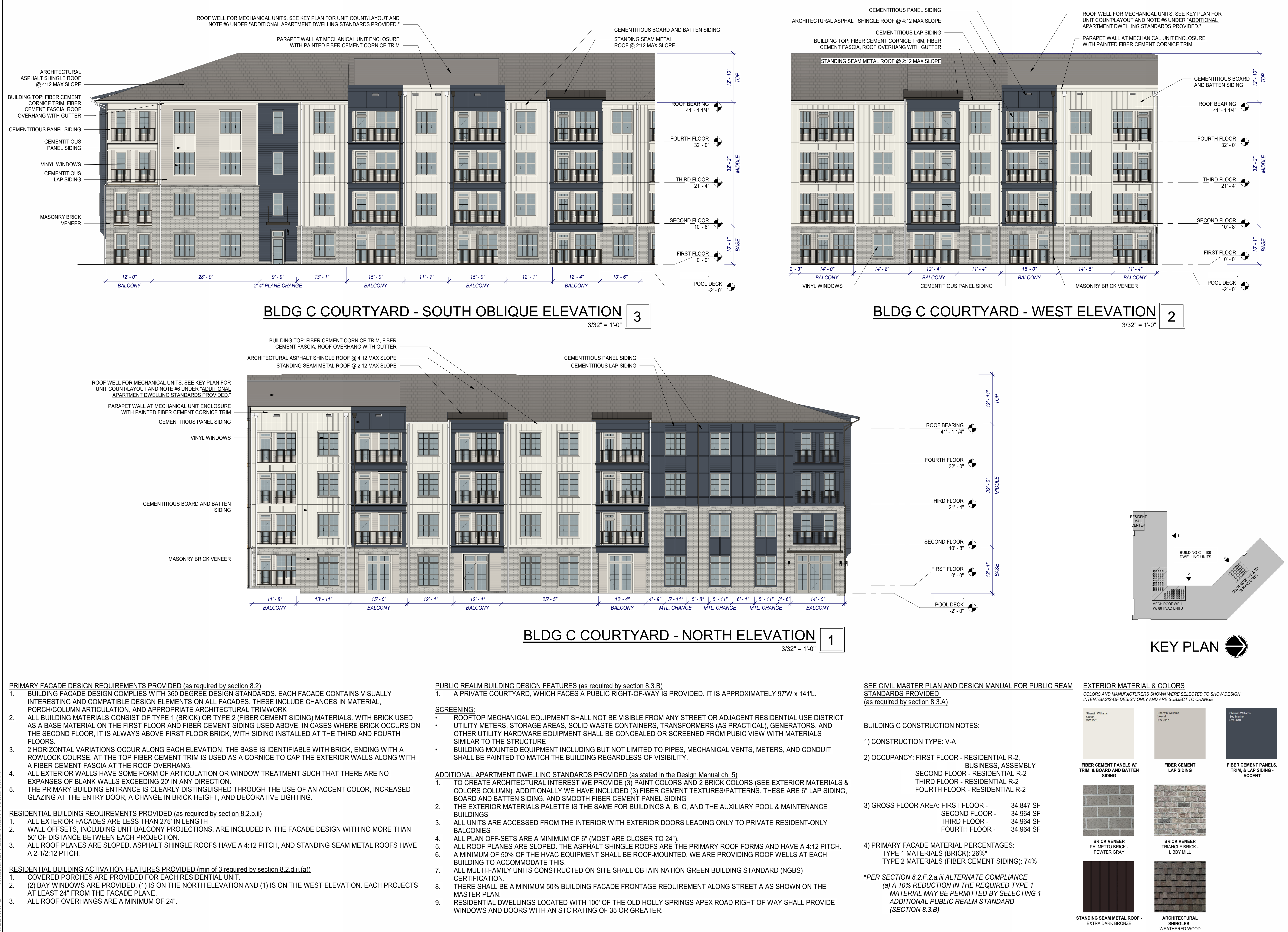
NOT FOR
CONSTRUCTION

DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT, JL

BUILDING C-
ELEVATIONS



PRIVATE RECREATION AS AN ACCESSORY USE (as required by section 3.4.2.N:
THE COLORS AND MATERIALS USED IN THE POOL-HOUSE DESIGN ARE CONSISTENT WITH THE COLORS USED ON
BUILDINGS A, B, AND C THROUGHOUT THE DEVELOPMENT.

FACADE DESIGN FEATURES:

1. BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES. THESE INCLUDE CHANGES IN MATERIAL, PORCH/COLUMN ARTICULATION, AND APPROPRIATE ARCHITECTURAL TRIM WORK.
2. ALL BUILDING MATERIALS CONSIST OF TYPE 2 (FIBER CEMENT SIDING) MATERIALS.
3. ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
4. ALL ROOF PLANES ARE SLOPED ASPHALT SHINGLE ROOFS WITH A 5:12 PITCH

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED
(as required by section 8.3A)

SCREENING:

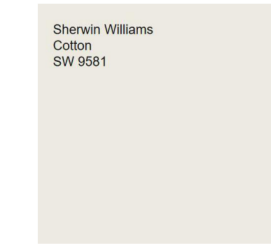
- ROOFTOP MECHANICAL EQUIPMENT (IF ANY) SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT OR PIPES SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY

POOLHOUSE CONSTRUCTION NOTES:

- 1) CONSTRUCTION TYPE: V-B
- 2) OCCUPANCY: FIRST FLOOR - ASSEMBLY, UTILITY
- 3) GROSS FLOOR AREA: FIRST FLOOR - 1,981 SF
- 4) PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 100%

EXTERIOR MATERIAL & COLORS

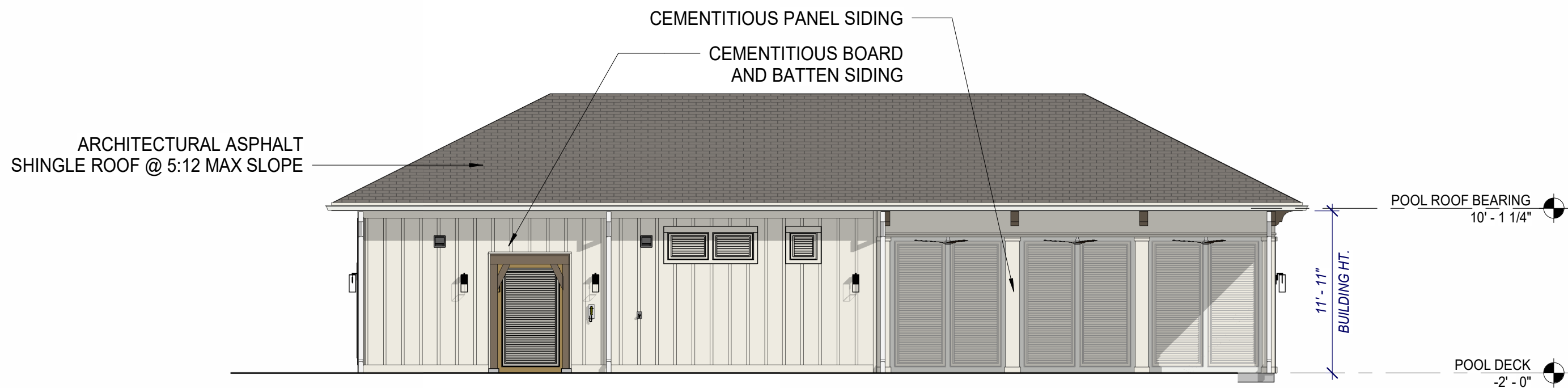
COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE



FIBER CEMENT TRIM, BOARD AND BATTEN SIDING, & SHIPLAP SIDING



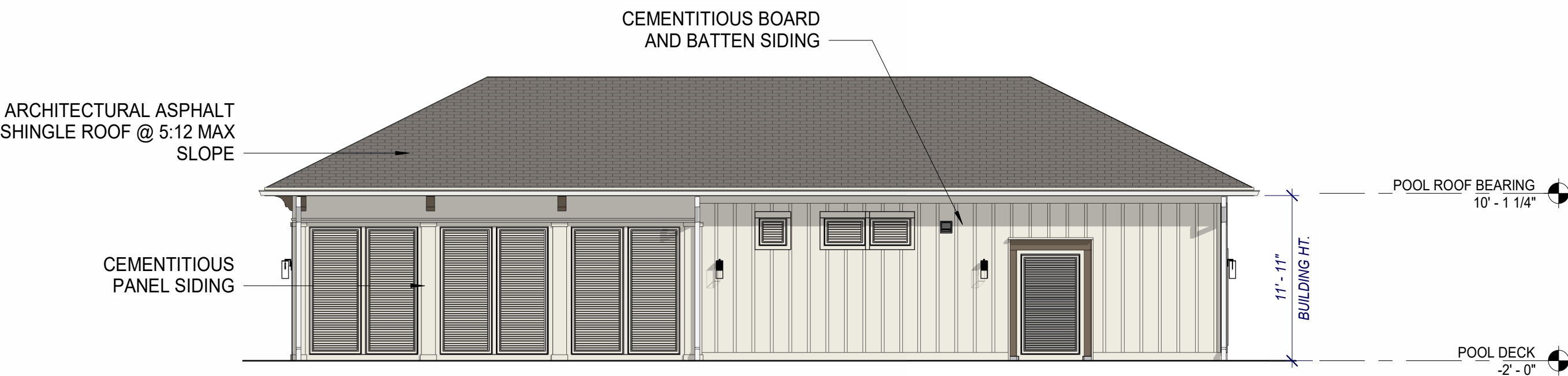
ARCHITECTURAL SHINGLES - WEATHERED WOOD



POOLHOUSE - EAST ELEVATION-DP

1/8" = 1'-0"

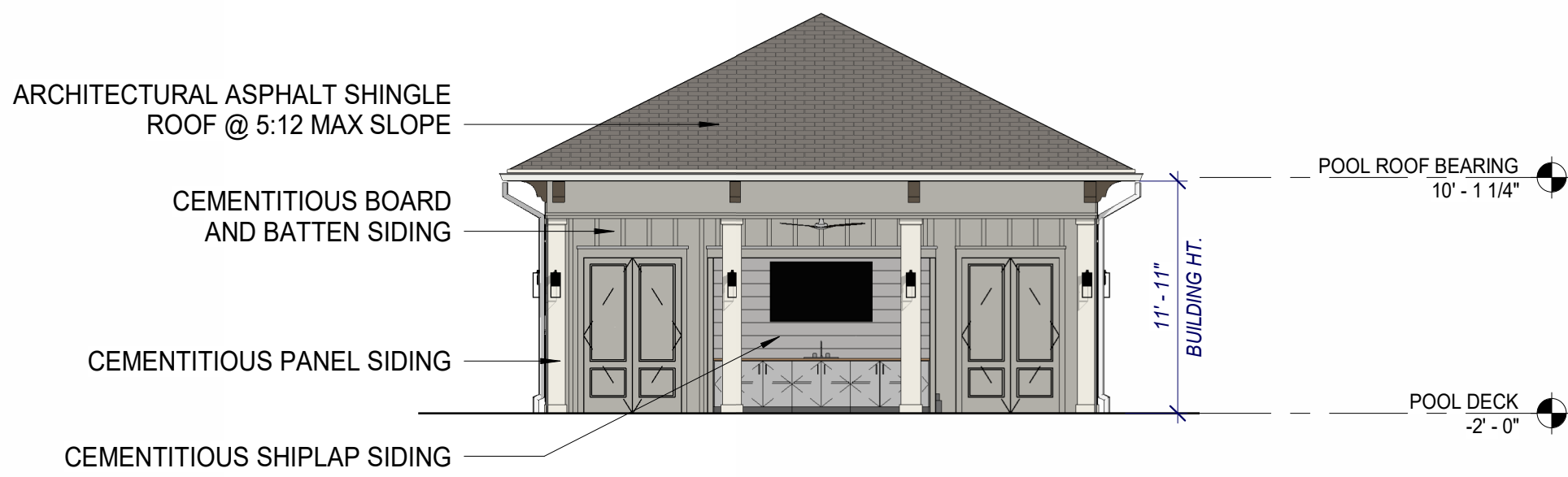
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POOLHOUSE - WEST ELEVATION-DP

1/8" = 1'-0"

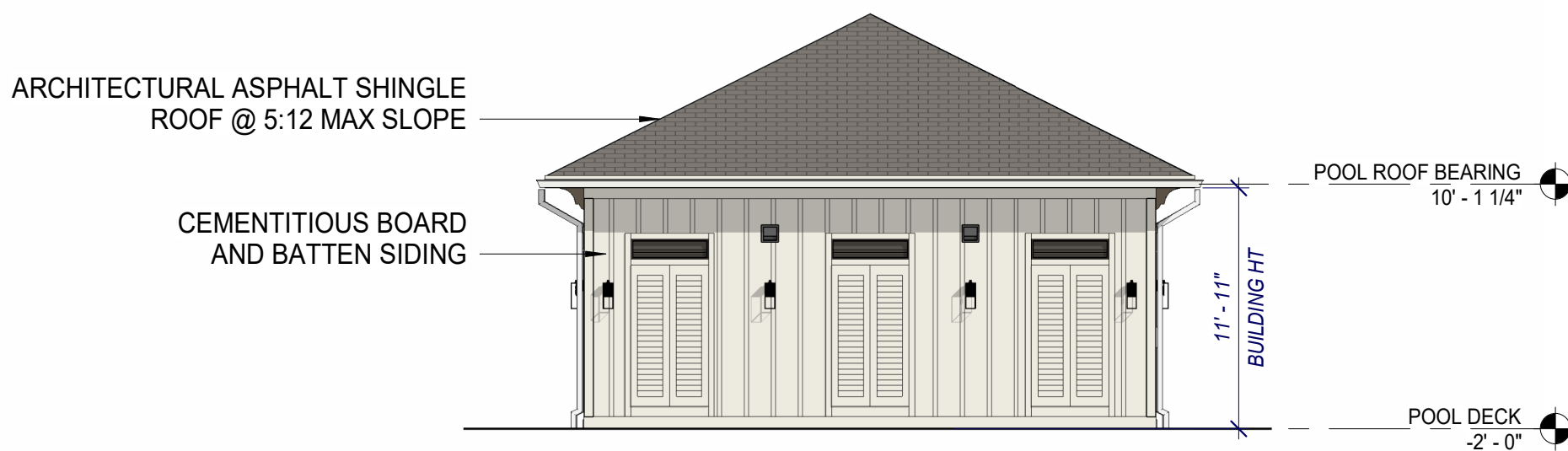
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POOLHOUSE - NORTH ELEVATION-DP

1/8" = 1'-0"

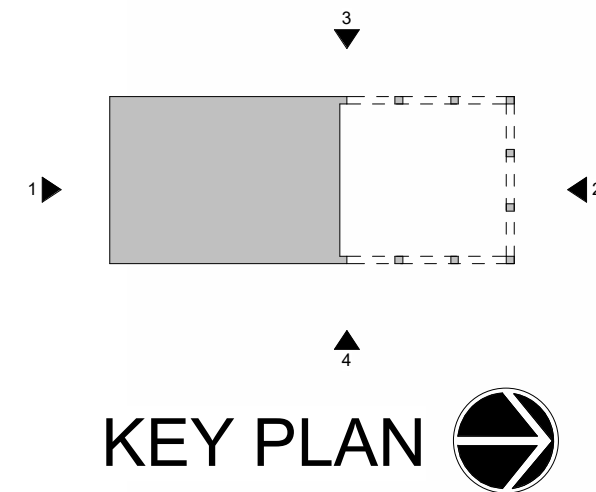
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POOLHOUSE - SOUTH ELEVATION-DP

1/8" = 1'-0"

1



KEY PLAN

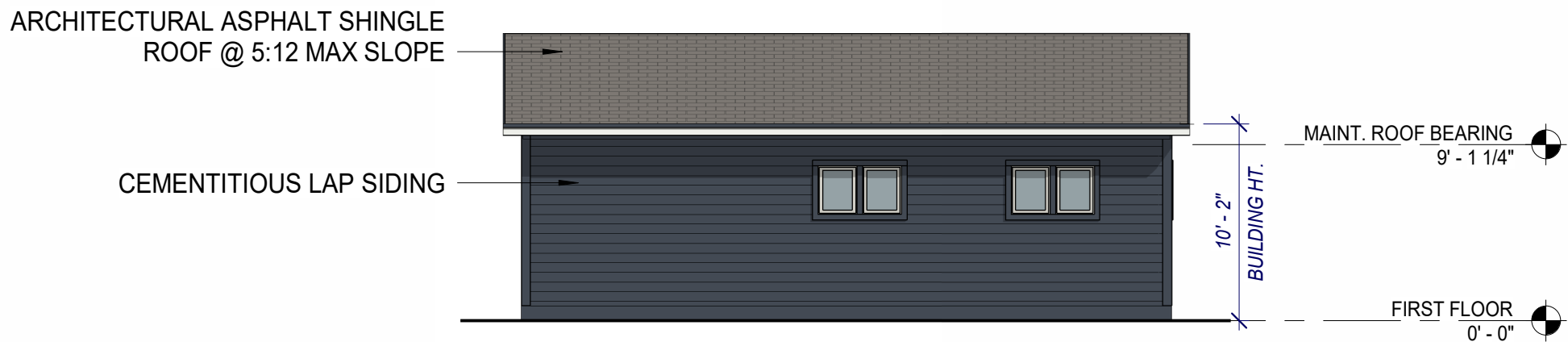
NOT FOR
CONSTRUCTION

DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT, JL

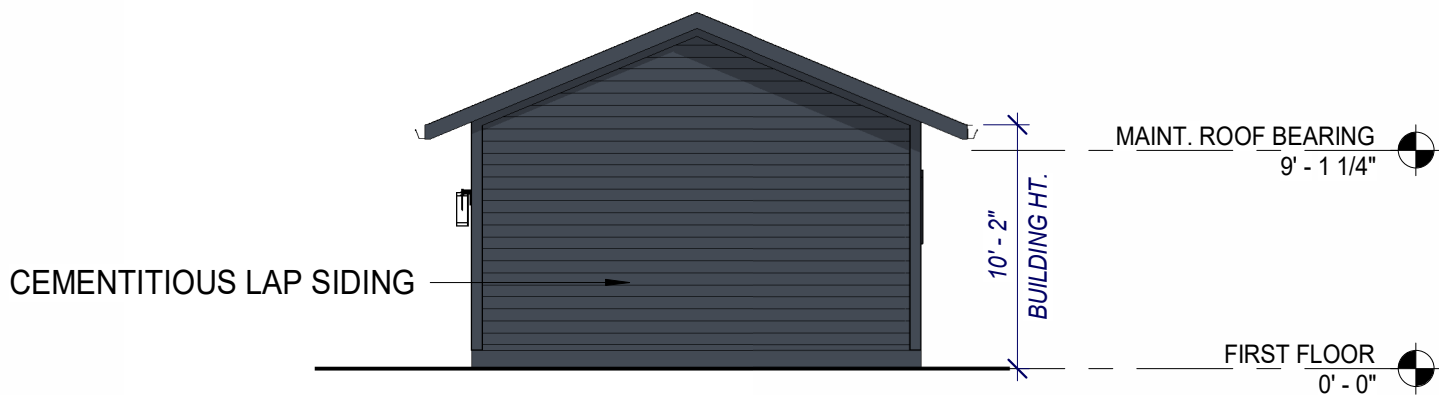
POOLHOUSE -
ELEVATIONS



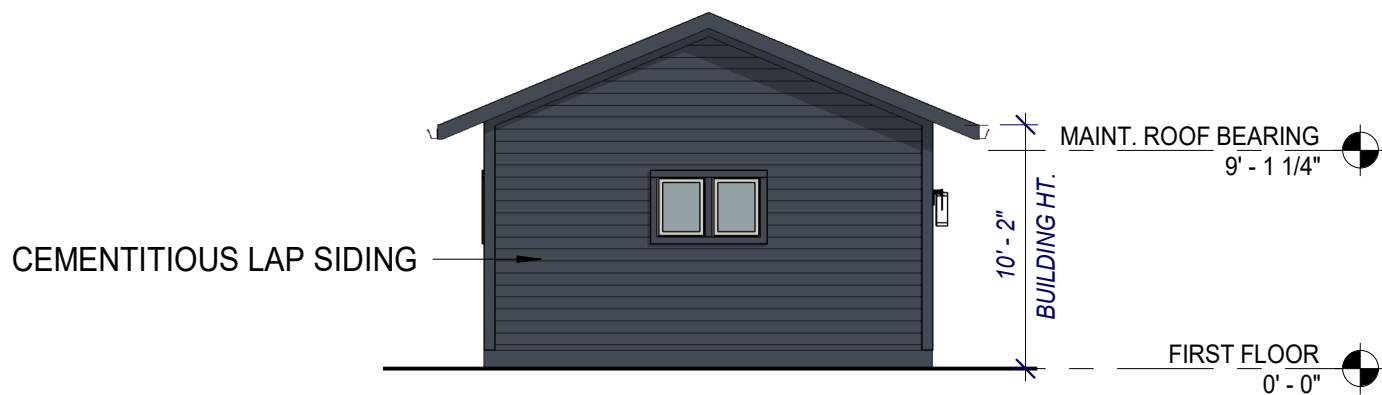
MAINTENANCE - SOUTH ELEVATION-DP 4
1/8" = 1'-0"



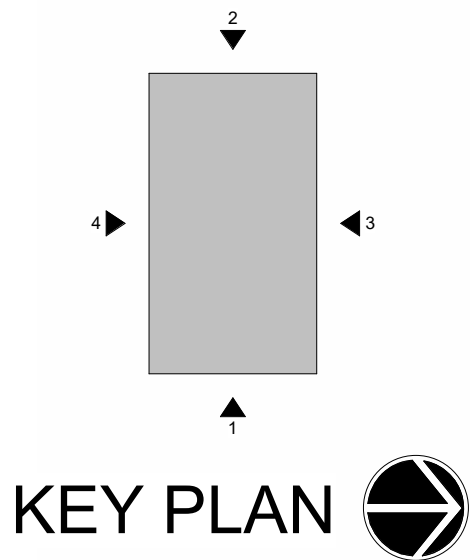
MAINTENANCE - NORTH ELEVATION-DP 3
1/8" = 1'-0"



MAINTENANCE - WEST ELEVATION-DP 2
1/8" = 1'-0"



MAINTENANCE - EAST ELEVATION-DP 1
1/8" = 1'-0"



PRIVATE RECREATION AS AN ACCESSORY USE (as required by section 3.4.2.N);
THE COLORS AND MATERIALS USED IN THE MAINTENANCE BUILDING DESIGN ARE CONSISTENT WITH THE COLORS USED ON BUILDINGS A, B, AND C THROUGHOUT THE DEVELOPMENT.

FACADE DESIGN FEATURES

- BUILDING FACADE DESIGN COMPLIES WITH 360 DEGREE DESIGN STANDARDS. EACH FACADE CONTAINS VISUALLY INTERESTING AND COMPATIBLE DESIGN ELEMENTS ON ALL FACADES.
- ALL BUILDING MATERIALS CONSIST OF TYPE 2 (FIBER CEMENT SIDING) MATERIALS.
- ALL EXTERIOR WALLS HAVE SOME FORM OF ARTICULATION OR WINDOW TREATMENT SUCH THAT THERE ARE NO EXPANSES OF BLANK WALLS EXCEEDING 20' IN ANY DIRECTION.
- ALL ROOF PLANES ARE SLOPED ASPHALT SHINGLE ROOFS WITH A 4:12 PITCH

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED
(as required by section 8.3A)

SCREENING:

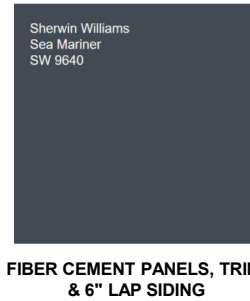
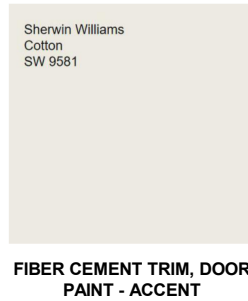
- ROOFTOP MECHANICAL EQUIPMENT (IF ANY) SHALL NOT BE VISIBLE FROM ANY STREET OR ADJACENT RESIDENTIAL USE DISTRICT
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE
- BUILDING MOUNTED EQUIPMENT OR PIPES SHALL BE PAINTED TO MATCH THE BUILDING REGARDLESS OF VISIBILITY

MAINTENANCE CONSTRUCTION NOTES:

- CONSTRUCTION TYPE: V-B
- OCCUPANCY: FIRST FLOOR - UTILITY & MISC U
- GROSS FLOOR AREA: FIRST FLOOR - 614 SF
- PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 2 MATERIALS (FIBER CEMENT SIDING): 100%

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN INTENT/BASIS-OF DESIGN ONLY AND ARE SUBJECT TO CHANGE



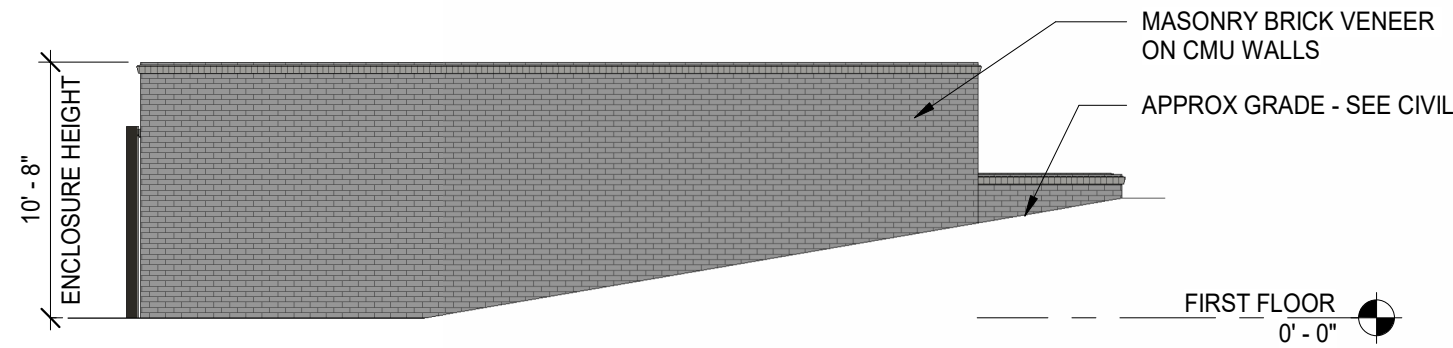
NOT FOR
CONSTRUCTION

DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT, JL

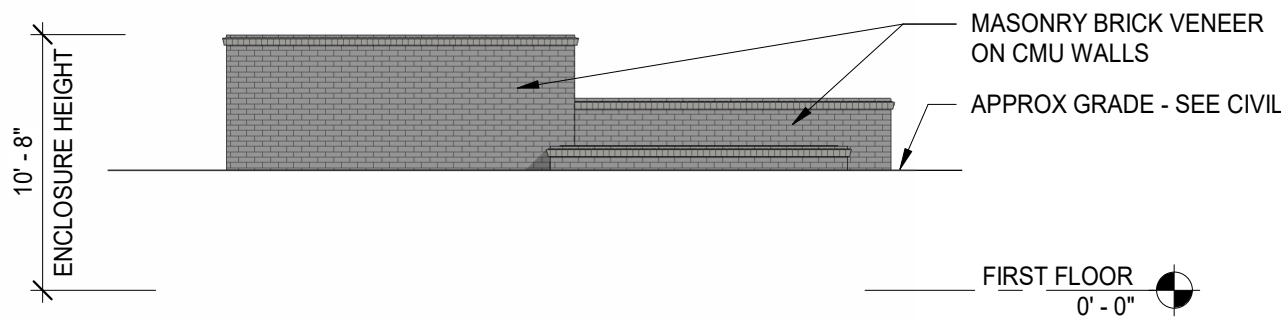
MAINTENANCE
ELEVATIONS



TRASH ENCLOSURE - WEST ELEVATION - DP

1/8" = 1'-0"

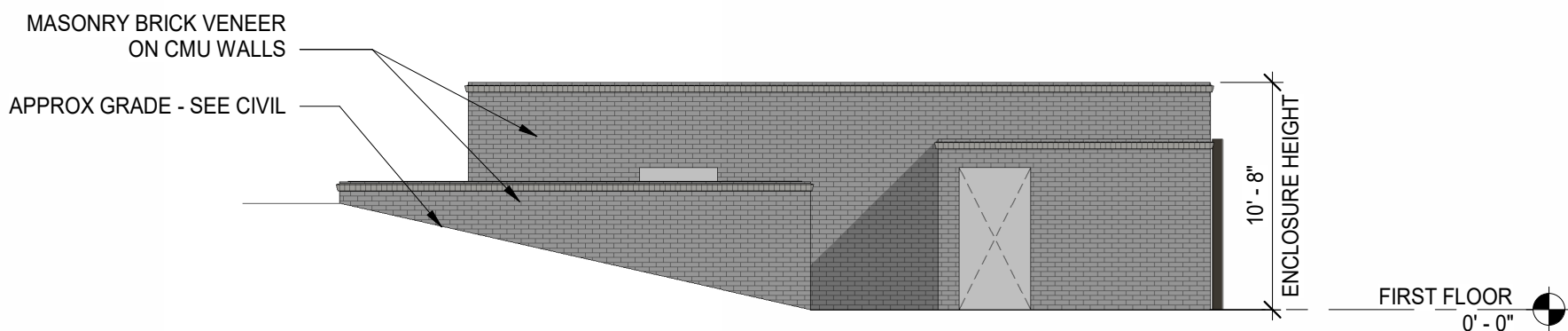
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TRASH ENCLOSURE - SOUTH ELEVATION - DP

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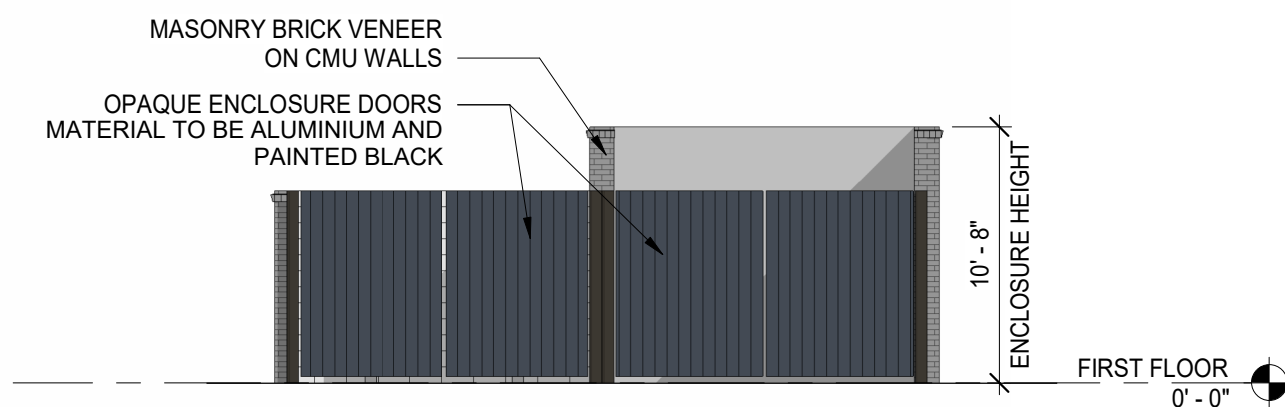
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TRASH ENCLOSURE - EAST ELEVATION - DP

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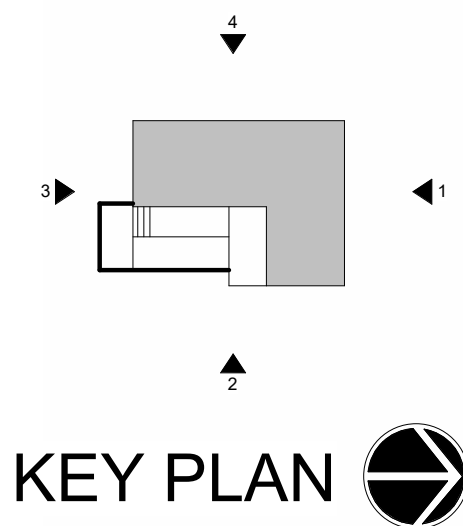
2



TRASH ENCLOSURE - NORTH ELEVATION - DP

1/8" = 1'-0"

1



PRIVATE RECREATION AS AN ACCESSORY USE (as required by section 3.4.2.N);
THE COLORS AND MATERIALS USED IN THE DUMPSTER ENCLOSURE DESIGN ARE CONSISTENT WITH THE COLORS USED
ON BUILDINGS A, B, AND C THROUGHOUT THE DEVELOPMENT.

FACADE DESIGN FEATURES - TRASH SCREENING

1. ALL SCREENING MATERIALS CONSIST OF TYPE 1 (BRICK) MATERIALS.
2. PER 8.3.G.2 - THE TRASH ENCLOSURE IS DESIGNED SUCH THAT THE SOLID WASTE CONTAINERS ARE CONCEALED FROM PUBLIC VIEW WITH MATERIALS SIMILAR TO THOSE USED ON THE BUILDINGS IN THE DEVELOPMENT.
3. THERE ARE NO ROOFS ON THE STRUCTURE.
4. TRASH ENCLOSURE DOORS TO BE AN OPAQUE MATERIAL WITH A COLOR THAT IS CONSISTENT WITH THE COLORS USED THROUGHOUT THE DEVELOPMENT

SEE CIVIL MASTER PLAN AND DESIGN MANUAL FOR PUBLIC REAM STANDARDS PROVIDED
(as required by section 8.3A)

SEE CIVL MASTER PLAN FOR TRASH ENCLOSURE LOCATION AND PLAN LAYOUT.

SCREENING:

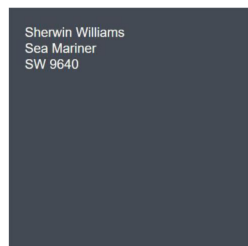
- UTILITY METERS, STORAGE AREAS, SOLID WASTE CONTAINERS, TRANSFORMERS (AS PRACTICAL), GENERATORS, AND OTHER UTILITY HARDWARE EQUIPMENT SHALL BE CONCEALED OR SCREENED FROM PUBIC VIEW WITH MATERIALS SIMILAR TO THE STRUCTURE

TRASH ENCLOSURE CONSTRUCTION NOTES:

- 1) CONSTRUCTION TYPE: CMU + CONCRETE WALLS W/ EXTERIOR BRICK
- 2) OCCUPANCY: FIRST FLOOR - UTILITY
- 3) GROSS FLOOR AREA: FIRST FLOOR - 632 SF
- 4) PRIMARY FACADE MATERIAL PERCENTAGES:
TYPE 1 MATERIALS (BRICK): 100%

EXTERIOR MATERIAL & COLORS

COLORS AND MANUFACTURERS SHOWN WERE SELECTED TO SHOW DESIGN
INTENT/BASIS-OF-DESIGN ONLY AND ARE SUBJECT TO CHANGE



OPAQUE ENCLOSURE DOORS



BRICK VENEER
PALMETTO BRICK -
PEWTER GRAY

cline

125 N. Harrington St.
Raleigh, NC 27603
919 / 833-6413
ClineDesignAssoc.com

CHAUCER CREEK CAPITAL
CHANDLER CROSSING
HOLLY SPRINGS, NC

NOT FOR
CONSTRUCTION

DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW, TG
CHECKED BY: AT, JL

DUMPSTER
ENCLOSURE
ELEVATIONS

A33



cline

125 N. Harrington St.
Raleigh, NC 27603
919 / 833-6413
ClineDesignAssoc.com

CHAUCER CREEK CAPITAL
CHANDLER CROSSING
HOLLY SPRINGS, NC

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CONSTRUCTION

DEVELOPMENT
PLAN
SUBMITTAL

PROJECT: 025040
DATE: 07.31.26
REVISIONS: DATE

DRAWN BY: KW
CHECKED BY: AT

BUILDING
VISUALIZATIONS

S33



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services

Title: Housing Affordability Action Plan

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Recommend the Town Council adopt / not adopt the Housing Affordability Action Plan, and to forward the Planning Board Action Report, including the Planning Board Recommendation, to the Town Council.

Explanation:

- In response to strong and sustained population growth in Holly Springs and across the region, the Town undertook the Holly Springs Housing Affordability Study in 2022-2023 to understand current housing affordability trends and identify potential strategies to help address the housing needs of the Holly Springs community.
- Housing has emerged as a high priority for the Town, addressed by the Town's Comprehensive Plan, which identifies increasing home and neighborhood choices and increasing the availability of affordable housing as two themes to transform Holly Springs.
- Residents and workers in Holly Springs consistently express growing concerns about the availability and cost of housing, as those who work in Holly Springs struggle to afford housing and those who have lived in Holly Springs find it increasingly difficult to become homeowners or to find options to age-in-place.
- The Housing Affordability Study provided a toolbox of policy and program options for the Town to implement to help achieve the community's housing affordability goals.
- The Housing Affordability Study did not include an implementation strategy and was not adopted by the Town Council upon completion in 2023.
- This Action Plan will outline the objectives set by the Town Council using recommendations from the Study, with additional recommendations that are updated for the 2026 housing landscape.
- The three Core Areas addressed in the Action Plan are:
 - Advancing Access & Public Outreach
 - Initiating Programs & Policies
 - Building Town Capacity
- The Action Plan provides a series of action items under each core area, with specific implementation items for each action item suggested.
- The Action Plan is intended to be used as a menu of options; individually, each action will incrementally help the Town influence affordable housing goals, a layered selection of actions will have the greatest impact.

Public Hearing:

- The legislative public hearing was held on September 15, 2026
- [Public Hearing Video](#) (Public Hearing begins at 1:00:14)
- Summary of discussion:
 - How the plan may address first-time homebuyers or seniors
 - How the Town defines affordable housing and types of units
 - The importance of identifying housing gaps
 - That the plan is a guide for future discussions and decisions
 - Support for an annual report

Action Plan Updates

The Action Plan contains the following updates following the public hearing:

- Updated figure 2.2.b.
- Corrected sequencing of actions on page 24.

Staff Recommendation: Approve

Background:

- At the February 2026 Mayor & Town Council Annual Planning Retreat, the Council directed staff to draft potential policy and programming directions identified in the Study for the creation of a Housing Affordability Action Plan.
- The Town Council also adopted a Strategic Plan update in 2026 that established Growth Management & Economic Vitality Initiative 4.1: Create a Housing Affordability Action Plan that identifies the policies, programs, and resources necessary to implement near-term efforts through incentive zoning, expedited approval processes, and land-use/regulatory updates to encourage affordability as well as future policy and program considerations to advance a homeowner rehabilitation program.
- At the June 2026 Council Workshop, Town Council was presented with the framework for the Action Plan and directed staff to continue to develop the document for future policy adoption consideration.
- The draft Action Plan was presented to Town Council at the September 8, 2026 Council Workshop and after discussion and feedback, was recommended to move forward for a public hearing at the September 15, 2026 Council meeting.
- The legislative public hearing process is prior to the Planning Board Review and Recommendation. Following the legislative public hearing, the proposed action plan will be forwarded to the Planning Board for review and recommendation.
- The legislative public hearing provides the Town Council the opportunity to provide feedback on the Action Plan with further consideration and potential action anticipated at the October 20, 2026 Council meeting.
- Consideration of the proposed action plan will take place on the following schedule:
 - Tuesday, September 15 - Town Council legislative public hearing
 - Tuesday, September 22 - Planning Board review and recommendation
 - Tuesday, October 20 - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. HousingAffordActionPlan_091626_Draft
2. 2023_HollySpringsHousingAffordabilityStudy_NotAdoptedFinal

HOUSING AFFORDABILITY 3-YR ACTION PLAN

ACTIONS TO ADDRESS HOLLY SPRINGS' HOUSING NEEDS

Town of Holly Springs, NC
2026



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OVERVIEW

The Town of Holly Springs experienced strong growth throughout the early 21st century. With factors like rising construction costs, national inflation impacts, and low-density development, housing prices continue to rise greatly. Holly Springs housing stock is 82% single-family dwellings and historically has offered little housing typology diversity. These circumstances have created a housing affordability challenge for existing and future residents who are low- to moderate-income, including seniors and others living on fixed incomes.

The issues were studied in 2023, by consultants HR&A who drafted the [Holly Springs Housing Affordability Study](#) ("Study"); however, the Study was not adopted by Town Council. In 2026, the Town Council renewed focus on housing affordability leading to the creation of this three-year Action Plan ("Plan"). This Plan will outline the objectives set by the Town Council using recommendations from the Study, with additional recommendations that are updated for the 2026 housing landscape.

Holly Springs Housing Timeline

1990 – Holly Springs population 908

2000 – Holly Springs population 9,000

2008 – US Housing Crisis, housing development slows

2010 – Holly Springs population 24,700

2019 – NC continues to experience a population boom

2020 – Holly Springs population 41,400

2023 – Housing Affordability Study completed, not adopted

2025 – Holly Springs population 51,500

2025 – Wake County growth remains high, 11.2% from 2020-2025

2026 Winter – Town Council directs staff to complete Housing Affordability Action Plan

2026 Fall – Town Council votes on Housing Affordability Action Plan

Housing Affordability Action Plan

This Plan translates the Study's findings into a practical roadmap for implementation. While the Study provided an in-depth analysis of local housing conditions, gaps, and

trends, it did not identify the specific actions the Town will take to address housing affordability. The actions identified in this Plan fill that gap by organizing actions into clear categories, outlining specific strategies, and identifying the specific policy tools and partnerships needed to move from research to results. Each action in the following sections ties directly back to the needs, barriers, and opportunities highlighted in the Study, ensuring that the Town's next steps are grounded in data, aligned with long-term goals, and responsive to community priorities.

The Housing Affordability Action Plan is organized into three core areas where the Town Council wants to place focus. Within each core area are the specific actions the Town will take to address housing affordability. This document is intended to be used as a menu of options; individually each action will incrementally help the Town achieve affordable housing goals, a layered selection of actions will return the greatest impact.

ACTION PLAN CORE STRATEGIES:



1. Advancing Access & Public Outreach

Action 1.1: Maintain a User-friendly Housing Resources Webpage

Action 1.2: Build a Network of Housing Partners

Action 1.3: Establish a Housing Advisory Group

2. Implementing Programs & Policies

Action 2.1: Align the Town's Long-Range Plans and Development Ordinances with Housing Affordability Goals

Action 2.2: Create an Affordable Housing Incentive Zoning Policy or Policies

Action 2.3: Create Affordable Housing Expedited Approval Process

Action 2.4: Create a Pilot Program for Owner-Occupied Rehabilitation & Repair (OORR) Assistance

3. Building the Town's Capacity

Action 3.1: Dedicate Staff Resources to Manage Housing Programs

Action 3.2: Provide Dedicated Funding to Support Housing Affordability

HOUSING NEEDS & CHALLENGES

The Study identifies the key housing challenges and housing needs for the community. Holly Springs is experiencing population and economic growth that has intensified housing pressures by outpacing the supply of new homes, leading to rising prices, low rental vacancies, and increased competition for a limited number of units. The local housing stock is dominated by detached single-family homes, limiting affordability and diversity of options for first-time buyers, seniors, and moderate-income workers. Lower-income households, particularly renters earning under \$35,000, face the most severe shortages, and higher-income renters add further strain to limited affordable units.

Homeownership is becoming less attainable as sale prices have risen 59% since 2019, with very few smaller or lower-cost homes available. These trends mirror nationwide housing shortages, where construction has not kept pace with demand, income growth has fallen behind rising housing costs, and many households are priced out of the market.

While Holly Springs has not yet seen widespread displacement, growing cost burdens and increasing demand from higher-income residents place longtime residents at risk, underscoring the need for more diverse housing types and targeted affordability strategies.



ADU Example

Holly Springs is facing growing housing pressures driven by population increases, rising construction and infrastructure costs, and a lack of diverse, affordable housing options. Regulatory hurdles and financing challenges make it difficult to build small-scale or affordable units such as Accessory Dwelling Units (ADUs), infill housing, and missing-middle homes. These barriers are compounded by local factors including an increase in high-wage job opportunities, an aging population, and limited utility capacity. Zoning constraints and community sentiment on growth can further restrict density and multifamily development, prolonging project timelines and reducing feasibility. Altogether, these conditions reduce housing supply, increase development costs, and limit the Town's ability to deliver a broader mix of homes needed to support residents across income levels.



Stacked-Townhome Housing Example

1. ADVANCING ACCESS & PUBLIC OUTREACH

Holly Springs can improve access to housing information and strengthen public engagement with a user-friendly, Americans with Disabilities Act (ADA) compliant housing resources webpage and by establishing partnerships that expand community involvement. These actions enhance transparency, reduce barriers to information, build trust in local government, and promote equitable participation in shaping the Town's housing future. Access to updated information also helps attract the right type of developer and affordable housing projects.

Goals for Advancing Access and Public Outreach:

- Properly educate developers and residents on housing policies through public engagement and online resources.
- Advocate for reliable, dedicated, and coordinated public resources that meet the scale of the housing need.
- Promote equitable access to housing information, need, and opportunity.
- Ensure that goals, policies and programs offered by the Town of Holly Springs facilitate the development of new quality affordable housing stock that meet our community's needs.

Action 1.1: Maintain a User-Friendly Housing Resources Webpage

What it Means:

The Town of Holly Springs maintains a Housing Hub website with housing data, housing resources, and information for the development community. While the information provided is helpful, the Town must place more focus on enhancements that make navigation easier and information more useful to the community.

A user-friendly design with clear navigation, fast loading, and mobile responsiveness means residents can find what they need quickly. Whether looking for rental assistance, application forms, or information about affordable housing projects, if the site is not user-friendly, people may give up and miss out on vital services, even if they are eligible. Features designed for accessibility, such as high color contrast, clear navigation, and text alternatives for media, make the site easier for all users, including the hard of hearing, visually impaired, cognitively disabled, and elderly users.

Why it Works:

An accessible, user-friendly housing page enhances engagement, reduces barriers, and improves every resident's ability to access essential services. When these websites

and mobile apps are not accessible, they can create barriers for residents seeking housing services and developers looking to bring quality housing projects to the community. With the transition to an accessible and equitable website, Holly Springs will optimize staff resources and build trust within the community, showing the Town has a commitment to transparency and inclusivity.

Implementation:

1. Redesign the Housing Hub webpage to provide more resources for residents and developers and to be compliant with accessibility standards. This redesign should include:
 - a. Contact information, data, and resources from housing partners;
 - b. A dashboard to assist residents' and housing developers' ability to understand up-to-date demographic and market conditions in Holly Springs and the surrounding area; and
 - c. Enable user feedback by adding comment forms, conducting periodic surveys, or holding engagement sessions.

Action 1.2: Build a Network of Housing Partners

What it Means:

Focusing on establishing good relationships with affordable housing partners will play a critical role in development outcomes. It is important for Holly Springs to identify and coordinate with developers, stakeholders, and housing groups, with experience in building and financing affordable housing projects, that may be interested in working to advance housing initiatives throughout the area and region. By combining resources, expertise, and a deep understanding of local needs, these collaborations pave the way for more inclusive, sustainable, and economically viable communities.

Understanding and supporting local partnerships in affordable housing is more than building homes, it fosters community development and improves lives.

Stakeholders may include:

- | | |
|--|--|
| • Council of Governments | • Affordable Housing Property Managers |
| • Non-Profit Organizations | • General Real Estate Associations |
| • Low-Income Housing Providers and Authorities | • Chambers of Commerce |
| • Wake County | • Economic Development Groups |
| • Affordable Housing Developers | • Major Employers |
| • State and Local Housing Advocacy Organizations | |

Why it Works:

It is important to create a strong network of housing partners to achieve the housing affordability goals set by the Town. Partnerships are essential in affordable housing because no single entity possesses all the necessary knowledge, best practices, resources, or regulatory tools. Housing challenges are complex, and these partners may best understand the housing needs and challenges specific to our region without the Town duplicating efforts.

Implementation:

1. Identify opportunities to build partnerships and stay updated on local best practices.
2. Establish a regular schedule for coordination with partners to share upcoming affordable housing initiatives, programmatic decisions, and review federal, state, and local legislation changes or updates.

Action 1.3: Establish a Housing Advisory Group

What it Means:

A Housing Advisory Group would guide the Town towards more diversity in affordable housing options. It would be comprised of diverse representatives from local housing advocates and partners, real estate professionals, affordable housing residents, and community members. The group can advise Town leadership on policy and funding priorities related to affordable housing, assist in the creation of an annual housing report to track progress against the goals established in the Study, and support advocacy and education on affordable housing.

Potential Committee Duties:

- Review of goals and objectives in the Plan
- Identify and build relationships with stakeholders
- Advise the Town Council on housing related policy and program recommendations
- Assist with recommendations on methodology/criteria for reviewing affordable housing proposals and project submittals
- Inform when and how future housing plans are created

Why it Works:

Having a Housing Advisory Group creates a structured, community-based forum where evolving housing needs are identified, discussed, and addressed in collaboration with Town staff. By regularly evaluating existing programs, initiatives, and partnerships, the group helps ensure that local housing strategies remain aligned with changing priorities and emerging challenges in Holly Springs. Its involvement in annual community engagement adds another layer of accountability and transparency, helping residents stay informed while giving them meaningful opportunities to shape and understand housing goals.

The Town will establish a clear framework for how the group operates; defining responsibilities, decision-making authority, membership expectations, and meeting frequency. Ensuring that the committee reflects the full diversity of Holly Springs, including residents most affected by housing affordability, strengthens its legitimacy and grounds its recommendations in lived experience. When paired with adequate internal capacity to support the advisory group's work and a clear understanding that the group serves in an advisory role, the structure sets the conditions for a well-informed, community-centered body that can effectively advance the goals of the Study.

Local Case Study Highlight

The Wake County Affordable Housing Advisory Group

The Affordable Housing Advisory Group is composed of nine regular members who represent the diverse viewpoints of community stakeholders on all aspects of affordable housing. They act as an informational resource to support Housing Affordability & Community Revitalization in creating affordable housing in Wake County. Members were recruited from across the County, representative of municipalities and unincorporated areas, to ensure a focused yet diverse group of housing experts.

The group consists of representatives from these industries:

- Education (Higher Education, Wake County Public School System)
- Housing Development Industry
- Service Providers
- Business & Economic Development
- Veteran Services or Affiliated
- Health Care
- Individuals With Experience in Housing Instability
- Financial Services Industry/Lender Institutions

Implementation: A Phased Approach

The Housing Advisory Group will be implemented in 2 phases to ensure success and align priorities. This approach will ensure the group has clear goals and objectives and allows the group to grow in membership and responsibility over time as programs and policies evolve.

1. Phase 1: The Land Use Advisory Committee (LUAC)

The Land Use Advisory Committee (LUAC) will serve as the initial Housing Advisory Group. The committee will outline initial goals and develop criteria for stakeholder participation. Subsequent meetings will evaluate policies and programs and prepare recommendations to the Town Council.

2. Phase 2: Affordable Housing Advisory Committee

Transition to a standalone Affordable Housing Advisory Committee. As the Town's housing affordability programs progress, and the Town has sufficient resources to manage an additional advisory committee, the Town Council can transition the housing advisory responsibilities from the Land Use Advisory Committee to a new committee of appointed residents and stakeholders.



Image of naturally occurring affordable housing in Holly Springs

2. INITIATING PROGRAMS & POLICIES

Holly Springs can help reduce barriers, expand housing choices, and support long-term affordability using various programs and policies that promote housing affordability. As explored in Chapter 5 of the Study, there are several factors that contribute to successful affordable housing projects. These include the cost of construction, interest rates, regional demand, and more. By creating dedicated local programs and policies the Town can help increase funding availability, hard and soft development costs, and certain regulatory tools. Identified best management practices can be used in support of the recommended programs and policies.

Creating more affordable housing in Holly Springs requires a combination of regulatory changes, targeted incentives, partnerships, and strategic investments. While market forces, such as construction costs, interest rates, and regional population growth shape the overall environment, the Town can take a proactive role by adopting programs and policies that improve project feasibility and encourage development aligned with community needs. The following actions reflect best practices across North Carolina and the broader region. Each action represents an opportunity for the Town that, when implemented collectively, can help reduce barriers, expand housing choices, and support long-term affordability.

Goals for Programs & Policies:

- Support long-term residents, preventing displacement due to rising costs or unsafe housing conditions, by reducing barriers to home repair through a mix of grants and loans that address minor repairs, major rehabilitation, and emergency situations.
- Increase the supply and variety of housing options so residents at different income levels can remain in Holly Springs.
- Reduce barriers that currently make affordable housing difficult to build, improving feasibility for both nonprofit and private partners.
- Encourage sustainable homeownership and stability through programs like home repair assistance and similar targeted incentives.
- Align land development policies and processes with housing goals.
- Support more predictable, equitable, and forward-thinking growth patterns and opportunities.
- Ensure the Town can proactively address rising demand rather than reacting to affordability challenges after they occur.

“Affordable Housing in areas of opportunity enhances families’ abilities to improve long-term outcomes and break generational cycles of poverty.”
-Wake County

Action 2.1: Align Town Plans and Development Ordinances with Housing Affordability Goals

What it Means:

The Town must align its town-wide goals, planning documents, and implementation processes to support long-term housing affordability, such as the [Comprehensive Plan](#), [Town Strategic Plan](#), [Unified Development Ordinance](#) (UDO), Water Resource Management Policy, [Community Investment Plan](#), and [Economic Development](#) strategies.

Why it Works:

The Study and Plan highlight a series of action items that require cohesive policy direction across Town policies and planning documents. These actions cannot be effective without a unified framework that integrates housing priorities into the overall goals and plans of the Town. Aligning documents and department work plans will enable the Town to respond proactively to rising costs, limited housing diversity, barriers to homeownership, and emerging displacement pressures, ensuring that its broader policy landscape reinforces, rather than hinders, its housing affordability goals.

Implementation:

1. Update the Comprehensive Plan to explicitly integrate housing affordability goals, including targets for diverse housing types and geographic equity.
2. Review and amend the UDO to reduce barriers to housing affordability in areas such as land use, density, parking, tree preservation and open space, architectural requirements, or other regulations that can streamline approval pathways and allow a broader mix of housing types.
3. Align the Community Investment Plan (CIP) with affordable housing priorities, such as ensuring infrastructure capacity in areas suitable for mixed-income development.
4. Embed housing affordability considerations into departmental work plans, performance metrics, and annual reporting cycles.

Strategic Plan Vision

Holly Springs offers an unmatched quality of life that reflects the joys of small town living in a safe, family-friendly community that residents and businesses are proud to call home.

Action 2.2: Adopt an Affordable Housing Incentive Zoning Policy

What it Means:

Incentivized zoning for affordable housing is a planning tool where local governments grant developers regulatory allowances or exemptions in exchange for including below-market rate units in housing projects. Incentivized zoning aims to offset the cost of providing these units without requiring direct government funding.

Why it Works:

Incentive zoning is a tool for expanding affordable housing opportunities while promoting mixed-income, inclusive neighborhoods. These policies provide clear, predictable affordable housing incentives for housing projects that provide on-site affordable units at targeted income levels, ensuring that incentives align with local housing goals. An equity driven approach emphasizes both geographic distribution and meaningful community benefits.

Implementation:

1. Adopt an Affordable Housing Incentive Policy. The following are elements that should inform the policy:
 - a. Identify policy goals the Town wants to advance through development agreements, such as the types of residential units, the level of affordability using AML, or other public benefits like sidewalks, tree preservation areas, or open space. *See Figure 2.2a on page 15 for an overview of housing typologies and user suitability. See Figure 2.2b "First-Time Homebuyer Budget" on page 16 for AML details.*
 - b. Create an Affordable Housing Target Map that identifies targeted areas for additional housing or areas that would qualify for affordable housing financing options. Target areas should include Town-owned properties, areas that would score highly for Low Income Housing Tax Credits (LIHTC), areas with easy access to transit, employment centers, adjacency to adequate public schools, and locations with existing utilities and infrastructure.
 - c. Identify the incentives the Town is willing to offer. Consider fee reimbursements such as having the Town construct infrastructure or reduce fees.
 - Offer tiered financial incentives. Prioritize deeper affordability levels or family-sized units. Recognize the disproportionate housing challenges faced by larger households, seniors, and individuals with disabilities. *See Figure 2.2c on page 17 for more details.*
 - Offer the opportunity for projects that meet housing affordability level and typology goals to receive flexible or reduced water metering fees. The Town

has previously utilized a fee structure based off the meter size instead of by the number of units. The result was a considerable reduction in total metering fees, that would also incentivize the developer not to limit the number of affordable units.

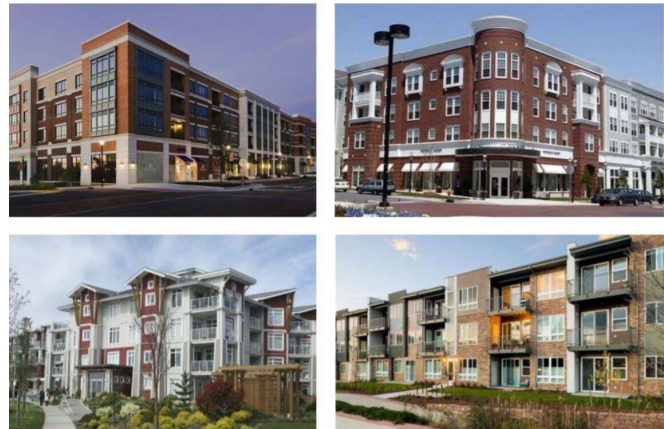
- d. Establish criteria for unit comparability of affordable units to match the quality, size, and integration of market rate units.
- e. Establish a standardized review process and annual monitoring to ensure long-term compliance.

Local Case Study Highlight

Incentive Policy: Density and Height Bonuses

Durham Housing Authority offers increased building heights and unit counts in exchange for dedicating at least 15% of units in new buildings to affordable housing in designated districts. The examples shown to the right are the preferred architecture typologies eligible for a Density Bonus.

Apex enacted an incentive zoning policy allowing greater density, reduced setbacks, and flexibility in development standards if developers include affordable units, backed by a formal application and approval process. The example of affordable rental units at Stone Glen, pictured below, added 164 affordable rental units.



Durham Housing Authority Preferred Housing Typologies



Apex's Stone Glen Apartments

Figure 2.2a MISSING MIDDLE HOUSING OPTIONS

More Choices, Stronger Communities

What is Missing Middle Housing?

Missing Middle Housing refers to a range of mixed, multi-unit, or clustered housing types that are compatible in scale with single-family neighborhoods.

These homes provide more options for people at different life stages, income levels, and household sizes; helping create vibrant, inclusive, and resilient communities.



APARTMENT HOME

An apartment home is a self-contained residential unit located within a larger multi-unit building. They often include share amenities such as parking areas, green space, and community rooms; providing residents with convenient, low-maintenance living.



QUADPLEX

Quadplexes are four-unit buildings, also known as a fourplex. Each unit has its own entrance and can range from single-story to multi-level structures. Quadplexes offer more living space compared to a duplex or triplex, making them suitable for larger families.



TRIPLEX

A triplex has three living units stacked on top of one another. Similar to a duplex, triplexes offer residents more privacy due to their individual entrances and can also be used as an investment property with two units rented out while the owner lives in the third unit.



DUPLEX

One of the most common types of multiplex houses is the duplex, which consists of two separate living units that share a common wall or floor. Each unit usually has its entrance, making it ideal for two families or homeowners who desire privacy while still being close to each other.



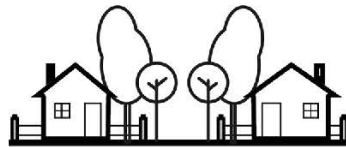
COACH HOME

A coach home, or carriage house, is a smaller secondary dwelling located on the same property as a larger primary residence. These homes are typically attached to the garage and can be used for additional living space or rented out separately.



ACCESSORY DWELLING

An accessory dwelling unit (ADU) is similar to an in-law suite, but it is located in the backyard of a single-family lot. These units are typically self-contained and offer residents more privacy and outdoor space compared to other types of multiplex houses.



COTTAGE HOME

Cottages are typically small, compact, efficient style housing, also known as "tiny-homes." They can be arranged around a shared central courtyard or greenspace, offering privacy and a strong sense of community.



IN-LAW SUITE

An in-law suite, also known as a granny flat, is a smaller secondary living space. These units are typically within the main house, with a separate entry, and can be used for rental income or to accommodate aging family members.

Figure 2.2b FIRST-TIME HOMEBUYER BUDGET

Example for a Holly Springs Resident

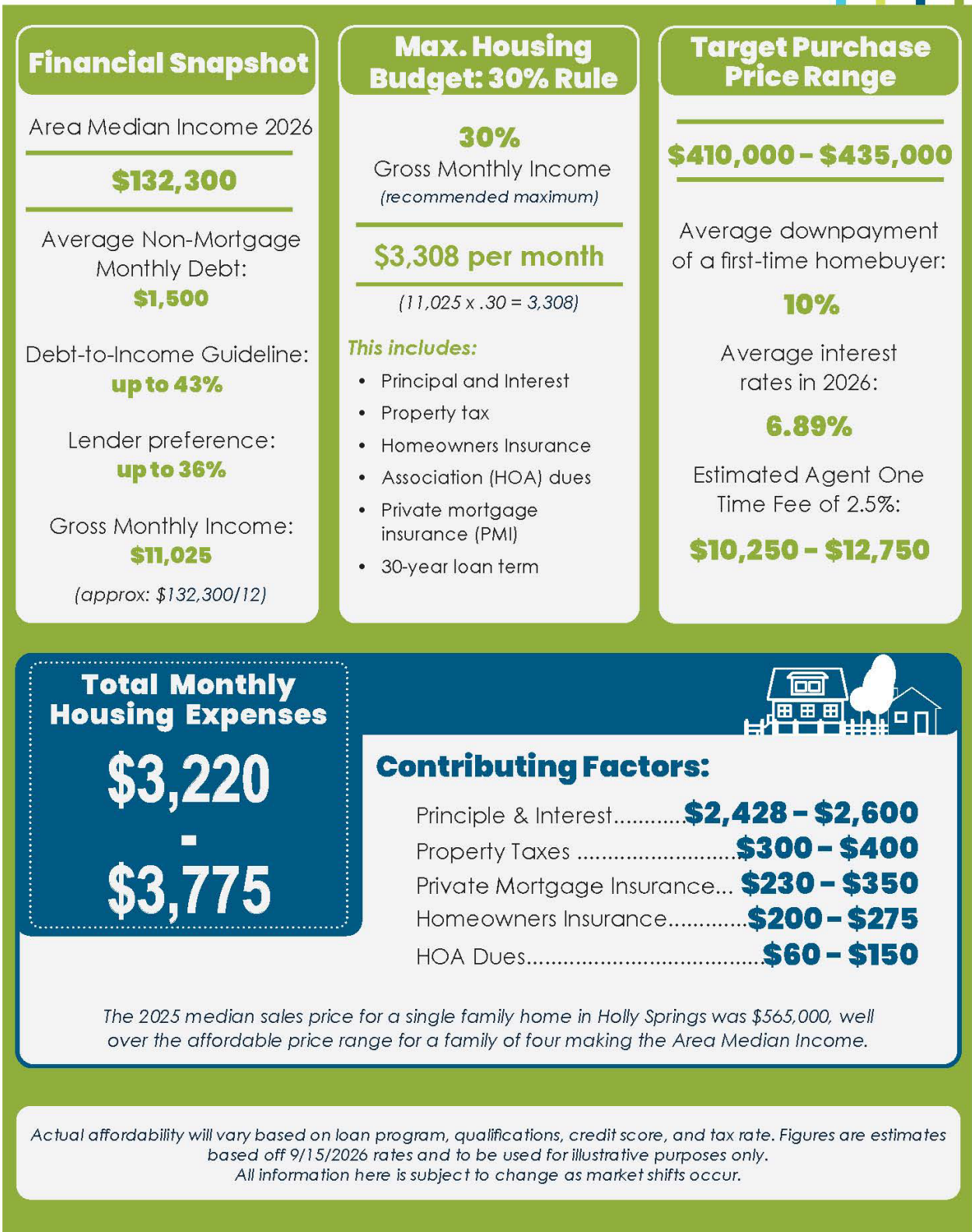


Figure 2.2c PURCHASING POWER BY INCOME
2026 Raleigh-MSA / HUD Fact Sheet

2026 Raleigh MSA (4 Person Household)				
2026 Income Limits	Percent AMI	Income	Purchasing Power	Monthly Affordability
Area Median Income	100%	\$132,300	\$435,000	\$3,308
Workforce Housing Range	81-120%	\$105,840 - \$158,760	\$300,900 - \$451,700	\$2,551 - \$3,827
Low Income	51-80%	\$66,150 – \$105,839	\$205,201 - \$300,900	\$1,750 - \$2,550
Very Low Income	31-50%	\$39,690 – \$66,149	\$95,170 - \$205-200	\$810 - \$1,749
Extremely Low Income	30% or less	< \$39,690	< \$95,169	< \$810

AMI is the midpoint of a region's income distribution. Calculated annually by the U.S. Department of Housing and Urban Development, it shows that exactly half of the households in an area earn more than this number, and half earn less. HUD scales the AMI based on household size and uses it to categorize economic brackets. Localities use these income brackets to determine who qualifies for affordable housing programs.

Actual purchasing power will vary based on actual downpayment, debt, and other financial realities. Figures are estimates and to be used for illustrative purposes only.

Action 2.3: Create an Affordable Housing Development Expedited Approval Process

What it Means:

An equity centered expedited review process improves predictability for mission driven developers and reduces barriers that disproportionately impact nonprofit and small-scale builders. Streamlining approvals can significantly reduce development costs and shorten project delivery timelines, making affordable housing more financially viable. A variety of strategies should be used to make this action impactful.

Why it Works:

These measures will enable faster production of lower-cost homes, quality building, and reduce the need for case-by-case interpretation, resulting in more units being delivered efficiently. The Town has already successfully tested this concept with recent economic development projects such as Fujifilm Biotechnologies, Amgen, and Genentech. By replicating similar streamlined review processes, the Town can fast-track affordable dwelling units while still upholding strong standards.

Implementation:

1. Create and define a formal “Affordable Housing Fast Track” review process. Reduce review timeframes from 18 months on average to 12 months.
 - a. Consider guaranteed review timelines and dedicated staff support for qualifying projects.
 - b. Evaluate concurrent rather than sequential reviews for site plans, zoning compliance, and engineering approvals to minimize delays.

Local Case Study Highlight

Expedited Affordable Housing Development Review

The Chapel Hill Town Council approved a policy reducing the affordable housing development review timeline to a maximum of six months by eliminating conceptual plans and reducing advisory board reviews. To qualify, projects must designate 25% of units as affordable, targeting households at or below 60% AMI for rentals and 80% AMI for homeownership. The proposed project below offers 190 units at or below 60% AMI.



Hillside Trace Apartments

- c. Evaluate the engineering study process, such as Traffic Study requirements, to determine whether affordable housing projects should be exempted from certain studies.
- 2. Create a “Pre-Approved” housing program with pre-approved design plans that can be quickly permitted.
 - a. This program can start with pre-approved Accessory Dwelling Unit designs and expand to primary dwelling unit plans if successful.
- 3. Evaluate opportunities to modify or reduce certain fees, such as application or development fees, for qualifying affordable housing developments.
- 4. Utilize the Affordable Housing Target Map from Action 2.2.1b. to identify where these pre-reviewed and approved designs can be located.

Action 2.4: Pilot an Owner-Occupied Rehabilitation & Repair (OORR) Assistance Program

What it Means:

Owner-occupied rehabilitation and repair programs are critical tools for housing preservation, neighborhood stabilization, and equity advancement. This program provides grants or low/no interest loans for essential repairs, ADA accessibility improvements, roof replacement, weatherization, and energy efficiency upgrades. Additionally, it assists homeowners that are at risk of displacement due to rising repair costs, unsafe housing conditions, or code enforcement concerns.

Why it Works:

By focusing on areas with older housing stock, higher concentrations of cost-burdened households, or documented disparities in housing quality this program can help low-income households, residents of historically marginalized communities, and long-term residents, particularly seniors, stay safely in their homes. Any Town funds dedicated have the potential to be matched by applying for the Wake County Rehabilitation and Repair Fund that already exists, thus doubling the potential impact of this program.

Local Case Study Highlight Cary Healthy Homes

Healthy Homes Cary is administered by nonprofit Preserving Home. The program assists and supports low- to moderate-income at or below 80% AMI homeowners with crucial home improvements. Nearly 75% of program participants are seniors. The program provides grants up to \$12,500 for improvements to energy efficiency, safety, and accessibility: ramps, hazardous systems, asbestos/lead remediation.

Implementation:

1. Establish a Pilot Owner-Occupied Rehabilitation & Repair Program with Town funding.
 - a. Evaluate which communities and neighborhoods in Holly Springs would benefit from a repair program. Focus should be placed on areas of low-income or experiencing relocation pressures.
 - b. Coordinate with Code Compliance Officers to prioritize eligible properties that do not meet minimum housing code.
 - c. Find programs, like in Wake County, with match grant assistance to amplify investment impacts.
 - d. Establish partnerships with local nonprofits, home repair organizations, and volunteer groups to monitor programs, expand outreach and increase program capacity.



Image of townhome construction in Holly Springs

3. BUILDING TOWN CAPACITY

Aligning resources with the Town's programming responsibilities is essential to delivering the Affordable Housing Action Plan. Implementing new housing programs, managing development activities, coordinating partners, and creating clear reporting mechanisms all require dedicated staffing and consistent internal processes. Strengthening capacity will not only support effective implementation but also improve communication with residents and partners.

Goals for Building Town Capacity:

- Strengthen the Town's ability to implement new housing programs beyond traditional land-use tools, helping Holly Springs respond effectively to rising housing pressures.
- Increase capability to respond, react, and be agile in the services provided based on resident's evolving needs.
- Deliver results efficiently and sustainably, providing excellent service to all residents.



Internal Coordination and Alignment



Community Engagement

Action 3.1: Dedicate Staff Resources to Manage Housing Programs

What it Means:

Development Services is the primary department responsible for carrying out housing affordability strategies, with support from Economic Development and Utilities & Infrastructure depending on the tools pursued. However, the Town currently relies on land-use tools alone and does not have dedicated housing staff, limiting its ability to administer more resource-intensive strategies.

Why it Works:

Partnership coordination with stakeholders, developers, nonprofits, and employers requires significant and ongoing staff involvement. Development agreement negotiations are time-intensive and require specialized skills to ensure long-term

compliance. Administering new programs, such as owner-occupied rehab, and resident information verification and grant/reimbursement maintenance, will require direct Town oversight. Dedicated staff are necessary to:

- Negotiate and execute development agreements.
- Manage and grow external partnerships.
- Oversee and monitor emerging programs, including:
 - Repair and rehabilitation grants;
 - Build internal processes for new policy rollouts; and,
 - Establish workplans for additional vendor contract.
- Track metrics and report progress over time.

Implementation:

1. Identify housing tools the Town intends to pursue first (see Programs and Policies).
2. Reassign tasks or redistribute workload where appropriate within existing positions.
3. Define and request new staff positions where additional expertise and capacity needs are identified.
4. Present an annual Affordable Housing Progress Report to the Mayor and Town Council.

Action 3.2: Provide Dedicated Funding to Support Housing Affordability

What it Means:

A dedicated, reliable housing funding source is essential for Holly Springs because the Town's ability to implement its affordable housing strategies depends heavily on consistent resources, not just land use tools. The Plan makes clear that many of the most impactful strategies, such as owner-occupied rehabilitation & repair programs, development partnerships, land analysis, and incentive zoning require ongoing staff involvement, coordination with developers and nonprofits, and the capacity to administer programs over time.

Why it Works:

A predictable revenue stream allows Holly Springs to support the deeper, resource intensive approaches needed to stabilize long-term and income-restricted residents, address aging housing stock, and improve access to diverse housing types. A dedicated funding mechanism gives the Town the ability to move from conceptual policy recommendations to sustained implementation, ensuring that programs remain stable even as market conditions shift.

In addition, establishing a dedicated housing fund strengthens the Town's internal capacity; a major need identified in this Plan. Over time, this funding would allow Holly Springs to act proactively rather than reactively, build trust and engage with residents, and maintain momentum towards long-term housing affordability.

Implementation:

1. Identify housing tools the Town intends to pursue first (see Programs and Policies).
2. Determine level of investment needed to achieve the program or policy goals.
3. Identify new funding source(s) to ensure program success and establish Town resources to execute Council's priorities.
4. Seek out and apply for housing related grant funding where applicable.



Existing mixed typology of housing in Holly Springs

IMPLEMENTATION SUMMARY

The Town of Holly Springs is experiencing strong population growth, increasing housing costs, and limited housing diversity, resulting in mounting affordability challenges for residents, particularly low-income households, seniors, and first-time homebuyers. With a renewed commitment from the Town Council, the Affordable Housing Action Plan translates the earlier findings from the 2023 Housing Affordability Study into a concrete, actionable framework. It emphasizes the Town's need to expand housing options beyond its predominantly single-family housing stock, reduce regulatory barriers, and respond proactively to rising costs, aging housing, and shifting community demographics.

The implementation of this Plan covers a period of three years, with major initiatives anticipated at different stages in the implementation process and ongoing initiatives occurring over the entire implementation period. Successful implementation will require commitment from the Town Council and Town staff to make continued progress towards housing affordability goals. It will also require the Town to re-evaluate staff capacity and funding sources on an annual basis to ensure Town Council priorities continue to align with dedicated resources. The implementation timeline below outlines the anticipated actions to be taken over the next three years.

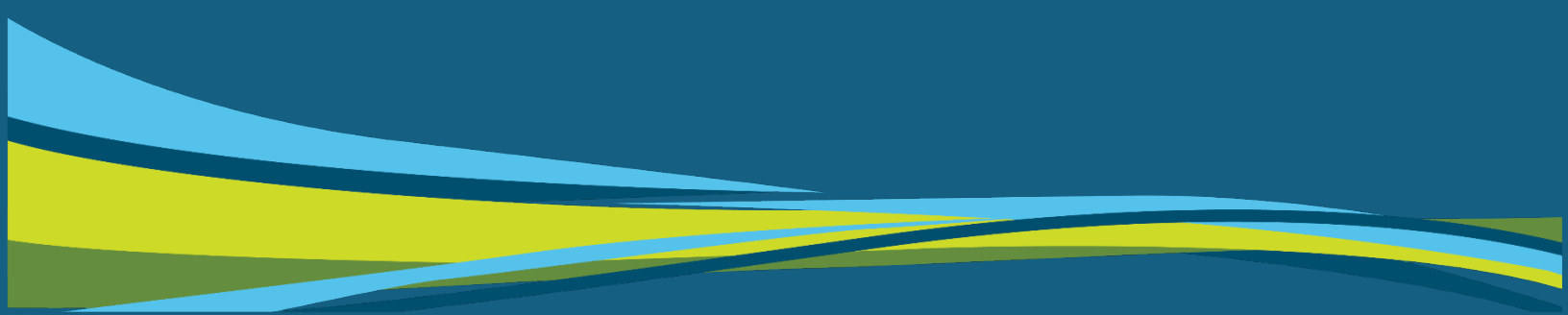
Housing Affordability Action Plan Implementation Timeline

Action	Implementation Timeline		
	Year 1	Year 2	Year 3+
Action 1.1: Maintain a User-friendly Housing Resources Webpage			
Action 1.2: Build a Network of Housing Partners			
Action 1.3: Establish a Housing Advisory Group			
Action 2.1: Align Town Plans and Development Ordinances with Housing Affordability Goals			
Action 2.2: Adopt an Affordable Housing Incentive Zoning Policy			
Action 2.3: Create an Affordable Housing Development Expedited Approval Process			
Action 2.3: Pilot an Owner-Occupied Rehabilitation & Repair (OORR) Assistance Program			

Action	Implementation Timeline		
	Year 1	Year 2	Year 3+
Action 3.1: Dedicate Staff Resources to Manage Housing Programs			
Action 3.2: Provide Dedicated Funding to Support Housing Affordability			



Image of a neighborhood in Holly Springs



Town of Holly Springs, NC
2026



Holly Springs Housing Affordability Study

A PATH TO MEETING HOLLY SPRINGS' HOUSING NEEDS
2023

**This document was not adopted by the Town Council*



HR&A

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1. Introduction

In response to strong and sustained population growth in Holly Springs and across the region, the Town undertook the Holly Springs Housing Affordability Study to understand current housing affordability trends and identify potential strategies to help address the housing needs of the Holly Springs community. Housing has emerged as a top priority for the Town, addressed by the Town's Comprehensive Plan, which identifies increasing home and neighborhood choices and increasing the availability of affordable housing as two themes to transform Holly Springs.¹ Further, residents and workers in Holly Springs consistently express growing concerns about the availability and cost of housing, as those who work in Holly Springs struggle to afford housing and those who have lived in Holly Springs struggle to become homeowners or to find options to age-in-place.

The Housing Affordability Study identifies key housing challenges in Holly Springs, existing barriers to addressing those challenges and a series of strategies for the Town to consider to meet the housing needs of the community.



Image: Holly Springs Farmers Market

Figure 1: Housing Affordability Study Process



¹ Vision Holly Springs Section 1: Land Use & Character Plan, 2019.

Overall Approach

The Housing Affordability Study was developed through data analysis using publicly-available data sources, conversations with local housing market experts and guidance from Town staff, with input from a broad range of community stakeholders. The Study was completed using the following steps:

1. **Housing Needs Assessment:** Data analysis, expert interviews and community engagement to understand current housing market and demographic trends in Holly Springs, identify the primary housing issues exacerbated by those trends and understand who is most impacted by those trends.
2. **Development of Housing Goals:** Engagement with the Housing Advisory Committee, Town Staff and Town Council to prioritize goals based on the needs identified.
3. **Identification and Prioritization of Housing Tools:** Exploration of a range of housing tools based on national and local best practices and prioritization based on the housing goals, the legal, political and financial feasibility of implementation in Holly Springs and the potential impact of the tools. Some tools may be implemented today, while others may require further study.

Community and Stakeholder Engagement Approach

The Housing Affordability Study was guided by stakeholder engagement throughout the process. The Town used multiple forms of community engagement in order to better understand housing needs directly from community members, understand priorities for housing, and identify goals, tools, and strategies unique to Holly Springs.

- **The Housing Affordability Study Advisory Committee**, made up of residents, developers, homeowners, Planning Board Members, Town Council members, and representatives from nonprofit organizations in Holly Springs, guided the Study. The Advisory Committee met 5 times throughout the process and provided input and direction to Town Staff and HR&A Advisors.
- **An online survey** solicited input from residents and workers in Holly Springs about housing issues they have faced and strategies they would support the Town using to address housing needs. The survey was translated in

English and Spanish and was live on the Town's website for three months. Hard copies were also issued to key community groups and apartment complexes. The survey received 455 responses.

- **Individual interviews** with Town Staff, local market rate developers, and local affordable housing developers offered insights into the housing market, the development process and potential strategies for Holly Springs.
- **Three community meetings**, hosted by members of the Advisory Committee, provided an opportunity to share about the study, including draft findings from the Housing Needs Assessment. During community meetings, participants shared the housing needs they've seen or experienced, and provided feedback on draft strategies for promoting housing affordability.
- **Engagement with Town leadership** through Town Council meetings to present the findings of the housing needs assessment, discuss the potential role of the Town and review proposed tools for the Town to prioritize.

Hearing from the Community

22% of survey respondents have had trouble finding the type of housing that meets their family's needs.

"Seniors are being pushed out. Where will our parents go?" – Resident

"It's a shame that our elderly have to choose between paying for their medication and paying their housing costs." – Resident

"I am a teacher and single parent, working in Holly Springs. I want to live here in Holly Springs with my family, but I can't afford it." – Holly Springs Teacher

"We just built a massive hospital, and most of those workers are commuting in from other Towns." – Resident

"There should be more condos because that is the only typology that sells for less than \$300k in the Town." – Resident

"The town should help assist by any means possible, but NOT while using taxpayer dollars." – Resident

"There are many non-profits that can help with these issues. This isn't something the town should use taxpayer dollars for." – Resident

2. Executive Summary

Rapid Regional Growth

Holly Springs' **population has grown by 66%** since 2010 to 42,000 residents.² The Town has also committed to economic growth by **recruiting companies like Amgen and Fujifilm Diosynth Biotechnologies** to locate here.

Price Impacts in Holly Springs

This regional and local growth has led to **almost unlimited demand for housing** in Holly Springs, which puts pressure on the local housing market.

The median Holly Springs home price in 2010 was \$259,000. **In 2022, home prices increased to \$545,000, marking a 109% increase** since 2010. Rents have grown by 56% in the same time period.

Figure 2: Current and Planned Jobs in Holly Springs, 2022

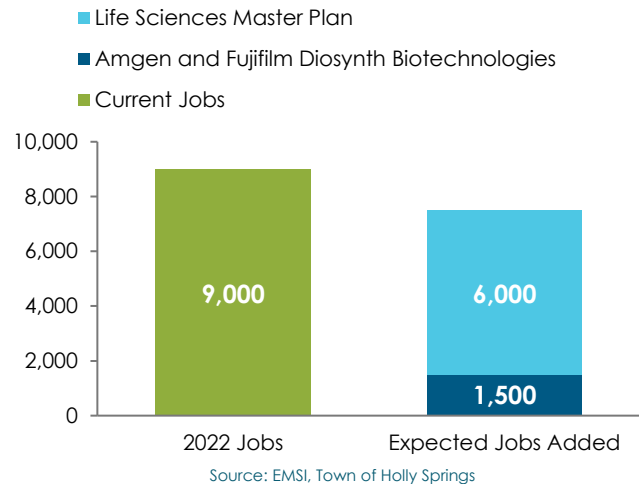
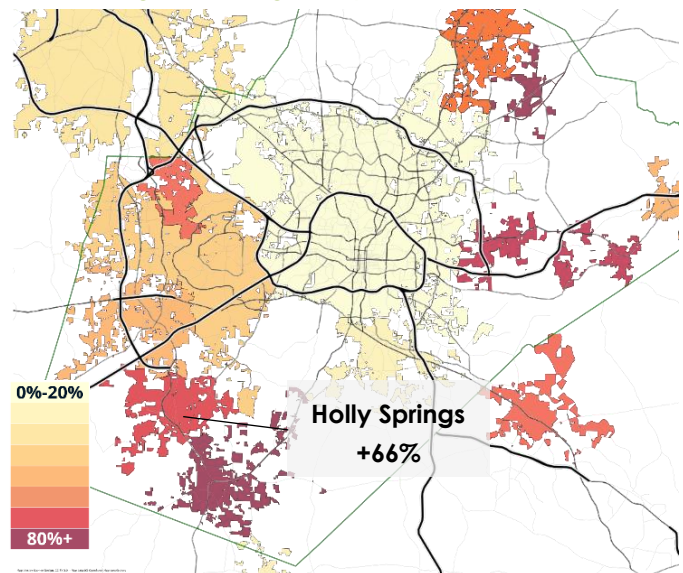


Figure 3: Change in Population, 2010-2020



² US Census 2010, 2020.

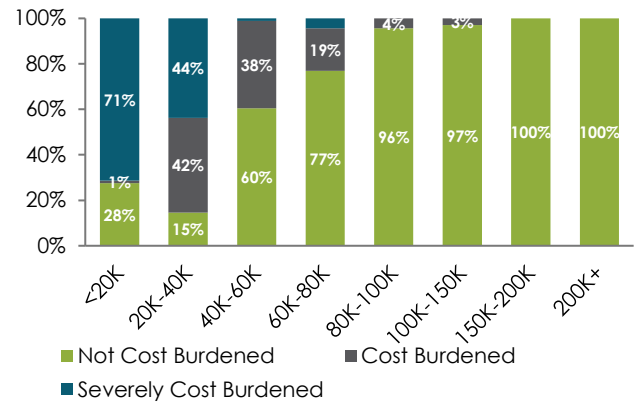
Housing Affordability in Holly Springs

Affordability is a growing challenge in Holly Springs, as households are impacted by rising prices across the region and wages have not kept pace for all residents. **Thirty percent of renters in Holly Springs are cost burdened or severely cost burdened.**³ Forty percent of renter households that make less than \$60,000 are cost burdened or severely cost burdened, making them particularly vulnerable.

In Holly Springs, a family of four household making 60% of Area Median Income (AMI) can afford monthly rent not to exceed \$1,662 (Figure 5).

A family in Holly Springs now needs to earn at least \$80,500 annually to afford the median rent, compared to \$66,000 in 2019.

Figure 4: Renter Cost Burden by Income, 2019



Source: ACS 2019 5-year Estimates, U.S. Census, HR&A Advisors.

Figure 5: Holly Springs Household Incomes and Affordable Rents

AMI Limit	Holly Springs Households at or Below AMI Limit	Income	Affordable Rent
30%	3,400	\$33,240	\$831
50%	6,500	\$55,400	\$1,385
60%	8,500	\$66,480	\$1,662
80%	12,500	\$88,640	\$2,216

In response to these trends, the Housing Advisory Committee developed the following goals for Holly Springs:



Meet growing demand for a range of housing types.



Preserve and expand **access to homeownership.**



Retain existing residents and prevent displacement.

³ Cost-burdened, as defined by the U.S. Department of Housing and Urban Development, is a term for when a household's housing costs exceed 30% of their income. Households that pay over 50% of their income on housing are severely cost-burdened.

The Role of the Town

The Town can only impact a portion of the factors that drive affordability, through the following types of tools:

Land Use: Use municipal regulations and zoning authority to increase supply of housing.

Investment: Through public or private resources, provide below-market rate loans, grants, or other resources to close the gap between what a household can afford and the costs of housing.

Tenants' Rights: Preserve housing affordability and stability using laws and regulations that protect current occupants.

The tools recommended for consideration in this report are organized across these three categories and aligned with the housing goals set by the Advisory Committee.

Figure 6: Recommended Housing Tools by Type

Tools	Land Use	Investment	Tenants' Rights
1. Pursue Land Partnerships (page 30)		X	
2. Offer Economic Incentives for Employer-Assisted Housing Programs (page 31)		X	
3. Dedicate Staff Capacity (page 32)	X	X	X
4. Create a Standardized Development Negotiation Strategy (page 35)	X		
5. Pilot an ADU Demonstration Program (page 37)	X	X	
6. Zone for Attached and Multifamily Housing (page 38)	X		
7. Create a Utility Allocation Ordinance (page 40)	X		
8. Offer Down Payment Assistance and Homeowner Counseling (page 44)		X	
9. Pilot an Owner-Occupied Rehab Program (page 48)		X	X
10. Provide Funding for Legal Counsel and Services (page 50)		X	X
11. Invest in a Community Land Trust (CLT) (page 51)	X	X	

The Town of Holly Springs is part of a broader housing ecosystem that can help address housing needs in the town, and partnerships will be essential to increasing the capacity of the Town to implement the recommendations in this Study and other strategies that emerge over time.

The Town can focus on the areas where it has influence over housing affordability, such as land use regulations, and pursue strategic partnerships with public, non-profit and development partners to leverage resources and expertise to meet broader housing needs.

Currently, **Holly Springs is only using land use tools to address affordability** and relying on the State of North Carolina and Wake County to provide subsidy-based tools. The Town can consider piloting subsidy-based programs to demonstrate their success before committing additional funds. For more details about potential pilot programs, see

Figure.

Figure 7: Roles and Responsibilities of Public Agencies

Agency	Responsibilities
Town of Holly Springs	• Design and enforce zoning and land use in alignment with the Town's strategic goals • Manage community planning • Design and implement historic preservation • Grant development approval and work with developers to deliver projects that meet the Town's strategic goals • Pursue and oversee partnerships to deliver housing and programs to meet the community's housing needs • Build support for and secure a local funding source in order to expand the capacity of the Town to meet housing needs
Wake County Housing Authority	• Offer subsidized public housing • Administer rental housing vouchers for seniors, low-income families and veterans
North Carolina Housing Finance Agency	• Distribute tax credits to fund affordable housing development • Fund local governments and community partners to provide a variety of housing programs for renters and homeowners
Wake County	• Provide gap funding for affordable housing projects • Fund a variety of housing programs for renters and homeowners

The Role of Partners

The Town can help residents and the development community take advantage of County and State housing programs. Simultaneously, the Town can foster partnerships with other public agencies, non-profit partners and the development community. This requires dedicating staff time to implementation.

Figure 8: Holly Springs Housing Affordability Ecosystem

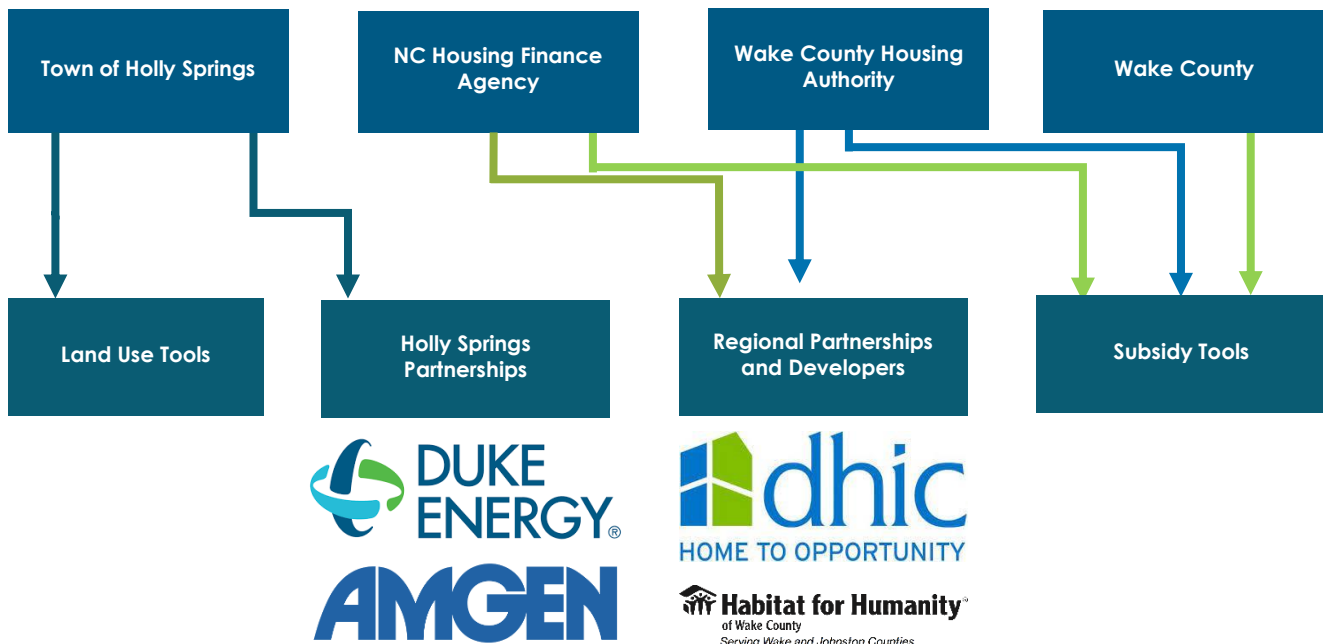


Figure 9: Housing Toolbox for Holly Springs

Tools	Description	Return on Investment	Metrics	Key Partners
Establish Partnerships				
1. Land Partnerships (page 300)	The Town can partner with existing landowners to leverage existing land for increased affordability.	High	Number of housing units supported through public and partner-owned land.	Landowners
2. Offer Economic Incentives for Employer-Assisted Housing Programs (page 31)	Through the Town's current economic incentive programs, the Town can prioritize incentives for employers that offer down payment assistance programs for their employees or offer land for affordable housing development.	Medium	Homeownership rate	Holly Springs Companies
3. Dedicate Staff Capacity (page 32)	Fully implementing the Housing Affordability Study requires dedicated staff time.	Medium	Development timeline, units supported through new partnerships.	Town Staff, Town Council

Immediate Next Steps

- Compile a reference list of companies and organizations that own land in the Town, including private firms such as Duke Energy, and government institutions such as Wake County and the State of NC.
- Identify tools that the Town is most interested in pursuing and necessary staff capacity to advance those goals.

Tools	Description	Return on Investment	Metrics	Key Partners
Tools to Meet Growing Demand				
4. Create a Standardized Development Negotiation Strategy (page 355)	The Town should use the development approvals process to prioritize residential development that includes housing that supports affordability.	High	Share of housing stock that is deed restricted; share of housing stock that is detached dwelling homes; average size of new homes.	Developers
5. Pilot an ADU Demonstration Program (page 37)	The Town can provide standardized renderings and drawings of allowed Accessory Dwelling Units (ADUs) to make it easier for homeowners to develop ADUs. Cost Estimate: Upfront ~\$100,000 investment to create demonstration program.	Low	Number of ADUs constructed.	Local architect

6. Zone for Attached and Multifamily Housing (page 38)	The Town should zone more land for attached and multifamily housing or increase the capacity of areas that are already zoned for this housing type.	High	Share of housing stock that is detached dwelling homes; Rental supply gap for households making less than \$60k.	N/A
7. Utility Allocation Plan (page 40)	The Town should implement a Utility Allocation Plan to prioritize housing projects that increase affordability and protect the Town's valuable utility resources.	Mid	Number of new units affordable to households making 60% or less of AML.	N/A

Immediate Next Steps

- Identify policy goals the Town wants to advance through development agreements, such as the types of residential units, the level of affordability or other public benefits like sidewalks or open space.
- Establish housing affordability requirement to earn points under the Town's utility allocation policy.
- Identify incentives the Town is willing to offer, such as having the Town construct infrastructure or reduce fees.
- Assess which of those services the Town is willing to codify in the zoning ordinance to make available without a development agreement.
- Identify existing or future residential nodes where multifamily development would increase walkability and consolidate development, particularly where the Town is focused on attracting new business campuses.

Tools	Description	Return on Investment	Metrics	Key Partners
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Tools to Preserve and Expand Access to Homeownership

6. Zone for Attached and Multifamily Housing (page 38)	See above.	High	See above.	See above.
8. Offer Down Payment Assistance and Homeowner Counseling (page 444)	The Town would commit local funding and provide grants or forgivable loans to income-qualified moderate-income homebuyers to reduce the up-front costs of purchasing a home. Cost Estimate: \$20,000 per unit (Comparisons: Wake County and Raleigh).	Medium	Homeownership rate	Wake County, Local non-profit to administer funds and counseling.
5. Pilot an ADU Demonstration Program (page 37)	See above.	Low	See above.	See above.

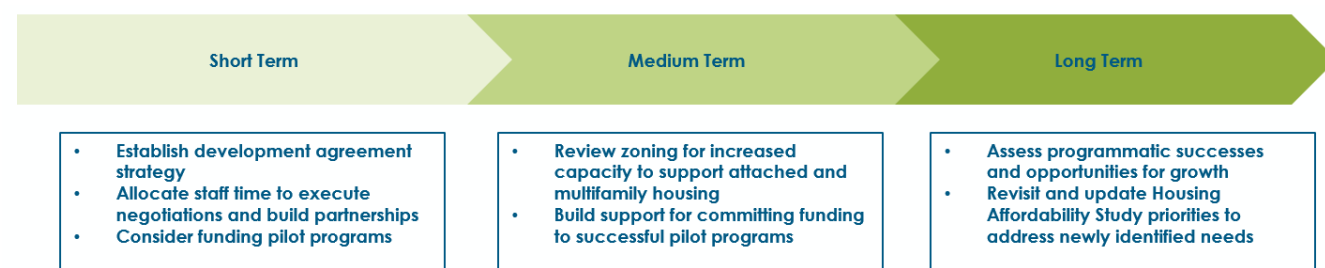
Immediate Next Steps

- Identify potential funding sources for a pilot down-payment assistance and ADU demonstration program.
- Define the objectives of the down payment assistance program, including specific groups eligible for down payment assistance, financing structure, source of funds.
- Collaborate with Wake County to ensure that homeownership programs are complementary.

Tools	Description	Return on Investment	Metrics	Key Partners
9. Pilot an Owner-Occupied Rehab Program (page 48)	The Town can offer grants for income-qualified homeowners for home repairs or energy retrofits to maintain affordability. Cost Estimate: \$15,000 per unit for limited repairs, \$90,000 per unit for substantial repairs (Comparison: Raleigh)	Medium	Stabilize the decline in households making ~60% of Area Median Income.	Wake County, Local non-profit to administer funds and make repairs.
10. Provide Funding for Legal Counsel and Services (page 500)	The Town could dedicate funding to counsel for low-income renters without adequate representation for housing-related legal disputes. Cost Estimate: \$5,000 per household served	Medium	Stabilize the decline in households making ~60% of Area Median Income.	Local non-profit to administer support.
11. Invest in a Community Land Trust (CLT) (page 51)	The Town can work with partners to dedicate land or funding for a new CLT. Cost Estimate: Pursue land contributions as subsidy through publicly owned or partner-owned land	Medium	Number of long-term affordable units created.	New or existing local community land trust.
5. Pilot an ADU Demonstration Program (page 37)	See above.	Low	See above.	See above.

Immediate Next Steps

- Build support for and dedicate a stable funding stream for the housing affordability programs.
- Identify qualified private and nonprofit housing providers and pre-approve contractors to implement an owner-occupied rehabilitation program.
- Identify town-owned land that can be dedicated to a CLT.



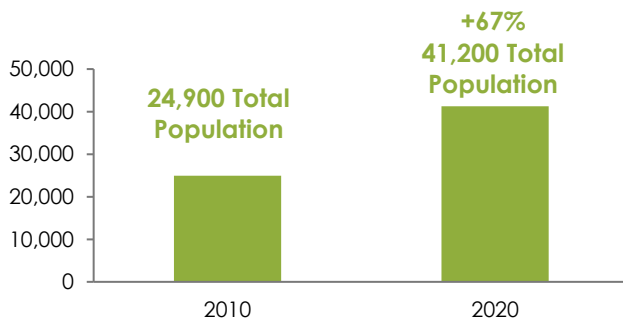
3. Market Conditions

Population Growth

The Triangle region, a nine-county region named for the region centered around the cities of Raleigh, Durham, and Chapel Hill, has experienced significant and sustained **population growth** in the past decade, as new residents flock to the region for its strong economy and high quality of life. The Raleigh Metropolitan Statistical Area (MSA), which includes all of Wake County, added approximately 280,000 residents from 2010 to 2020 and added 130,000 jobs over the same period (American Community Survey (ACS) 2010 and 2020, EMSI). North Carolina is one of the fastest growing states in the nation, and Wake County is the fastest growing county in North Carolina (U.S. Decennial Census, 2010 and 2020). This growth has been particularly concentrated in the Towns surrounding Raleigh, such as Apex, Cary, Fuquay-Varina, and Holly Springs. These towns have experienced anywhere from 40% to 80% population growth since 2010 (Figure 11).

Holly Springs' **population has increased by 67%**, or 16,300 people, since 2010 (Figure 10). This is in-line with similar trends in the Towns surrounding Raleigh (Figure 11). The Raleigh Metropolitan Statistical Area (MSA), which includes all of Wake County, added 130,000 jobs from 2010 to 2020, marking a 27% increase in total jobs (EMSI).

Figure 10: Total Population Growth in Holly Springs, 2010-2020



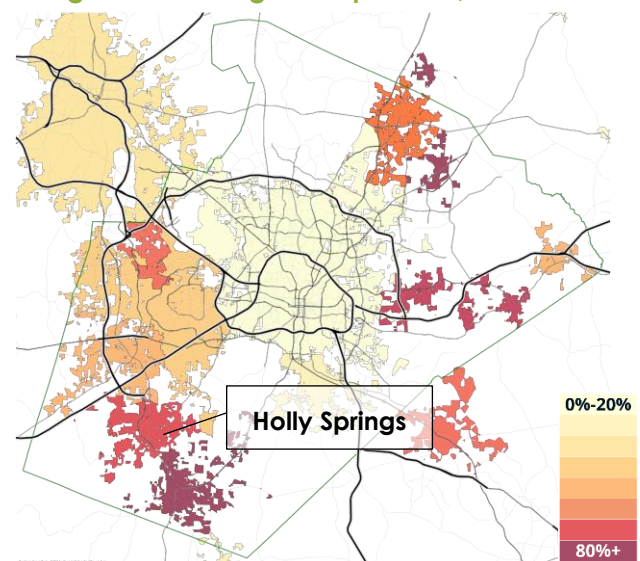
Source: U.S. Census 2010 and 2020

How is Holly Springs Different?

Holly Springs contributes to this regional trend, having added over 2,000 jobs over the same time-period (EMSI). **While some of the overall increase in demand for housing is attributable to job growth in Holly Springs, it is largely driven by regional job and population growth.** Holly Springs accounts for 1.5% of all jobs in the Raleigh MSA and 1.7% of jobs added in the Raleigh MSA since 2010 (EMSI). In other words, while Holly Springs is experiencing significant job growth, it comprises a small share of job growth in the region. Job growth in the region will impact population growth in Holly Springs, even if those jobs are created in neighboring towns.

Some of the households moving to the region for jobs choose to live in Holly Springs, even if they work elsewhere; (2,900 people aged 25 to 55 have moved to Holly Springs between 2010 and 2020, ACS 2010 and 2022). The town has also nearly doubled its population of middle- and retiring-aged individuals since 2010, who are drawn to Holly Springs for its quality of life. This also contributes to the increased demand for housing in the town.

Figure 11: Change in Population, 2010-2020

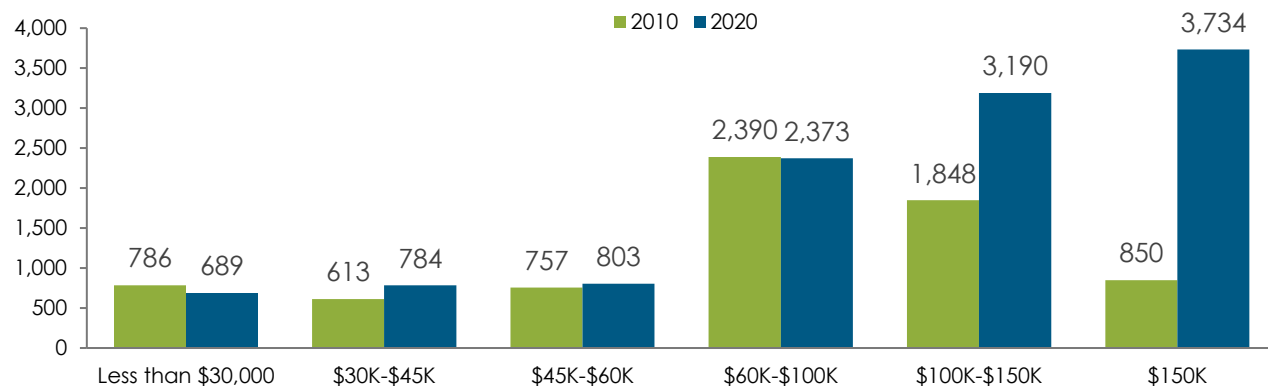


Source: ACS, 5-Year Estimates 2010-2020

The overall increase in households in Holly Springs specifically has largely been driven by households making over \$100,000 a year (Figure 12), which has driven up the median household income in Holly Springs to \$110,800 (ACS 2020). Lastly, while the

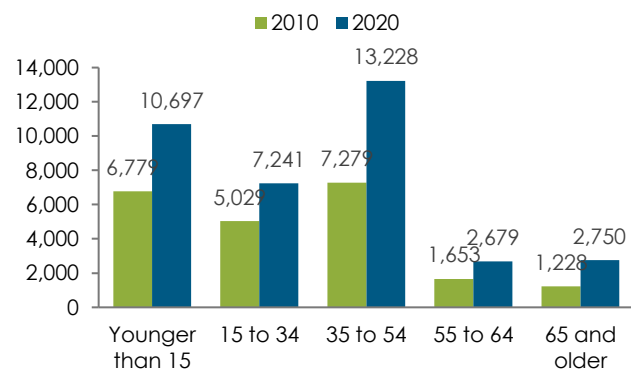
town has experienced population increases across all racial and ethnic groups, Asian and Hispanic/Latino households comprise a larger share of the population now than they did in 2010 (Figure 14).

Figure 12: Households by Income Bracket, 2010 vs. 2020



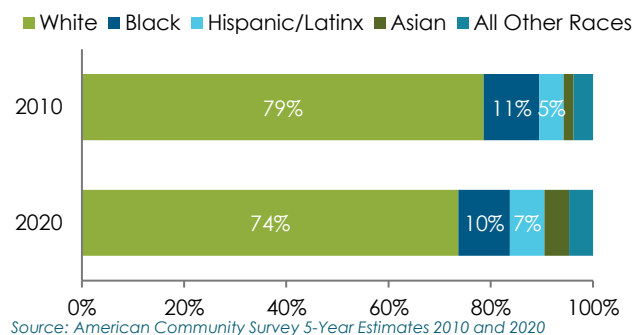
Source: ACS 5-Year Estimates 2010 and 2020

Figure 13: Population by Age, 2010 vs. 2020



Source: ACS 5-Year Estimates 2010 and 2020

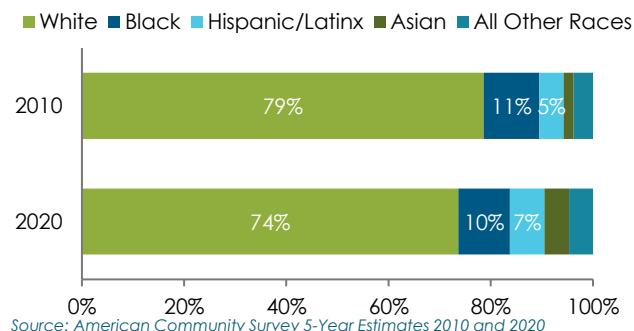
As Holly Springs grows, residents benefit from more services and amenities, such as new restaurants and increased access to groceries and healthcare. Additionally, new residents bring new tax dollars, allowing the Town to invest in existing infrastructure and schools. Sustained growth also brings challenges. For example, growth puts pressure on Holly Springs' housing stock and helps drive significant **increases in rent** and **sales prices**. This puts pressure on existing households, who generally have lower incomes than new residents. For example, households making between \$100,000 and \$150,000 comprise a greater share of homeowners added since 2010 than the overall population



Source: American Community Survey 5-Year Estimates 2010 and 2020

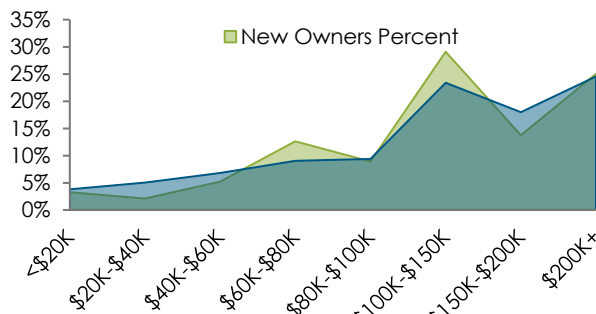
Figure 14: Population Share by Race/Ethnicity, 2010 vs. 2020

Figure 15: Homeowners by Income Bracket, 2020



Source: American Community Survey 5-Year Estimates 2010 and 2020

Figure 15: Homeowners by Income Bracket, 2020



Source: American Community Survey 5-Year Estimates 2020

Growth in Households Making Over \$100,000

In line with state trends, **population growth in Holly Springs has almost entirely been driven by households making more than \$100,000 per year**, and particularly those making more than \$150,000. This is particularly driven by households from high-income cities, such as Los Angeles and New York, moving to Wake County (Figure 6).

Figure 16: Top Ten Origin of Households Moving to Wake County, 2020

Rank	City	Average Income
1	Los Angeles, CA	\$124,457
2	Brooklyn, NY	\$95,246
3	Chicago, IL	\$131,124
4	Fairfax County, VA (DC MSA)	\$106,534
5	Long Island, NY	\$82,661
6	Fort Lauderdale, FL	\$73,042
7	San Jose, CA	\$178,668
8	Queens, NY	\$64,851
9	New York, NY	\$134,481
10	Miami, FL	\$58,181

Source: Internal Revenue Service, 2022

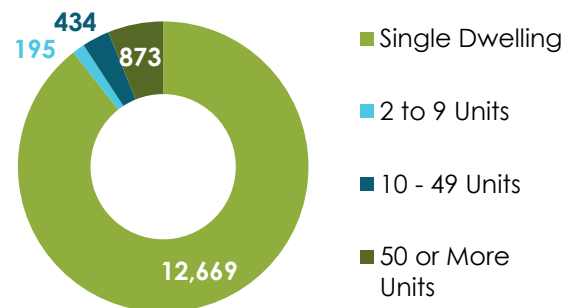
Additionally, households making between \$60,000 and \$100,000 declined from 2010 to 2020. The decline of these households is due to both increases in incomes of existing residents and households relocating to lower cost markets.

Housing Supply

As demand for housing grows, adding housing supply to meet that demand is crucial to ensuring that prices don't quickly rise. Holly Springs' overall housing supply has increased steadily since 2010, including 908 apartments between 2020 and 2021 (CoStar). Holly Springs has added more housing, including multifamily housing, in the past couple of years than ever before, which leaves the share of detached dwelling housing at about 86% (Figure 7).⁴

Despite the recent influx of housing units, there are still housing gaps in Holly Springs, particularly for households making under \$100,000, prospective first-time home buyers and those hoping to age in place in Holly Springs. Low and very low income renters (less than \$35,000 annually) face an acute need for rental housing they can afford. These community members are often priced out of the market by higher-income households that make up the majority of the population growth.

Figure 17: Existing Housing Inventory in Holly Springs, 2022



Source: ACS 2010-2019 5-year Estimates, U.S. Census, CoStar 2020-2021, Town of Holly Springs

Housing Price Growth

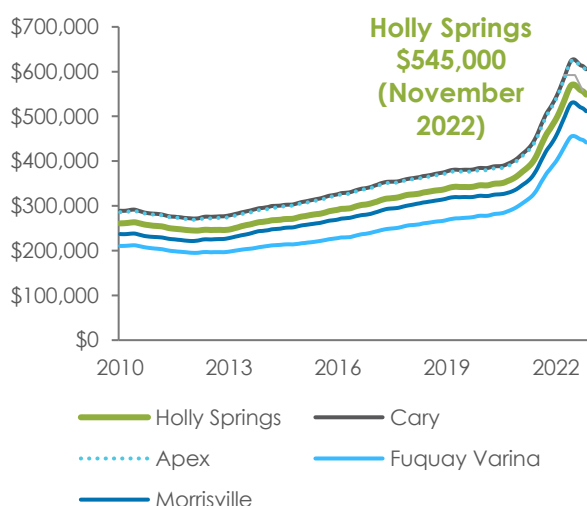
Supply has lagged population growth due to job creation and the increase in retiring-age households both within Holly Springs and across the region. Since 2010, the Town has added 6.5

⁴ This chart includes 908 multifamily units delivered and under construction in 2019, 2020 and 2021.

people for each new job created, indicating job growth is just one trend impacting overall population growth (EMSI). For example, Holly Springs has doubled their 65 and older population (ACS 2010 and 2020).

The recent population growth has been accompanied by a steady increase in home prices, which have increased by 59% since 2019, accelerating affordability concerns (Figure 18). Since the beginning of the COVID-19 pandemic, home prices have risen rapidly, increasing by 48% since January 2021 (Figure 18). In other words, a home that cost \$350,000 in January 2021 would cost over \$517,000 in November 2022.

Figure 18: Average Sale Price, 2010-2022



Source: Zillow

This rapid increase in prices aligns with the rest of the Research Triangle region (Figure 18). Since 2010, Wake County has added nearly 250,000 residents. This has been particularly felt in towns outside of Raleigh, with population increases ranging from 40% to over 80% in places such as Apex, Cary, and Fuquay-Varina. This population growth has put pressure on the housing market, particularly since COVID-19. Towns such as Apex, Cary, Fuquay-Varina, and Holly Springs have experienced 59% increases in housing prices since January 2020 (Figure 8, Zillow).

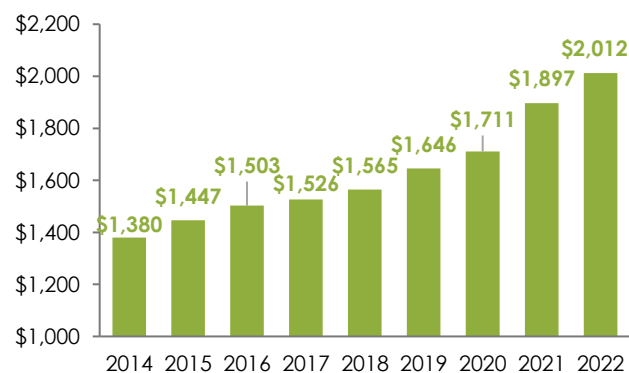
Rental Price Growth

Rents have also grown steadily since 2014 and surged during COVID-19, with 22% growth in rent from 2019 to 2022 (Figure 19). The median rent is now over \$2,000, compared to \$1,650 in 2019.

A family in Holly Springs now needs to make at least \$80,500 to afford the median rent, compared to \$66,000 in 2019.

By 2020 there was already a gap in rental housing units available to households making less than \$35k, or units priced at \$875 per month and less. Housing gaps occur when there are not enough houses for households at certain income levels. When households cannot find housing at their income level, they end up moving into units that rent for more than they can afford. These households then become cost-burdened.

Figure 19: Average Rents in Holly Springs, 2014-2022

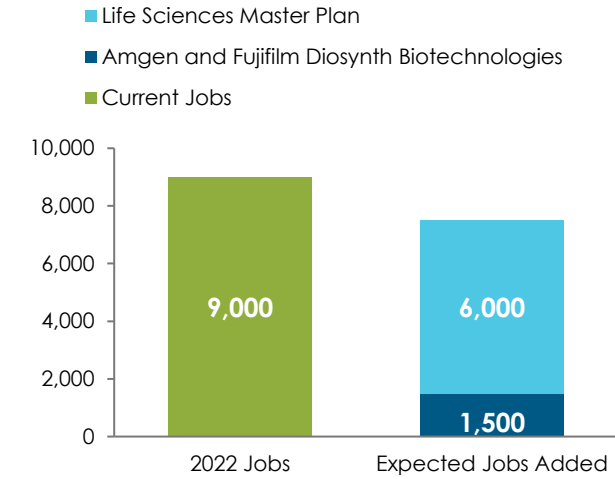


Source: Zillow

Job Growth in Holly Springs

Holly Springs has committed to economic growth and the benefits it can bring. The Town has actively recruited companies to move to Holly Springs, using development agreements and economic incentives to attract companies such as Amgen and Fujifilm Diosynth Biotechnologies. Additionally, the Town has prioritized identifying available land for large employment campuses.

Figure 20: Current and Planned Jobs in Holly Springs, 2022



The continued push for job growth will continue to contribute to population growth of higher income households in Holly Springs. Amgen and Fujifilm Diosynth Biotechnologies alone will add **1,500 new jobs**, with average salaries ranging between \$113,000 and \$120,000. Additionally, a master planned Life Sciences community will add an estimated 6,000 jobs (Figure 0). While some of these jobs will be filled by Holly Springs residents, the added jobs will put more pressure at the higher end of the market as higher income households outbid each other for limited housing. ([Urban Institute](#))

While this contributes to population growth, it pales in comparison to the effects of regional job growth. The Town cannot control the level of interest in the region but can strategically accommodate this growth and invest in infrastructure to support a high quality of life.

4. Housing Needs

The trends described impact housing affordability in Holly Springs and, coupled with local land use and regulations, create a range of housing needs for those who live and work in Holly Springs. Based on public engagement, data analysis and conversations with local housing stakeholders, Holly Springs' most pressing housing needs can be understood in three major categories: limited housing supply, rising barriers to accessing homeownership, and increasing displacement pressure.

Limited Housing Supply

In Holly Springs, there is not enough housing supply to meet demand, in particular for households making lower wages (less than \$35,000 annually). In Holly Springs, overall housing inventory growth has lagged population growth between 2016 and 2020, contributing to growth in housing prices (Figure 8). When there is not enough housing to meet demand, households compete for an increasingly limited supply of housing, driving prices up overall.

+130,000 jobs added in Raleigh MSA since 2010

+124% increase in population of individuals aged 65 and older in Holly Springs

Source: EMSI, ACS 2010-2020 5-year Estimates, U.S. Census

Homes in this region are turning over quickly, meaning there is a much higher demand for housing units than supply. Between June 2021 and June 2022, homes in Wake County stayed on the market only 19 days, compared to an average of 27 days across other U.S. Metro areas (Redfin). Multifamily rental units in Holly Springs have an average vacancy rate of 3.5%, which is one of the lowest in the region; multifamily rental units in Wake County (4.9%), Morrisville (4.9%), Fuquay Varina (5.5%) and Cary (4.5%) have higher

average vacancies than Holly Springs (CoStar, multifamily apartments built before 2020). Vacancy rate is a helpful metric to understand existing demand for housing.

Holly Springs also lacks diverse housing options to meet different housing needs. An "adequate" housing supply should serve a range of households through detached dwelling, attached, multifamily, for-sale, and rental units at different price points. With limited variety in new housing supply, market pressures can displace low- and moderate-income residents from "naturally affordable" market-rate housing, such as older or smaller homes in Holly Springs. Diverse housing typologies, like townhomes, attached homes, detached dwelling homes, and multifamily apartment buildings, meet housing needs of different types of households, especially "soft density" housing, which can be built at a lower cost (Figure 1 **Error! Reference source not found.**).

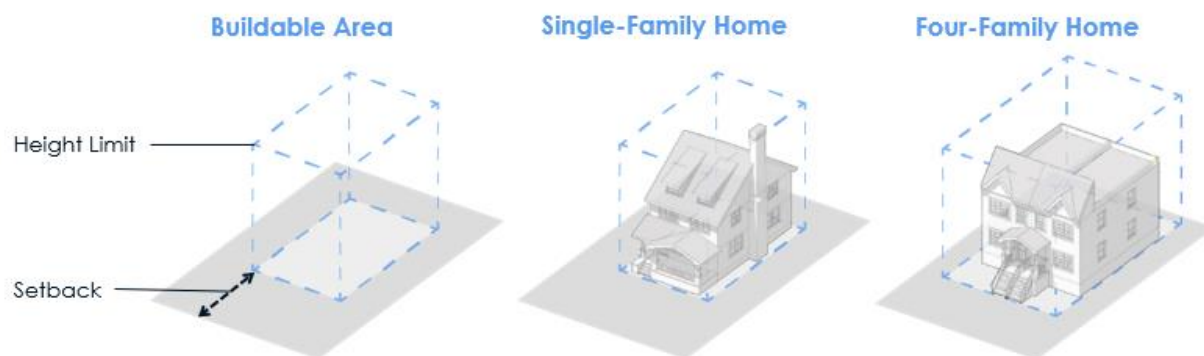
Benefits of Soft Density Housing

Multifamily housing rents and sells at a lower price point than detached dwelling housing units.

Multifamily units cost less per unit to construct than detached dwelling homes because their footprint is typically smaller and land cost is shared between multiple units, rather than just one detached dwelling home. A lower cost of construction means the unit can rent or sell for less per unit than a detached dwelling home.

Creating a larger supply of housing units at a variety of price points will put less pressure on infrastructure, like schools and roads. Adding multifamily units at a higher density than detached dwelling homes means fewer roads need to be built in order to serve those new units. Additionally, adding more households increases tax revenues, which can support additional funding for local schools. Similarly, fewer miles of water, electrical, and sewer infrastructure can serve more units if those units are spread across fewer acres of land.

Figure 21: Soft Density Housing Types



The housing inventory in Holly Springs is currently 86% detached dwelling and 14% multifamily.⁵ (Figure 22), a higher share of detached dwelling homes than nearby Towns like Cary (60%), Apex (69%) and Wake County (59%).⁶

Diversifying typology and tenure (renter-occupied versus owner-occupied units) helps to serve a range of Holly Springs residents. Holly Springs has a very high homeownership rate of 82% (ACS 2010-2020 5-year Estimates, U.S. Census, CoStar, Town of Holly Springs). Some lower income households cannot afford a down payment and are limited to rental housing options. Further, there are over 700 renter households in Holly Springs making more than \$100,000 annually who rent by choice or who also struggle to afford the rising cost of homeownership. These high income renter households compete for the same supply of rental housing as lower income renters, exacerbating supply issues (Figure 23). As Holly Springs continues to grow, and the number of service jobs increases to support overall Town growth, more rental options will provide housing units affordable to the workers and families filling those service jobs.

Who does this impact?

Everyone in Holly Springs is impacted by the limited number of units and lack of diversity in housing typology. A limited number of units drives up the cost of housing as the Town grows and demand for housing increases. Older homeowners are forced out of the community because the

competition for smaller units is high, and they struggle to downsize in Holly Springs.

Lack of diversity in housing types drives up infrastructure costs for the entire town since detached dwelling homes incur a higher Town services cost per unit (police department, fire department, etc.) and infrastructure cost per unit, as homes are more spread out across a greater land area. The entire Town is also impacted by traffic since lower-income workers cannot find housing units at lower price points and are forced to commute into Holly Springs from surrounding areas.

What is the scale of need?

Over 86% of the housing stock in Holly Springs is detached dwelling homes (Figure 22). The Town lacks diverse housing typologies, such as attached housing and multifamily buildings, which can be delivered at a lower price point and meet housing needs for different households at different phases of life.

By 2020, there was supply gap of about 460 units for renter households making less than \$35,000 annually, exacerbating the issue of cost burden for Holly Springs renters and for service workers who are meeting the growing demand for services from high income households moving in. There is also an imbalance at higher income levels, or renters making more than \$100,000 annually (Figure 23). Over 700 households making more than \$100,000 are choosing to rent and are renting

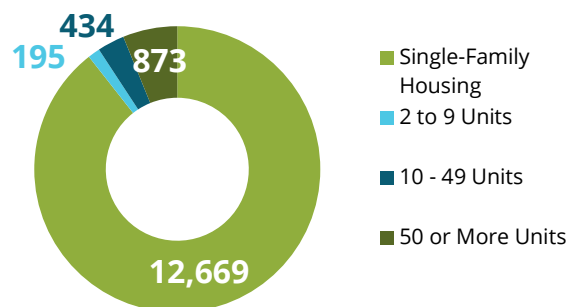
⁵ ACS 2010-2019 5-year Estimates, U.S. Census, CoStar 2020-2022, Town of Holly Springs

⁶ ACS 2010-2020 5-year Estimates

units that are affordable to moderate income groups, exacerbating demand pressure for lower cost units and driving the high cost burden rate (40%) for renter households making up to \$60,000.

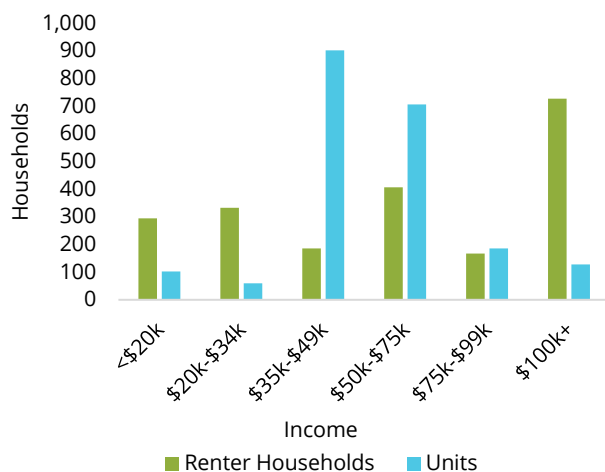
As prices have soared recently, more renter households are competing for an increasingly limited supply of rental housing in Holly Springs, and this gap has likely grown substantially since 2020 as a result. By increasing the diversity of housing types in Holly Springs, the Town can move towards its target of reducing the number of cost-burdened households and increase the amount of long-term affordable housing.

Figure 22: Existing Housing Stock by Number of Units in Structure, 2022



Source: ACS 2010-2019 5-year Estimates, U.S. Census, CoStar, Town of Holly Springs

Figure 23: Holly Springs Rental Supply Gap, 2020



Source: 2015-2020 ACS 5-year Estimates

What are the barriers?

Many low and very low-income households simply don't make enough money to afford rents given high local costs. To support these households, the Town can focus on strategies to reduce total development costs and increase the diversity of housing types that can be built. A significant

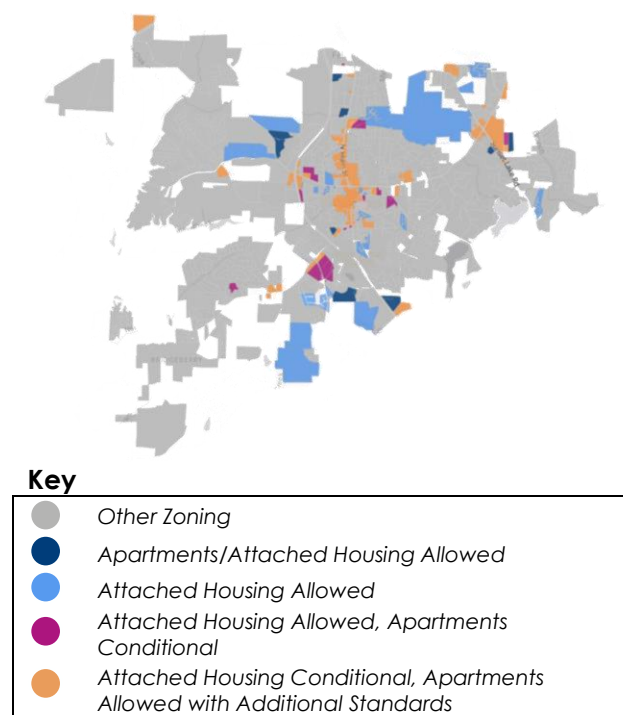
portion of land in the town is zoned for detached dwelling homes. Creating more zoned areas for attached housing requires an amendment to zoning regulations and the zoning map.

The development approvals process in Holly Springs requires Council approval, which increases time and uncertainty for developers. As the development approvals process lengthens, holding costs for developers increase, increasing the total cost of development. Higher development costs translate into higher rents or sale prices. When the approvals process is unpredictable, developers are also less incentivized to propose interesting or unique development projects.

The Town's utility meter connection requirements increase the cost of development by requiring each housing unit to have its own utility meter, even for large multifamily developments. This significantly increases the cost of development, discouraging Developers from pursuing new housing projects in Holly Springs.

Lastly, while most survey respondents believe the Town should take steps to support housing affordability, some respondents stated they did not support the creation of new neighborhoods. This is a common barrier for small and large towns alike, particularly in growing towns.

Figure 24: Holly Springs Zoning Map



Access to Homeownership

Homeownership is a key wealth building tool, enabling families to save for retirement, save for college, or start a business. When homeownership is unaffordable and ownership rates decrease, households struggle to prosper.

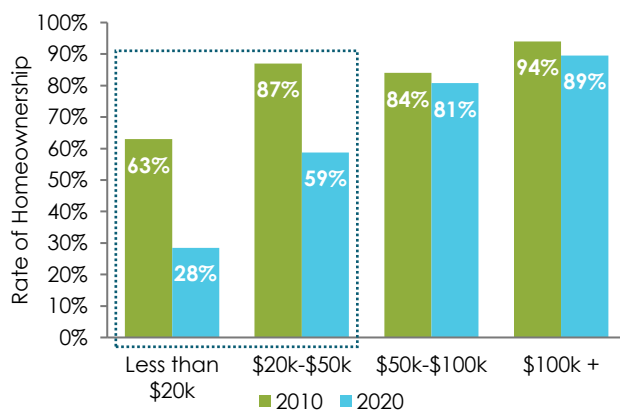
Holly Springs has historically been affordable to first-time homebuyers, but over time prices have increased while renter incomes have stayed stagnant, making it more difficult for renters to become homeowners.

Who does it impact?

In line with regional trends, Holly Springs has a high share of homeowners. However, homeownership is increasingly out of reach for households with incomes lower than \$75,000 and elderly populations.

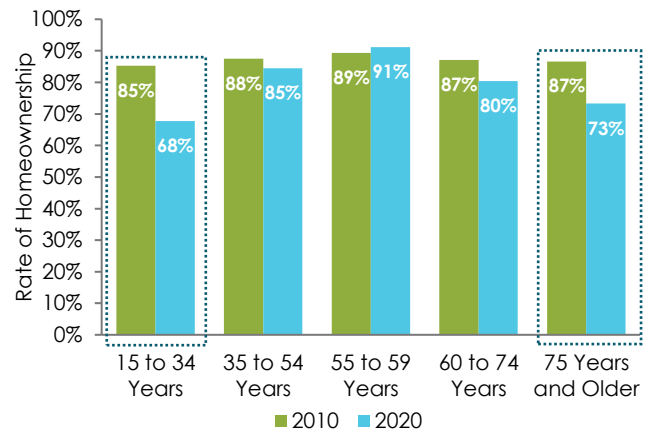
In line with national trends, the homeownership rate in Holly Springs has decreased to 82% in 2020, but is still notably higher than Cary, 67%, and the United States, 64%, overall. The rate of homeownership in the Town has declined across all racial and ethnic groups, and most sharply for lower income households making less than \$50,000 per year (Figure 25), elderly households 75 years and older, and households age 15 to 34 (Figure 26).

Figure 25: Homeownership by Income Level, 2010 and 2020



Source: ACS 2010 and 2020 5-year Estimates, U.S. Census

Figure 26: Homeownership Rate by Age, 2010 and 2020

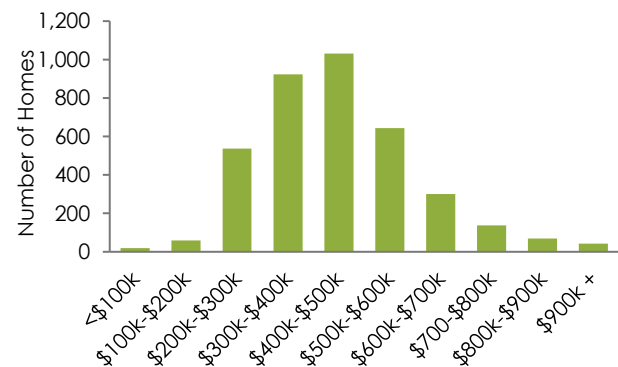


Source: ACS 2010 and 2020 5-year Estimates, U.S. Census

What is the scale of need?

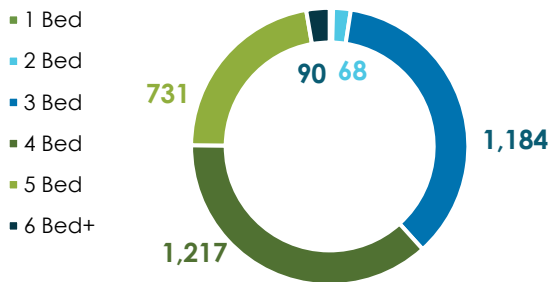
The median renter in Holly Springs can afford to purchase a \$340,000 home. Only 978, or 26% of the total, homes were sold within the last two years at a price point affordable to the median renter. Only 81 homes, or 2% of total homes sold, were 1- or 2-bedrooms, which are most desired by first-time homebuyers (Zillow, Figure 27 Figure, Figure8).

Figure 27: Homes Sold by Price, 2020-2022



Source: Zillow, Last 2 Years; National Association of Home Builders, Characteristics of New and First-Time Home Buyers

Figure 28: Units Sold by Unit Size, 2020-2022



Source: Zillow, Last 2 Years; National Association of Home Builders, Characteristics of New and First-Time Home Buyers

What are the barriers?

Barriers to accessible homeownership include lack of funding, constraining design standards, and housing types. The Town is lacking direct assistance programs for homeownership, which help bridge the gap between what renters can afford to pay, and the high purchase price of homes. Design standards can also increase the cost of constructing new homes, which causes sale prices to increase. The Town can consider efforts to adjust design standards, such as changing rear-alley and site dimension requirements, to reduce the cost of construction. The current housing stock is mostly 3-bedrooms, 4-bedrooms, and 5-bedroom homes, which are larger than the typical home first-time homebuyers are looking to purchase.

Emerging Displacement Pressure

Displacement is generally referred to as a forced or involuntary movement from a household's place of residence and can take several different forms, including forced displacement, such as eviction, and pressured displacement caused by factors such as unaffordable rents or poor or unsafe living conditions. Other examples of forced displacement include extreme rent increase, foreclosure, threats or malicious actions, or disaster. Examples of pressured displacement include housing cost burden, poor housing quality, or unsafe neighborhood conditions.

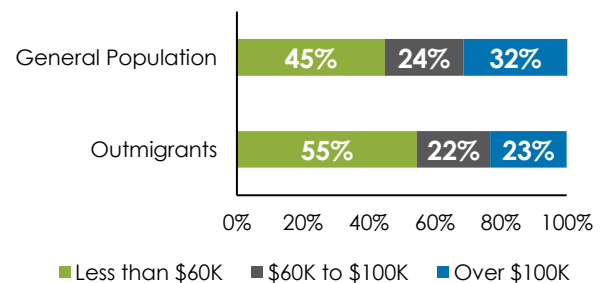
Who does it impact?

Pressured displacement is an emerging issue in Holly Springs, as cost burden continues to increase, and as long-term homeowners struggle to afford

necessary improvements to their homes or to move to a different unit. During a community meeting, a longtime Holly Springs resident shared, *"In our area, all I can do is upkeep on my house. I cannot afford to move anywhere else."* Data suggests that there is not yet widespread displacement, but as higher income households continue to move to the Town, moderate and low-income and older residents will become vulnerable to displacement over time.

In Wake County as a whole, households making less than \$100,000, and particularly less than \$60,000, are moving out to other more affordable counties. Essential workers and Town employees typically fall into this category, meaning they are disproportionately impacted by emerging displacement pressures (Figure 29).

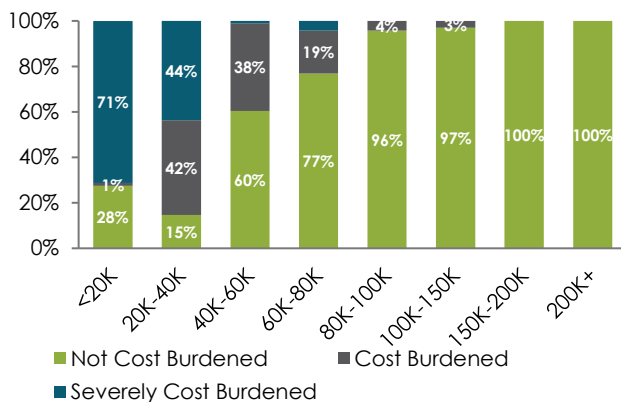
Figure 29: Households Moving Out of Wake County to Other NC Counties by Income, 2019



Source: ACS 2019 5-year Estimates, U.S. Census

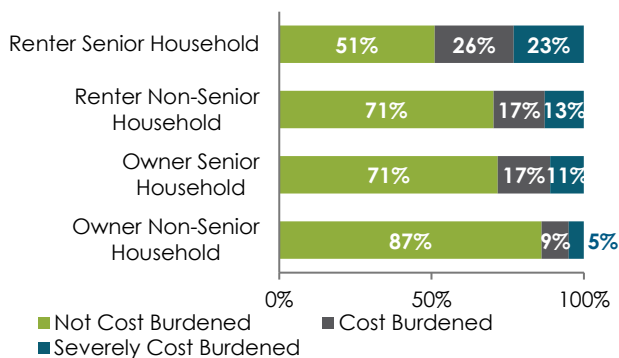
Renters and elderly households are increasingly cost-burdened and lack housing options that they can afford. Holly Springs has a high share of homeowners: 82% (ACS 2020 5-year Estimates), and a high share of owner-occupied units, meaning that renter households must compete for a smaller pool of units. Similarly, elderly households are competing for a limited supply of units to downsize and age in place (Figure 1).

Figure 30: Renter Cost Burden by Income, 2019



Source: ACS 2019 5-year Estimates, U.S. Census, HR&A Advisors.

Figure 31: Cost Burden for Seniors, 2019



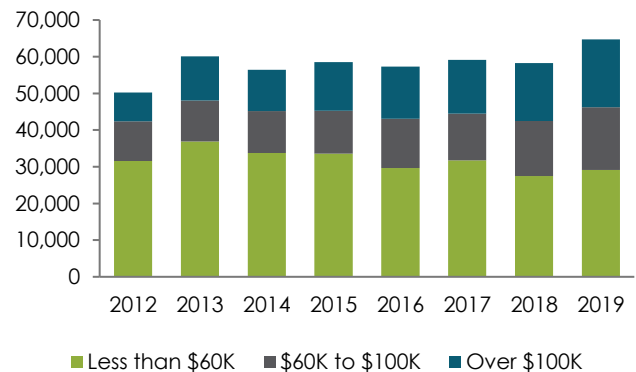
Source: ACS 2019 5-year Estimates, U.S. Census, HR&A Advisors.

What is the scale of need?

Thirty percent of renters in Holly Springs are cost burdened or severely cost burdened, which can lead to displacement. Sixty-four percent of renter households that make less than \$60,000 are cost burdened or severely cost burdened, making them particularly vulnerable (ACS 2019 5-year Estimates, U.S. Census). Cost burden for households making less than \$35,000 is in part due to a rental unit supply gap at these income levels.

Emerging displacement pressure is demonstrated in Wake County by significant outmigration since 2012 (Figure 2). On average since then, more than 58,000 households have moved to other counties in North Carolina (excluding Durham and Mecklenburg, other high-cost counties).

Figure 32: Outmigrant Households by Income, 2012-2019



The households described in this chart are households that moved out of Wake County to a different NC county, excluding Durham or Mecklenburg (other high-cost counties).

Source: 2019 5-year Public Use Microdata Sample (PUMS). PUMS data reflects a broader area beyond Holly Springs Town limits.

What are the barriers?

One barrier to curbing displacement pressure is a lack of affordable rental housing options for households making less than \$35,000. For this income group, there is a significant unit supply gap, forcing renters into homes they cannot afford, and increasing cost burden.

Growth in the Town is expected to continue, particularly with recent new employers coming to Holly Springs, the construction of NC 540, and other economic development initiatives. The construction of the highway impacts both existing and future residents. Some existing residents have been forced to relocate to make way for the construction of the highway, while other existing residents will encounter indirect impacts as the highway attracts increased development interest. Additionally, as highway construction concludes, new housing development will bring more people to Holly Springs. The Town will need to identify strategies to accommodate those households to prevent significant traffic increases and infrastructure strain.

The Town of Holly Springs can implement housing strategies to adapt for future growth and limit displacement pressure going forward.

5. Housing Strategies

To begin to address the housing needs described in Section 3, **Holly Springs should focus on three housing goals:**

1. **Meet growing demand;**
2. **Preserve and expand access to homeownership; and,**
3. **Retain existing residents.**

Meet Growing Demand

Both the regional and local economy are growing, which increases demand for both housing and local services. To help reduce the price pressures of increased demand and to meet household needs for different types of housing, the Town can take a proactive approach to the development approval process that prioritizes housing developments that support affordability.

Preserve and Expand Access to Homeownership

Traditionally, Holly Springs has been a place that is affordable for first-time homebuyers in the region. Helping create affordable homeownership opportunities is an important tool to ensure that seniors can age in place, to reduce racial wealth disparities and racial segregation, and to ensure that those who work in Holly Springs can live in Holly Springs.

The Town can help preserve opportunities for first time homebuyers by providing down payment assistance and working with employers to support homeownership. Additionally, the Town can help increase the supply of smaller houses that are naturally affordable to first time homebuyers. Lastly, the Town can support owner-occupied rehabilitation to help existing homeowners remain in their home.

Retain Existing Residents

Pressured displacement is an emerging housing issue in Holly Springs. Creating permanently affordable rental and homeownership

opportunities, and providing support to residents at risk of displacement, can help to ensure that this issue doesn't grow in Holly Springs as it has in much of the region.

The Benefits and Challenges of Growth

Holly Springs has committed to economic growth and the benefits it can bring. The Town has secured Amgen and Fujifilm Diosynth Biotechnologies, bringing significant employment and population growth. Combined, these two companies will add approximately 1,500 new jobs. Additionally, Holly Springs expects a life sciences community that will bring an additional 6,000 jobs. These new jobs are expected to pay salaries ranging between \$113,000 and \$120,000. The new jobs will create additional, lower paying service jobs in the community, which will increase the demand for housing across all income groups.



Image: Amgen Groundbreaking

Growing the Town's economy requires that the Town continue to attract businesses to Holly Springs. When new businesses move to Holly Springs, it not only adds the jobs from those businesses, but also the jobs of other businesses that expand to support new businesses. The

service industry also grows, as new households create demand for retail, restaurants, and services.

When workers cannot afford to live in Holly Springs, service businesses may hesitate to move to Holly Springs as they struggle to find employees, which reduces the overall services available to existing residents. If service industries decide to locate in Holly Springs, their workers may live outside the Town, increasing overall traffic. New companies can help alleviate these pressures by committing funding to support housing affordability or by helping employees purchasing houses. The Town also can support new housing for these households by allowing for smaller and more affordable housing types.

Additionally, as the Town grows, it will incur more fiscal costs to fund increased infrastructure needs, such as water and sewer, parks and open space, and transportation improvements. If the Town neglects these improvements, local roads, parks, and sewer systems may become overburdened. However, the increased tax revenue from new development can support intentional planning efforts that efficiently concentrate amenities to reduce the burden on infrastructure. For example, by encouraging mixed-use development and higher density zoning, the Town can encourage more walkability and concentrate infrastructure in targeted areas, lowering the relative cost of infrastructure improvements. An example of a successful mixed-use project is Main Street Square, a place where people can live, access health and



Image: Holly Springs Farmers Market

dental care, get a cup of coffee, and other services.

Additionally, the Town can work with companies moving to Holly Springs to have them contribute to necessary infrastructure upgrades and affordable housing. The Town has regularly negotiated development agreements in the past, such as the Village Gate development agreement, where the developer made improvements to roadways and sidewalks. The Town can deploy a strategy in which it uses the development agreement process to prioritize residential projects that have affordable components, either through below market rate units or through smaller housing types like one- and two-bedroom homes and attached houses that are less expensive to build.

The Role of the town

Many factors impact housing affordability. These include the cost of construction, interest rates, regional demand, and more. While the Town

cannot influence all these factors, it can influence some, including land costs, funding availability, hard costs, and soft development costs.

Figure 33: Drivers of Affordability
(see Figure 34 for definitions)

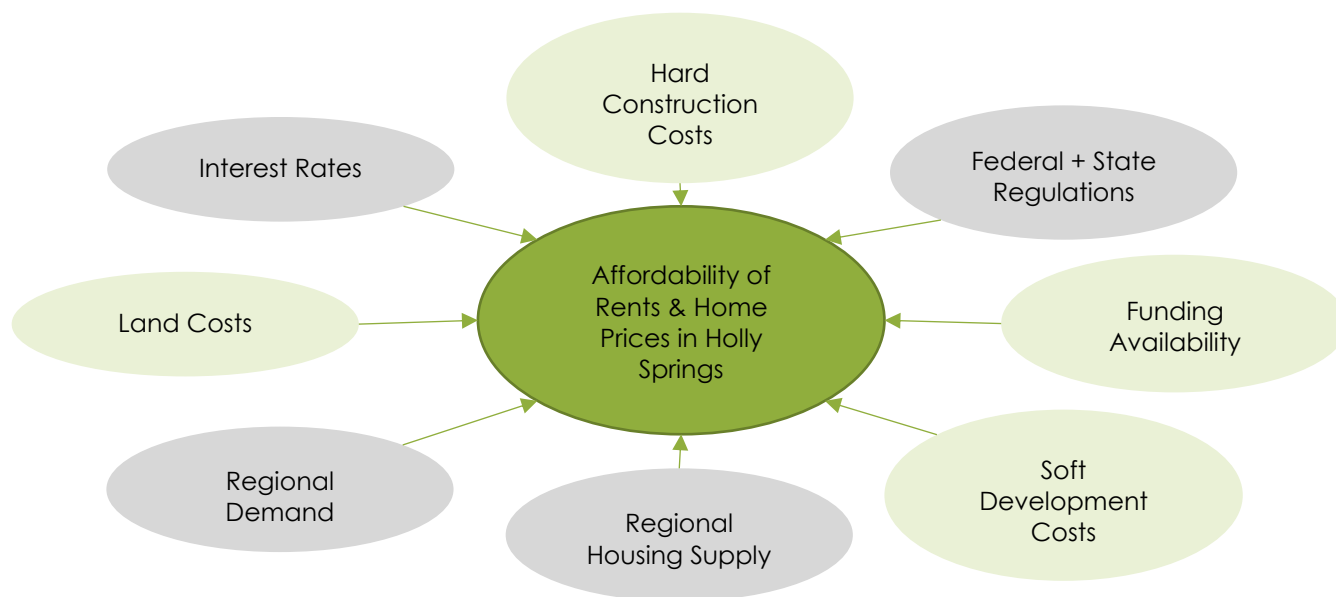


Figure 34: Defining Drivers of Affordability

Hard Construction Costs	Cost of construction materials and contractors. The Town can support reduced construction costs by allowing for diverse housing types.
Federal and State Regulations	Government regulations indirectly impact the cost of development as developers are required to meet certain requirements.
Funding Availability	Includes availability of private financing from banks and public investment from local, state, and federal governments.
Soft Development Costs	Construction costs that facilitate development, including architects, engineers, permitting fees, and lending fees.
Regional Housing Supply	When overall supply is low, high-income households compete with lower income households to find housing. Large housing supply does not guarantee housing affordability.
Regional Demand	As more people desire to live in a region, they will pay more for housing options.
Land Costs	Many factors influence land costs. Proximity to desirable uses and the overall supply of land are two prominent factors.
Interest Rates	Banks will raise or lower interest rates to account for the amount of risk they are willing to incur based on economic conditions. The Federal Reserve plays a significant role in influencing base interest rates.

The Town has two primary pathways it can pursue. First, Holly Springs can prioritize leveraging land use standards to influence land and construction costs. By doing so, the Town can increase affordability for moderate income households. The tradeoff is that land use tools do not increase housing for the lowest income households. On the other hand, the Town can prioritize building support to dedicate funding for housing, which would support more funding for the most vulnerable households but would utilize taxpayer dollars. In the short-term, the Town can pilot subsidy tools and pursue partnerships to start supporting low-income households.

Development Approval Process

In Holly Springs, nearly every residential development requires Town Council approval, even if the proposal complies with the existing zoning regulations, lengthening the time of development. Many jurisdictions allow projects that comply with the zoning to be approved by staff instead of requiring Town Council approval. While maintaining the land use planning process, Holly Springs can shorten project approval times by condensing some parts of the development approvals process.

Additionally, unpredictable development approval processes increase risk for developers, discouraging them from pursuing new projects. The Town can increase certainty by providing clear timeline standards and clarifying zoning regulations with clear language and illustrations.

Land Use Tools

Another important type of housing tool is land use and density rules. These regulations define and enforce what types and sizes of structures can be built in specific locations. When it comes to housing, density standards limit the number of units that can be built in a particular portion of land. Holly Springs is mostly detached dwelling only zoning but has allowed for more attached and multifamily in recent years. Allowing more duplexes, triplexes, and multifamily units decreases the relative cost of land and helps stabilize housing costs.

One general advantage to land use tools is that they can help support broad affordability without dedicated public investment. Land use tools are a means of allowing private developers to increase the stock of housing in the Town. However, land

use tools rely on market rate development. Because of this, housing production declines in weak markets and recessions. Additionally, even in healthy markets, market rate development typically does not produce very low-income units.

Figure 35: Land Use Tools Pros and Cons

Pros	Cons
- Do not require public investment to induce private development - Increases the overall supply of housing - Channels stakeholder input towards overall zoning regulations and away from individual development projects	- Typically, does not create housing for very low-income households - Community opposition to land use changes can limit the ability to enact meaningful change

Public Investment

To help meet the housing needs of low and very-low-income households, the Town can make investments to support housing affordability both directly to households and through non-profit partners who can administer programs in collaboration with the Town.

Local, county and state governments can provide direct assistance to households struggling to access rental or homeownership opportunities or those who already have housing but may be at risk of displacement due to rising costs or maintenance needs.



Image: Holly Springs Neighborhood

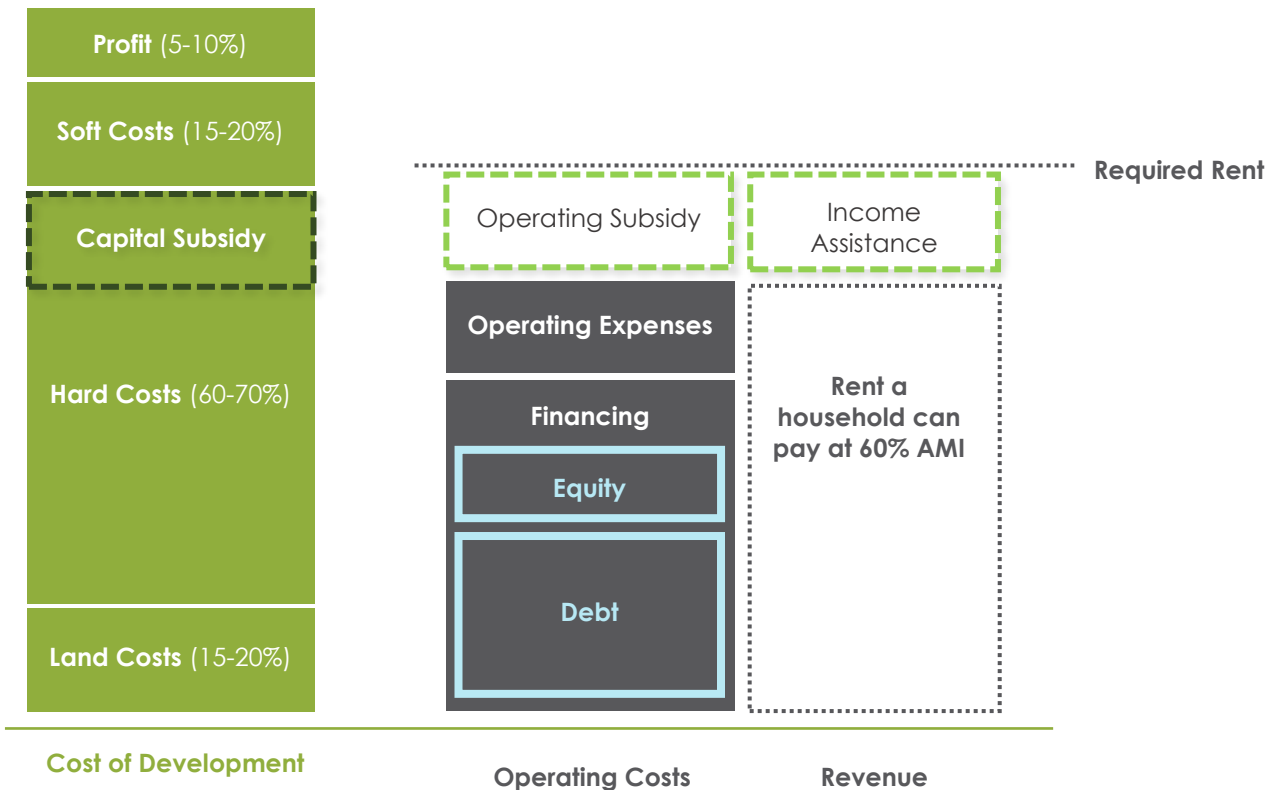
The Town can also provide funding to developers of affordable housing. There are two primary forms of funding for developers: capital subsidies and operating subsidies. **Capital subsidies** fill funding gaps for developers, allowing them to acquire the amount of funding necessary to develop, while requiring units to remain affordable. For example, providing low-interest loans can allow developers to prioritize more affordable housing. This type of financing gets paid back to the government over time. Additionally, the Town could reimburse certain development fees to reduce the cost of development. **Operating subsidies and income assistance** can also provide ongoing payments to the property owner or tenant to supplement lower, affordable rent. The most common form of operating subsidies are housing vouchers, which allow property owners to receive typical rental revenue, while reducing the cost to individual households.

Figure 36: Public Investment Tools Pros and Cons

Pros	Cons
• Directly creates housing with affordability restrictions • Most effective type of tool to serve the lowest income households	• Identifying source of the funds • Often requires large amounts of capital from governments and philanthropies, or tax increases

In order to pursue the design and deployment of some of the housing tools described in this Study, the Town would need to build support for and dedicate local funding.

Figure 37: Economics of Rental Housing Development: Public Investment



Tenants' Rights

Tenants' rights tools seek to preserve existing affordable housing by protecting the occupants of affordable housing. Tenants' rights tools take two primary forms: Tools to enforce existing rights typically relate to the availability and affordability of legal services (e.g., right to counsel, mandatory mediation), and tools to expand tenants' rights help tenants stay in their homes by limiting the actions that landlords can take. (e.g., foreclosure intervention, just cause eviction).

Tenants' rights tools are highly limited in North Carolina and are primarily advanced by non-profit partners. The Housing Affordability Study recommends funding for legal counsel as the primary way to address tenants' rights.

Figure 38: Tenants Rights Tools Pros and Cons

Pros	Cons
• Particularly important for housing stability and preventing displacement • May increase affordability for current tenants • Pressures exploitative landlords to act in current and future tenants' interests	• North Carolina laws limit potential • None of the tools create new affordable units or directly increase unit affordability • Laws and regulations only have impact if there is supporting enforcement mechanisms

6. The Role of Partnerships

Immediate Next Steps

1. Compile a reference list of companies and organizations that own land in the Town, including private firms such as Duke Energy, and government institutions such as Wake County and the State of NC.
2. Identify tools that the Town is most interested in pursuing and necessary staff capacity to advance those goals.

Partnerships are the foundational piece of successfully implementing the recommendations of the Housing Affordability Study. They are essential to both administer housing programs and leverage additional County, State, Federal, and Philanthropic funds. The tools outlined throughout the Housing Affordability Study should be viewed through the lens of the partnerships necessary to effectively implement the programs.

The Town can partner with local organizations in various ways, such as providing operating funds or capital contributions to partner organizations, and by establishing regular channels of communication and coordination. There are several partner organizations within Wake County that meet substantial housing needs that the Town does not have the capacity or funding to address.

Key potential partners in Holly Springs include:

- **Wake County:** The County has [several programs](#) designed to support increased affordable housing options that the Town can participate in and partner with. Additionally, the Wake County Housing Authority provides funding to support housing and direct funding for low-income families. The Town can work with the County to stay up to date on their available programs and communicate that information to Holly Springs residents who could benefit from the County's offerings. For example, the County has an owner-occupied rehabilitation program for aging households that Holly Springs residents could qualify for.
- **Non-Profit Organizations:** There are several non-profit organizations in the region who provide a range of services to address housing affordability. Some non-profits are focused on supporting individual households such as Western Wake Crisis Ministry that provide meals

for low-income households. Other nonprofits, such as DHIC, specialize in affordable housing development. Habitat for Humanity does both, constructing new houses and identifying families who can afford to purchase those homes. The Town can proactively seek out relationships with these organizations and ensure they remove any barriers that prevent them from working in Holly Springs. If the Town is able to dedicate local funding, the Town can collaborate with partner organizations to pursue strategies described in this Study, such as down payment assistance and owner-occupied rehabilitation. The Town can also promote their work, pointing residents to services made available by non-profit organizations.

- **Developers:** While the Town wants to retain certain levers over development, Town leadership should continue working with developers to identify barriers to development and alleviate those pressures, particularly with nonprofit affordable partners such as DHIC, Habitat for Humanity, and CASA that specialize in affordable housing development. Additionally, the Town can incentivize developers to provide housing at lower price points through development agreements (see Tool #1 Create a Standardized Development Agreement Negotiation Strategy).
- **Residents:** Changes such as increased density and housing units at lower price points are often met with hesitancy from nearby residents concerned about the impact on their property values. Housing affordability is an issue that requires collaboration from all Holly Springs residents and ongoing engagement with the community. The Town should continue to engage residents by establishing a permanent housing affordability advisory committee that meets regularly to make recommendations on

policies to address housing affordability in Holly Springs. The committee would also support coordination with the County, non-profit organizations, developers, and local employers.

- **Local Employers:** New and existing Holly Springs businesses can support the implementation of the Housing Affordability Study by leveraging existing land they own or by contributing to programs that helps their

employees access housing. The Town will need to work with existing and new employers to identify strategies to support increased affordability.

In particular, the Town should pursue **land partnerships and employer assisted housing programs**. The Town will also need to assess existing staff capacity to facilitate these relationships

Figure 39: Local Housing Nonprofits and Developers

Habitat for Humanity of Wake County	DHIC
Raleigh Area Land Trust (RALT)	Wake County Housing Authority
Triangle Family Services	InterAct of Wake County
CASA	Passage Home
Families Together	Salvation Army of Wake County
Family Promise of Wake County	Urban Ministries of Wake County
Healing Transitions	Western Wake Crisis Ministry

Figure 40: The Role of Partnerships, Public Investment Required, Level of Impact

Potential Tools & Strategies	Public Investment Required	Return on Investment
Land Partnerships	Low	High
Economic Incentives for Employer-Assisted Housing Programs	Medium	Medium
Staff Capacity	Medium	High

Key

 Low → High

1. Land Partnerships

Overview

The Town can partner with existing landowners to leverage existing land for increased affordability. Once the Town has identified prominent landowners, they can coordinate partnerships between them and potential developers to advance the project. The Town can then provide support throughout the development approvals process, ensuring they advance in a timely manner and negotiating certain requirements and fees in-line with the Town's development agreement strategy.

Existing companies like Duke Energy own land in and near Holly Springs that could be leveraged for increased affordability. Particularly as new firms, such as Amgen and Fujifilm Diosynth Biotechnologies, move to the region and acquire land, it will be important to build relationships to support strategies that increase affordability.

Because landowners are unlikely to sell land at below market prices, these types of land partnerships are most likely to happen during a zoning approval process where a landowner needs flexibility from the Town. That said, the Town should be ready to take advantage of these opportunities as they arise to address housing affordability.

Current Context

One of the largest barriers to development in Holly Springs is the cost of land. This drives up the cost of housing and prevents developers and the Town from acquiring new land. The Town has already worked with Wake County to provide land for DHIC to develop new apartments with affordable rents. Duke Energy is an example of a company that owns substantial land in Holly Springs, providing a potential partnership opportunity.

Next Steps

1. Compile a reference list of companies and organizations that own land in the Town, including private firms such as Duke Energy, and government institutions such as Wake County and the State of NC.
2. Assess which landowners the Town has existing relationships with and which are likely to engage in joint development strategies.
3. Develop a set of requests for land partnerships to guide discussions and negotiations. For example, the Town could request developers donate lots in new subdivisions to a non-profit. In exchange, the Town could reduce open space requirements, or allow the donated lots to not be counted against the density requirements.

Guidelines

Affordability Goals: Required density to allow for target number of units; waived requirements to required target level of affordability

Location: Proximity of existing land to jobs and services

Key Actors: Development Services, Town Council, local landowners

Case Study: Holly Springs

Holly Springs worked with Wake County and DHIC, a non-profit affordable housing developer based in Raleigh, to advance a new development on Main Street. This development came about after Wake County's Department of Housing Affordability and Community Revitalization issued a request for proposals (RFP) to develop a parcel of County-owned land. Wake County selected DHIC to construct housing on the site. Following the Town's development review process and approval by the Holly Springs Town Council, The County then executed a memorandum of agreement (MOA) to sell the parcel to DHIC, allowing them to begin construction.

Source: Town of Holly Springs

2. Economic Incentives for Employer-Assisted Housing Programs

Overview

Large employers—such as universities, hospitals, and private corporations—have an interest in helping their employees live in safe and affordable housing close to work. Due to the high cost of land, an employer-assisted down payment assistance program would expand wealth-building and housing stability through homeownership for more Holly Springs residents.

There are two primary ways to structure employer-assisted housing programs. First, the Town can simply provide a scoring boost to companies that provide employer-assisted housing in their criteria for offering tax incentives. Under this scenario, the employer would be completely responsible for designing and managing the program. The Town would be responsible for monitoring the program to ensure compliance.

Alternatively, the Town could establish a pool of funding that provides “matching” funds to employer-assisted housing programs. Under such a program, an employer could opt-in to providing employer-assisted housing, and in return the Town would match the funding committed by that employer, up to a certain amount. The Town would also need to monitor the program to ensure Town funds were directly benefiting the employees.

These programs can be attractive to employers because they improve worker retention and community relations. The program could potentially match public and private investment, both amplifying the impact of public dollars (Wake County’s down payment assistance program) by leveraging private contributions and help employers better retain workers.

Current Context

Holly Springs has provided economic development incentives for companies making significant investments in the Town but has not previously asked companies to prioritize employer-assisted housing. Holly Springs is uniquely positioned to leverage private dollars through economic incentives for housing, due to its strong history of attracting private companies, most recently Amgen and Fujifilm Diosynth Biotechnologies.

Next Steps

1. The Town should decide if it wants employers to be solely responsible for establishing programs or if it wants to establish a fund for employers to make contributions.
2. Encourage major employers to create or contribute to employer-assisted housing programs if offering economic incentives.
3. The Town should identify large employers with the capacity and interest to support a down payment assistance program for employees, educate leaders about the costs and benefits of such programs.
4. Work with the Economic Development Department to define objectives for the program.
5. Establish a set of priorities as guidelines for negotiating with companies looking to locate in Holly Springs.

Guidelines

Eligibility: Employees

Level of Assistance: Determine per household maximum

Key Actors: Economic Development, Town Council

Case Study: Yale Homebuyer Program

The Yale Homebuyer Program was established in 1994 to support Yale employees, including faculty and permanent staff, with \$30,000 to \$35,000 in (pre-tax) benefits over ten years, to be used towards a home purchase. Participants must commit to owning and residing in the home for at least two years from the date of closing, and the benefit ends when occupancy ends. Therefore, to receive the full \$30,000 to \$35,000, participants must reside in the home for ten years. Between 1994 and 2015, the Homebuyer Program supported 1,134 new homeowners.

Source: Yale University

3. Dedicate Staff Capacity

Overview

Fully implementing the recommendations included in the Housing Affordability Study requires dedicated staff time. In particular, staff capacity is necessary to support robust negotiations with developers through the Town's development agreement strategy. Additionally, the Town will rely on staff to build new and existing partnerships. Some of the tools described in the Study can be pursued using existing staff capacity, while others may require new staff capacity.

Current Context

The Development Services department is primarily responsible for the implementation of the Housing Affordability Study. Other departments, including Economic Development, Public Works, and Utilities and Infrastructure will need to be consulted as various tools are implemented.

Next Steps

1. Identify tools that the Town is most interested in pursuing.
2. Assess existing staff that are best positioned to implement selected tools, balancing with their other responsibilities.
3. Assign staff new responsibilities to implement selected tools. Add new staff as necessary.

Guidelines

Target Tools: Required staff capacity depends on the tools selected to advance

Existing Staff Capacity: Do existing staff have the capacity to add additional responsibilities?

Case Study: Tax Rebate Partnership, Charlotte, NC

Tax rebate programs are an example of how local governments can partner with the private sector to advance housing affordability when there are limited tools to support the creation of deep affordability. Tax rebates are an efficient way to ensure the preservation of affordable housing serves households with the deepest need through public-private partnerships.

Under such partnerships, a local government partners with a housing developer that commits to support housing affordability. The housing developer dedicates 15-20% of units to the program and relies on a local nonprofit to connect tenants to the program. The local government assigns 100% of property-tax revenue generated at the apartment community to the nonprofit which funds the difference between market rents and 30% of a tenant's income, all without tapping into existing taxpayer dollars. The primary Town resource necessary to implement such a program is staff time to facilitate public-private partnerships and oversee the program.

Tax rebates are being used at the Lake Mist Apartments in Charlotte, NC. Ascent Housing, an owner of affordable housing focused on naturally occurring affordable housing (NOAH), is partnered with the City of Charlotte, Mecklenburg County, and Socialserve to provide 22 units (15.3%) to households between at 30% AMI with Synthetic Vouchers. During the 20-year contract at Lake Mist, Ascent Housing offers one of every five available units to Socialserve for the program until all 22 units are filled. Every month, Socialserve pays the difference between 30% of a tenant's income and Fair Market Rent to Ascent Housing. 61% of the cost of the program is covered by the County with 39% covered by the City, in line with the relative millage rates of each jurisdiction.

At Lake Mist, the agreement to provide housing at 30% AMI is funded with 20 years of projected property tax revenue by the County and City and requires Ascent Housing to enter into an agreement with Socialserve to refer tenants and serve as the City and County's fiscal agent.

Source: HR&A Advisors

7. Tools to Meet Growing Demand

Immediate Next Steps

1. Identify policy goals the Town wants to advance through development agreements, such as the types of residential units, the level of affordability or other public benefits like sidewalks or open space.
2. Establish housing affordability requirement to earn points under the Town's utility allocation policy.
3. Identify incentives the Town is willing to offer, such as having the Town construct infrastructure or reduce fees.
4. Assess which of those services the Town is willing to codify in the zoning ordinance to make available without a development agreement.
5. Identify existing or future residential nodes where multifamily development would increase walkability and consolidate development, particularly where the Town is focused on attracting new business campuses.

Challenge | There is substantial new demand for housing in Holly Springs, and the housing added is not sufficiently meeting diverse housing needs

Solution | Grow the supply of homes, increase the diversity of the types of homes that can be built and invest in infrastructure to support new households.

More people—a lot more people—are coming to Wake County and the region regardless of whether Holly Springs allows another home to be built there or not. The Town can help reduce the pressure created by these new residents on the quality of life through traffic, housing cost, and other impacts and instead have new residents increase the tax base, attract more interesting retail, and support local businesses if it is intentional in where and what type of housing it allows to be built. **The Town should focus on both increasing the total number of new houses built and diversifying the existing housing stock.**

By doing so, the Town can support increased quality of life and reduce the per-household impact on infrastructure services. For example, the Town can prioritize locating new housing near schools and employment centers, which will minimize traffic as fewer households have to drive to access education and workplaces. Second, adding soft density units creates more property tax revenue and requires less per unit infrastructure costs, because developers can consolidate infrastructure to serve more units in less space. Similarly, increasing housing stock diversity encourages more households without children to move to the area, increasing the number of

households contributing to the costs for school. Lastly, concentrating households in a small area can increase consumer spending as households have increased access to goods and services.



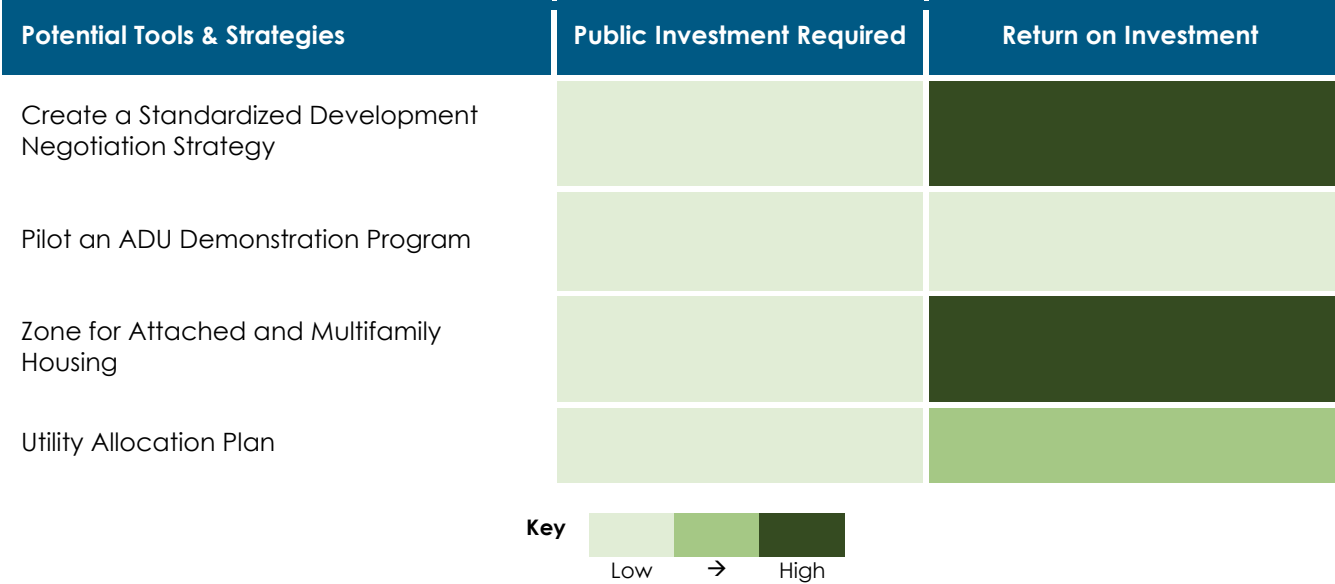
Image: The Block on Main, Holly Springs

The Town can **support affordability** by providing clear guidance on what types of development are favored, for example, setting a goal for a share of homes in new subdivisions to be less than 2,000 square feet or deed restricted. Having a clear understanding of what structure can be built allows developers to construct new housing more quickly. The Town can be willing to negotiate on requirements and development costs to allow for more units to be built in exchange for affordability.

Additionally, the Town needs to **diversify the housing stock** by allowing for more increased soft density (attached units, duplexes, triplexes, and multiplexes) and multifamily units along commercial corridors and near employment centers throughout the Town. Doing so will align housing needs with economic development efforts by allowing for more dense development near employment campuses and commercial centers. Holly Springs has already done this by locating Holly Springs Place (a multifamily community) next to Holly Springs Towne Center. This supports the businesses in Holly Springs Town Center because residents and employees from the adjacent community can walk to restaurants and services in the Town Center. Additionally, it supports a thriving community where residents can easily access goods and services.

Lastly, as the Town grows, it needs to continue balancing the infrastructure needs associated with population growth. In particular, by adjusting land use standards to allow for soft density and multifamily development along commercial corridors, the Town can support improved walkability, which will ease the pressure on transportation facilities, and reduce the relative cost. Increasing mixed-use development and walkability alleviates the increased stress on roads and transportation systems, while providing new residents an attractive place to live. Furthermore, mixed-use development supports efficient use of utilities, as the Town can concentrate construction of new utilities in smaller locations, rather than developing miles of infrastructure outward as the Town sprawls.

Figure 41: Meet Growing Demand, Tools, Public Investment Required, Level of Impact



4. Create a Standardized Development Negotiation Strategy

Overview

The Town should clearly articulate and publicize affordability level and housing types preferred for new development in Holly Springs and prioritize those projects in the approvals process, both through a utility allocation ordinance and through the overall development review process.

This will create a “points-based” system in which the Town can prioritize approval for projects that score highest. Specific details such as preferred housing type (detached dwelling, soft density, or multifamily), affordability level (share and depth of affordability), infrastructure requirements, and mixes of uses will provide certainty to the development community, which will foster more development. The Town can then clearly communicate which incentives it will provide in exchange for these targets.

Development agreements provide one method to facilitate these incentives. Development agreements are legal agreements between developers and local governments that provide development flexibility not typically achievable through zoning ordinances. They allow for alterations to the zoning requirements of a specific parcel of land, typically in exchange for public benefits. For example, local governments may allow zoning concessions in exchange for infrastructure improvements from developers. Additionally, development agreements can be leveraged to incentivize housing affordability, economic benefits, and other public benefits.

The primary challenge with development agreements is that each new agreement starts a new negotiation, which can be time intensive and create uncertainty for developers. While there will always be a need for negotiations, a clear framework will streamline the process and provide clear guidance to developers on the types of projects desired by the Town.

By standardizing the priorities and strategies when using development agreements, the Town can clearly communicate expectations to developers and spend less time negotiating agreements, allowing them to spend more time conducting the work of local government. Without a standard strategy and set of priorities, development agreements can create

uncertainty for developers and increase burden on Town staff.

Current Context

Development agreements are allowed in the State of North Carolina and are a strategy the Town has employed, particularly with larger developments that have increased impacts. In particular, the Town negotiated a development agreement with DHIC where the Town agreed to construct sewer infrastructure to ensure DHIC could construct affordable units.

Next Steps

1. Identify policy goals the Town wants to advance through development agreements, such as the types of residential units, the level of affordability or other public benefits like sidewalks or open space.
2. Establish housing affordability requirement to earn points under the Town's utility allocation policy.
3. Identify incentives the Town is willing to offer, such as having the Town construct infrastructure or reduce fees.
4. Assess which of those services the Town is willing to codify in the zoning ordinance to make available without a development agreement.
5. Create a utility allocation ordinance for the Town of Holly Springs.

Guidelines

Town priorities: Identify what types of concessions are favorable and meet Town needs and what benefits the Town wishes to gain from development agreements

Affordability requirements: Develop criteria to determine what affordability levels should be targeted when using development agreements

Infrastructure needs: Balance concessions with Town infrastructure needs

Staff Capacity: Development agreements require monitoring over time to ensure compliance. The Town should account for staff time to administer these agreements over time

The Town should ask for:	The Town can be willing to negotiate on:
• Mixed detached dwelling developments: a portion of subdivisions should be developed as attached housing or smaller detached dwelling units (less than 2,000 square feet). • Affordability: a portion of new detached dwelling or multifamily developments should be affordable for households making less than 80% of AMI. • In North Carolina, the standard length of affordability for rental units is 30 years. • For-sale units often have a shorter requirement (10-15 years), enabling existing homeowners to build wealth.	• Fees: parks and water/sewer fees can be deferred or reduced. • Development approval: review can be expedited for plans that include affordability or mixed housing types. • Increased density: when asking for affordability, the Town can offer increased density. • Lot size decrease: when asking for smaller detached dwelling homes, the Town can offer smaller lot size requirements. • Design standards: reduce expensive requirements like rear alleys, wall length, etc. • Utility allocation: incorporate housing affordability in scoring for projects to receive utility services under the Town's utility allocation policy.

Case Study: Asheville Hotel Overlay

The City of Asheville put a temporary pause on construction of hotels in 2019 after several years of significant hotel development. The moratorium provided the City time to assess its needs and planning approach for future hotel development.

After a two-year study in collaboration with the Urban Land Institute (ULI), the hotel moratorium was lifted and a new policy was implemented. Under this new policy, Asheville established a new hotel overlay district. The overlay district implemented a points system for developers who wanted to construct hotels. Developers can earn points by:

1. Pitching a hotel project that revamps and reuses a historic building
2. Donating to the city's affordable housing or reparations fund
3. Agreeing to pay workers a higher, livable wage
4. Contracting with women or minority-owned businesses

The city focused its scoring system on prioritizing projects that address affordable housing, requiring that at least half of the developer's points come from contributing to housing affordability. As reported in the Charlotte Observer, "A 100-room hotel in downtown Asheville would need to either contribute \$400,000 to either the Housing Trust Fund or a Reparations Fund, or build 10 affordable for sale housing units, plus choose from a menu of other benefits such as supporting a Business Inclusion Program or providing living wages in order to get approval at the staff level."

The overlay district has shown signs of success in meeting community needs. The Asheville Citizen-Times reported that the new hotel policy has raised over \$1 million for the City's reparations and affordable housing funds. Additionally, over half the approved projects provide a mix of uses, adding a total of 164 residential units.

Source: Charlotte Observer

5. Pilot an ADU Demonstration Program

Overview

Accessory Dwelling Units (ADUs) are secondary units on detached dwelling property lots, independent from the primary home. They can be attached to the primary structure or detached. The Town should dedicate funding for a demonstration program, which would create renderings and drawings of allowed ADU structures based on the zoning standards.

Towns and cities may allow for ADUs to increase the overall housing stock, but simply allowing for ADUs does not guarantee they will be built. In markets where ADUs have not traditionally been allowed, builders may not know what ADU design standards are allowed or feasible on certain sites.

As part of the ADU demonstration program, the Town may even create full development plans that a developer can take and immediately implement, knowing the construction will comply with existing zoning. By doing so, the Town can increase certainty for developers, which increases the overall feasibility of development.

Current Context

The Town currently allows for ADUs in residential districts but has limited uptake of ADUs. For instance, homeowners may be hesitant to build an ADU because of uncertainty regarding cost and challenges navigating the design process. The Town does not have an ADU demonstration program.

Next Steps

1. Develop a request for proposals (RFP) to solicit firms who can develop renderings of allowable ADU designs.
2. Create diagrams of the ADU development process and timeline.
3. Identify and remove additional zoning barriers to ADU development.

Guidelines

Design Standards: What types of design standards should be prioritized in ADUs?

Program Administration: Determine whether Town staff should develop standard ADU plans or to work with an outside organization

Town Priorities: ADUs can take many forms, including attached or detached, and can range in number and size. The Town should account for their housing priorities when establishing ADU design standards



Case Study: Boston ADU Loan Program

In 2017, Boston launched their ADU pilot, with the intent of reducing barriers to entry for homeowners interested in building an ADU. To meet this goal, the city provided design clarifications, streamlined their permitting process and released an online ADU "Toolkit." The Boston Home Center offers loans that provide gap funding for qualified program participants, to make the construction process more affordable. The Home Center ADU loan is a zero percent interest deferred payment loan of up to \$30,000 for home renovations. These loans have no monthly payments and do not come due for repayment until the owner sells, transfers ownership, or undertakes a cash-out refinancing of the home. To qualify for a loan, applicants must be approved for an ADU Permit.

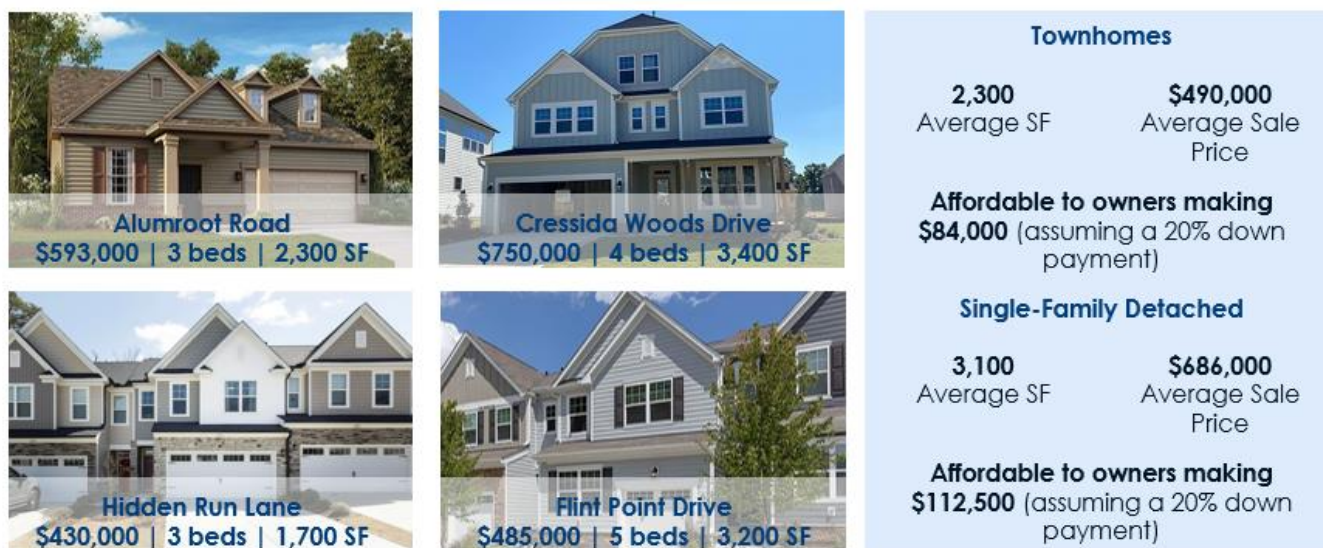
6. Zone for Attached and Multifamily Housing

Overview

Attached housing, or soft density, as well as multifamily housing can efficiently increase the supply and affordability of housing in Holly Springs.

Attached housing, such as townhomes, duplexes, and triplexes, can accommodate more households in smaller units, which can be built at a lower price point, without significantly changing the character of housing or neighborhoods. Multifamily housing (structures with at least five units) allows more housing units to be built on a site and serves more households at a lower price point than detached dwelling housing. It also expands the tax base and commercial vitality of an area, allows for more housing to be built in desirable areas with greater employment opportunities, and meets demand for rental housing, which otherwise might be met through the conversion of for-sale detached dwelling houses to rental units.

Figure 42: Townhome Purchase Prices in Holly Springs



Current Context

Detached dwelling homes and attached housing already exist in Holly Springs, but very few areas in Holly Springs permit them by right. Current zoning regulations limit the development of multifamily development and generally require Town Council approval. For instance, only nonresidential buildings less than 40,000 square feet and subdivisions with four or fewer lots are allowed by-right. Parcels that are zoned for multifamily or attached housing can still be rejected in the development approvals process in Holly Springs. Increasing attached and multifamily housing can accommodate more households and provide smaller units, which are generally built at a lower price point than detached dwelling homes.

Currently, 86% of Holly Springs' housing stock is detached dwelling. The predominance of detached dwelling zoning limits the type and supply of new housing. Additionally, this style of housing creates higher sale prices compared to allowing for attached and two-to-four-unit structures on the same parcel. When developers can construct more units on a single parcel of land, it decreases the per unit cost of development, which allows them to decrease the sales price of each unit.

Similarly, allowing for more multifamily development reduces the cost of rents as developers can fit more units on the site.

Next Steps

1. Identify existing or future residential nodes where multifamily development would increase walkability and consolidate development, particularly where the Town is focused on attracting new business campuses.
2. Publicize sites the Town is willing to rezone to attached and multifamily to provide certainty to potential developers.
3. Identify parcels where attached and small multifamily sites, such as duplexes, triplexes, and multiplexes, are appropriate and rezone them.
4. Update UDO to increase housing typologies and locations where allowed.

Guidelines

Geographic targeting: Some or all detached dwelling neighborhoods, in particular those that are proximate to planned employment centers like The Yield and Friendship Innovation Park (Figure 43)

Systemic affordability: Reduce price pressures on new development by allowing increased density

Resource efficiency: High degree of local control, and no public investment required

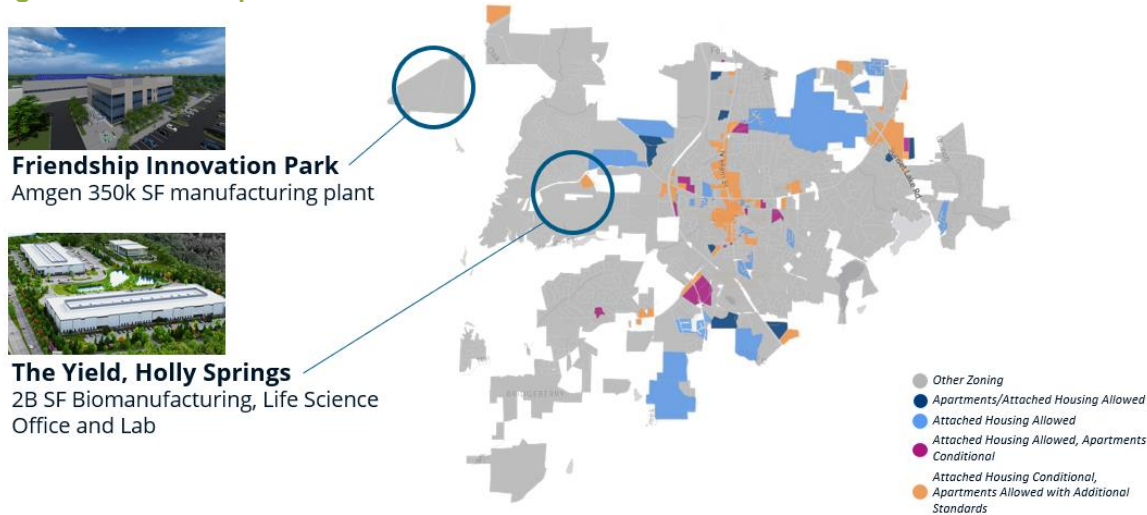
Political feasibility: E.g., resistance to zoning reform by existing homeowners in detached dwelling neighborhoods

Format: Regulations (increase by-right density in areas that allow multifamily, zone more areas for multifamily); processes (streamline entitlements & review processes)

Specifications: Evaluate target areas

Staff Capacity: Requires staff capacity to develop and analyze recommended changes

Figure 43: Friendship Innovation Park and The Yield



Case Study: Fairfax County, VA

Fairfax County, VA rezoned areas around transit stations and commercial corridors to allow housing supply to keep pace with population growth while avoiding contributing to traffic congestion. This nearly doubled the allowable housing, contributing to more efficient use of land and increased housing supply ([Local Housing Solutions](#)).

7. Utility Allocation Plan

Overview

Utility Allocation Plans allocate utility allowances to development projects according to the priorities set by the Town to manage limited resources. Towns can consider allocation requests on a prioritized basis, for example, prioritizing affordable housing projects or housing projects located near job centers.

Utility allocation plans are often used to incentivize more commercial and industrial development. However, utility use can be one of several evaluation criteria in the allocation plan. Other criteria for utility allocation can include alignment with the Town's housing goal to meet the growing demand for housing.

Current Context

Holly Springs does not have a utility allocation plan in place, however, in recent years, other towns in North Carolina have adopted similar plans, including Beaufort, Concord, Fuquay Varina, Knightdale, and Zebulon.

Next Steps

1. Draft a utility allocation plan that prioritizes housing developments that include affordable housing as well as projects located near current and future jobs in Holly Springs.
2. Implement the utility allocation plan.

Guidelines

Town Priorities: Identify specific housing priorities and other priorities to include in the utility allocation plan

Program Administration: The utility allocation process will be managed by the Development Services department as part of the project approval process

Case Study: Town of Knightdale Municipal Water Allocation Policy

In 2008, the Town of Knightdale, NC implemented their first Water Allocation Policy, in an effort to conserve limited and valuable water resources and promote diversity of housing available in the Town. The goals of the policy are:

- Ensure a diversified tax base and housing supply
- Promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds
- Promote economic viability and sustainability by providing for retail and other commercial development
- Achieve a tax base of 60% residential and 40% commercial/industrial
- Encourage construction of dwellings in Knightdale of an appraised tax value approaching averages found in other communities across Wake County

Proposed projects shall complete a water allocation worksheet, which determines a set of points based on the project use, infrastructure improvements, green development standards, gateway and transit improvements, and amenities for residential projects.

Evaluation and Monitoring

Increasing the supply and diversity of housing types to meet the broad range of housing needs in Holly Springs requires regular monitoring by Town staff. The following metrics are helpful indicators for tracking progress on this goal. The following

targets were developed in collaboration with Town staff and will need to be reassessed annually based on current demographic and housing market trends.

Figure 44: Meet Growing Demand, Evaluation Metrics

Metric	Current Metric	2032 Target
Average time to approve development	18+ months	<12 months
Share of housing stock that is detached dwelling homes	86% detached dwelling housing (share of total housing inventory)	80%
Ratio of new homes built to new jobs added, last 2 years	Not currently monitored	1:1

8. Tools to Preserve and Expand Access to Homeownership

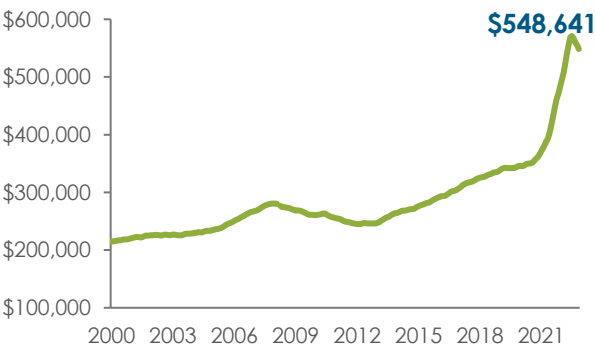
Immediate Next Steps

1. Identify potential funding sources for a pilot down-payment assistance and ADU demonstration program.
2. Define the objectives of the down payment assistance program, including specific groups eligible for down payment assistance, financing structure, source of funds.
3. Collaborate with Wake County to ensure that homeownership programs are complementary.

Challenge | Holly Springs has traditionally been affordable to first-time homebuyers, but homeownership is becoming increasingly out of reach.

Since 2019, sale prices have spiked 59% in Holly Springs, making homeownership less attainable (Figure 45).

Figure 45: Average Sale Price, 2000-2022

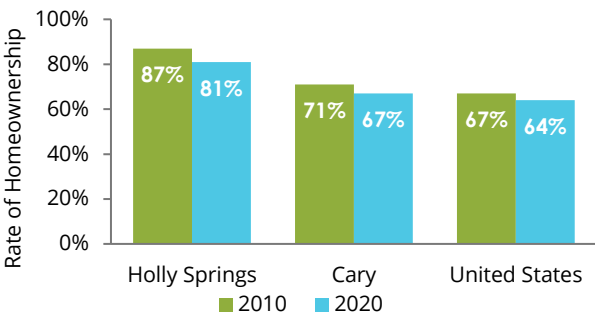


Source: Zillow

The median renter in Holly Springs can afford to purchase a home for \$340,000, where the median home sale price has increased to \$545,000 in November 2022, which is out of reach for most renters (Figure 45). Homeownership is a key wealth building tool, enabling families to save for retirement, save for college, or start a business. When homeownership is unaffordable and ownership rates decrease, households struggle to prosper.

Holly Springs' homeownership rate is 81% which is notably higher than the national average, and slightly higher than neighboring Towns in the Triangle region (Figure 6, ACS 2020 5-year Estimates, U.S. Census). Nonetheless, the Town should seek to preserve the current homeownership rate and expand access to homeownership to households currently priced out.

Figure 46: Rate of Homeownership, 2010 and 2020



Source: ACS 2020 5-year Estimates, U.S. Census

Solution | Create affordable homeownership opportunities through land use changes that reduce the cost of housing and direct assistance to households.

There are two primary methods the Town can use to help create affordable homeownership

opportunities in Holly Springs: land use tools and direct assistance tools.

The **land use** regulations in Holly Springs set the regulatory environment in which developers and property owners make investment decisions and influence housing affordability by impacting the amount, type, location, and cost of new development. There are two ways that land use and regulatory tools can support affordability:

1. Direct tools support the creation of affordable housing through incentives or requirements for the production of affordable units. (e.g., expedited review for affordable housing projects, inclusionary or incentive zoning).
2. Indirect tools increase the overall supply of housing and lower the cost of new housing. (e.g., multifamily by-right zoning, accessory dwelling units). In Holly Springs, indirect tools should be implemented to create more opportunities for homeownership. For example, permitting more attached housing, smaller lot sizes, or using development agreements to encourage a mix of uses within a single development can incentivize smaller unit types, which are generally more affordable to low-to-middle income households. During Community Meetings as part of the Study,

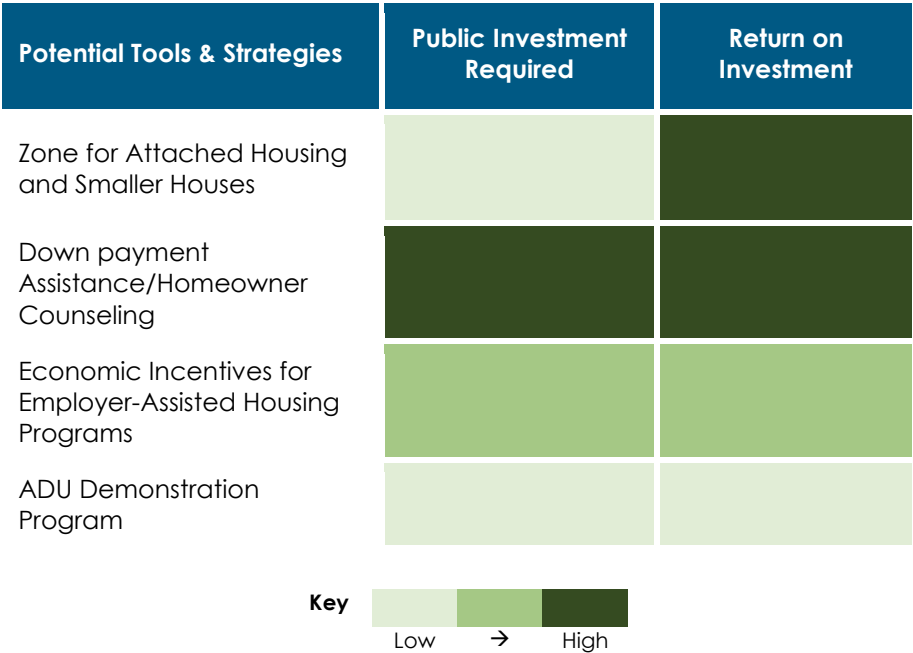
Holly Springs residents expressed a desire for more attached condo units, "There should be more condos because that is the only typology that sells for less than \$300k in the Town." Land use tools, such as attached housing or multifamily housing allows developers to build more, smaller units at a lower price point without significantly changing the character of housing or neighborhoods.

Direct assistance provides direct funding to households in order to support a purchase of a home the household otherwise could not afford.

Holly Springs can plan for and deploy the following tools to preserve and expand access to homeownership.

- Permit More Attached Housing and Smaller Houses
- Down Payment Assistance and Homeowner Counseling
- Economic Incentives for Employer-Assisted Housing Programs
- ADU Demonstration Program

Figure 47: Preserve and Expand Access to Homeownership, Tools, Public Investment Required, Level of Impact



8. Offer Down Payment Assistance and Homeowner Counseling

Overview

Down Payment Assistance programs provide funding in the form of a grant or forgivable loan to reduce the up-front costs of purchasing a home. To increase impact, assistance programs can be paired with counseling for first-time homebuyers. Many first-time homebuyer households have incomes to support monthly mortgage payments but do not have the assets required for the upfront down payment and closing costs. Homeownership counseling helps existing or prospective homeowners to plan for the costs of homeownership.

Housing Counseling may include services such as:

- Identify affordable purchase prices and evaluate mortgage options
- How to choose a home, a real estate agent, insurance, etc.
- Navigating inspections, home purchase, and closing
- Planning for full costs of homeownership including maintenance needs
- How to avoid discrimination & predatory lenders
- Financial planning assistance
- Foreclosure prevention

Typically, down payment assistance programs contribute \$35,000-\$40,000 per household, primarily benefitting low- and moderate-income homebuyers (50%-80% AMI, equivalent to incomes of approximately \$48,000-\$77,000 for a family of four).

Current Context

Holly Springs does not have a down payment assistance program or partner with an organization to provide homeownership counseling. Wake County launched the Affordable Homeownership Program in 2021 to provide down payment assistance to households. Their program provides up to \$20,000

in assistance per households. HUD limits the purchase price of homeowners using this program to \$308,000 in the Raleigh MSA. A household making 60% AMI can afford a home between \$272,000 and \$379,000, depending on the down payment. If a household can only offer a 3% to 5% down payment, they still have a \$5,000 to \$15,000 gap after accounting for the \$20,000 received from Wake County. This \$5,000 to \$15,000 gap can be met by the Town if it dedicates funding to a down payment assistance program.

Next Steps

1. Define the objectives of the program, including specific groups eligible for down payment assistance, financing structure, source of funds.
2. Collaborate with Wake County to ensure the programs are complementary.

Guidelines

Program Scale: Extent of funding will directly correlate to the extent of impact

Eligibility: Determine target households (e.g., households at 80% AMI, older households, veterans, etc.)

Buyer Financing: Structure financing structure, considering loan forgiveness, reduced interest rates, etc.

Level of Assistance: Determine per household maximum

Price Cap: Consider max sales price eligibility

Key Actors: Development Services, Wake County, private lenders and funders, nonprofit partners

Administration: The Town can contract with outside partners to support the program. Staff capacity will need to be dedicated to oversee partner organizations

Case Studies:

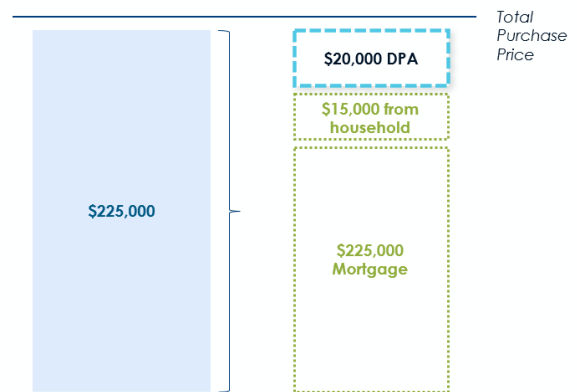
Raleigh's Homebuyer Assistance program

offers zero-interest loans up to \$20,000 to help with down payment and closing costs or a gap in financing. Loan payments are not due until the home is sold or the owner no longer lives there. Qualified homeowners must make less than the specified household income limit, which varies by household size. Applicants are required to attend homebuyer counseling courses with DHIC.

Durham's Down Payment Assistance Program

aids low-income residents for the purchase of a home. The program also provides homebuyer education and counseling along with financial assistance, to help households acquire and sustain homeownership. Eligible applicants must be first-time homebuyers with household income less than 80% of AML.

Figure 48: Example Down Payment Assistance



Evaluation and Monitoring

Preserving and expanding homeownership access in Holly Springs requires regular monitoring by Town staff. The following metrics are helpful indicators for tracking progress on this goal. The following

targets were developed in collaboration with Town staff and will need to be reassessed annually based on current demographic and housing market trends.

Figure 49: Preserve and Expand Access to Homeownership, Evaluation Metrics

Metric	Current Metric	2032 Target
Homeownership rate for households with seniors present (75+).	67%, with a 20% decline since 2010	Stabilize the decline in homeownership for this demographic group.
Number of units in new construction affordable to the median renter or first-time homebuyers.	26% of homes sold in the last 2 years were affordable to the median renter, 2% were 1-2 bedroom units.	30% affordable to median renter, 5% 1-2 bedroom units.

9. Tools to Retain Existing Residents

Immediate Next Steps

1. Build support for and dedicate a stable funding stream for the housing affordability programs.
2. Identify qualified private and nonprofit housing providers and pre-approve contractors to implement an owner-occupied rehabilitation program.
3. Identify town-owned land to sell at a discount to a Community Land Trust.

The Town can deploy public investment tools to combat growing displacement pressure and help existing residents remain in their homes. However, in order to use these types of tools and strategies, the Town would first need to build support to dedicate local funding to address housing issues. In the meantime, the Town can focus on **piloting subsidy-based programs** at a small scale.

Public investment in the form of capital subsidies and operating subsidies are critical for meeting the housing needs of low-and very low-income households. **Capital subsidies** are low- or no-interest debt and grants to reduce the cost to develop or acquire housing. Capital subsidies are crucial for creating permanent affordable housing in an expensive housing market like Holly Springs. Examples of capital subsidies include gap

financing, down payment assistance, and public land disposition.

Operating subsidies and income assistance are ongoing payments to the property owner or tenant to supplement lower, affordable rent. Operating subsidies and income assistance are the primary way to make rent affordable for households that do not make enough to pay local housing costs, for example, housing vouchers.

Tenants' rights tools help low-income renters hold power over their housing and counter predatory and unjust practices. These tools serve to cushion market pressures on existing tenants to increase housing stability. For example, legal counsel or funding for legal services helps existing residents stay in their homes when faced with pressures that often lead to displacement.

Figure 50: Retain Existing Residents, Tools, Public Investment Required, Level of Impact

Potential Tools & Strategies	Public Investment Required	Return on Investment
Owner-Occupied Rehab		
Funding for Legal Services		
Community Land Trust		
ADU Demonstration Program		

Key 

9. Pilot an Owner-Occupied Rehab Program

Overview

Owner-Occupied Rehabilitation programs help maintain the affordability of homeownership by ensuring that income-qualifying homeowners can make necessary repairs to make their homes safe and age in place. Owner-occupied rehabilitation works to repair existing naturally occurring affordable housing (NOAH) stock. Rather than targeting multifamily homes, owner-occupied rehab typically targets detached dwelling homes. Qualifying repairs often include structural repairs, modernization, repairs to heating and plumbing systems, weatherization, and accessibility improvements to help seniors age in place. Cosmetic improvements are typically not eligible costs.

Owner-occupied rehab typically benefits low- and moderate-income homeowners and particularly senior homeowners who have lived in Holly Springs for a long time. Programs are typically structured such that homeowners can receive owner-occupied rehab funds through grants, loans, or tax abatements.

4. Engage non-profit partners to coordinate with Wake County's program managers so that participants can layer the program with the County's when appropriate.
5. Coordinate with partner organizations to ensure that Holly Springs residents know about and can apply for Wake County funding.
6. Reevaluate the program on an ongoing basis to set terms that are complementary to Wake County's programs.

Guidelines

Eligibility: Determine target households (e.g., detached dwelling homeowner households at 80% AMI, older households, veterans, etc.)

Key Actors: Wake County, Development Services, non-profit partners

Administration: The Town can contract with outside partners to support the program. Staff capacity will need to be dedicated to oversee partner organizations

Current Context

Holly Springs does not have an owner-occupied rehabilitation program. Wake County offers grants for home repairs for homeowners making 50% or less of Area Median Income. Holly Springs can create its own pilot program, and layer funding on top of the County's to make the programs more feasible in high-cost areas.

Next Steps

1. Build support for and dedicate a stable funding stream for the program.
2. Identify qualified private and nonprofit housing providers and pre-approve contractors to make repairs.
3. Periodically evaluate annual allocation of owner-occupied program funds.

Case Studies:

Wake County offers several owner-occupied rehabilitation programs to support residents with home repairs. These programs are applicable to specific homeowner groups (see Figure 51).

Raleigh offers two different owner-occupied rehabilitation programs, which layer on top of Wake County's programs. The Homeowner Rehabilitation Program helps elderly or disabled homeowners finance the cost of major repairs to homes when a threat to life, safety, or health of the occupants is present. The Limited Repair Program helps with specific repairs when the resident's life, safety, or health is threatened (see Figure 51).

Figure 51: Owner Occupied Rehab Program Case Studies

Program	Funding or Financing Mechanism	Description	Population Served
Wake County Elderly and Disabled Homeowner Grants	Grants	Modest home repairs to assist with mobility or retrofits.	Elderly and disabled homeowners making up to 50% of Area Median Income (AMI).
Wake County Emergency Grant Program	Grants	Home repairs including heating, well/septic, roof, and electrical hazards.	Homeowners earning up to 40% of AMI.
<u>Raleigh Homeowner Rehabilitation Program</u>	0% interest loan, forgiven after 5 years	Major repairs to home that address issues presenting a threat to the life, safety, or health of the occupants.	Elderly (62 years) or disabled owner-residents for at least 5 years. Eligible applicants must not exceed the specified income limits, which vary by household size.
<u>Raleigh Limited Repair Program</u>	Loans, discounted 20% every year and forgiven after 5 years	Repairs for roof, heating and cooling systems, electrical, plumbing, or structural problems threatening the life, safety, or health of occupants.	Homeowners with incomes below the specified limits, which vary by household size.

10. Provide Funding for Legal Counsel and Services

Overview

Legal counsel or funding for legal services provides counsel for low-income renters without adequate representation for legal disputes, including those involving housing, such as evictions or landlord/tenant disputes. Funding for nonprofits and other agencies that provide legal services to tenants facing eviction, landlord disputes, and other housing problems makes efforts towards mitigating the negative consequences of displacement for low-income families facing increasing rent burdens.

Current Context

North Carolina state law prevents the Town from mandating a right to counsel in eviction cases. However, the Town can provide funding for tenants facing eviction to access legal services such as mediation or representation in court.

Next Steps

Key Next Steps:

1. Create a fund to support counsel for eviction cases.
2. Identify pro bono representation to supplement City-funded support.
3. Design a suite of supporting services that help tenants stay in housing and out of court long-term, such as funding for mediation or court appearances.

Guidelines

Program Scale: Town-wide

Eligibility: Determine target households (e.g., households at 80% AMI)

Key Actors: Development Services, Planning Board, Town

Case Study: Durham Eviction Diversion Program

In response to the COVID-19 pandemic, Durham County provided funding to support a partnership between the Durham Department of Social Services, Legal Aid of North Carolina, and Duke Law's Civil Justice Clinic to support households at risk of eviction. The program provides a mixture of education, legal advocacy, and rental assistance to prevent evictions for low-income renters in Durham.

To be eligible, households must meet the following criteria:

- Client's household income must be below 125% of the Federal Poverty Threshold;
- Client must have received a late rent notice; or
- Client must have fallen significantly behind in rent; or
- Client has been served with an eviction court proceeding (Summary Ejectment)

Source: Legal Aid of North Carolina, Durham Evictions Mapping Project

11. Invest in a Community Land Trust

Overview

Community Land Trusts (CLTs) preserve long-term affordability of homes and provide access to wealth creation for low- and moderate-income residents. CLTs create opportunities for perpetual, affordable homeownership for low-income households by selling homes at a reduced cost to income-qualified buyers. Restrictions are also placed on the resale price of the properties. A CLT is an alternative to a public-private land bank.

A community-based organization, such as a local housing nonprofit or community development corporation, makes an upfront investment of funds to "buy" the affordability of homes in perpetuity for low- to moderate-income residents. CLTs operate under a shared equity model, whereby the CLT retains ownership of the land and households purchase the structure. After the property is purchased, the community-based organization will build or rehabilitate the home and sell to an income-qualified household. Because the homeowner only purchases the home and not the land it sits on, this purchase price is typically more affordable.

The Town and partner organizations can layer down payment assistance to help increase affordability. If the owner chooses to sell the home, they must sell it at a specified price, to maintain affordability in perpetuity.

Next Steps

1. Build support for funding and create a budget for an annual CLT allocation program.
2. Identify town-owned land to sell at a discount.
3. Determine objectives for the CLT including level of subsidy and affordability level.
4. Release a Request for Proposals to existing CLTs to apply for land in Holly Springs.

Guidelines

Key Actors: Raleigh Area Land Trust or newly established land trusts, Development Services

Current Context

Home prices in Holly Springs have increased 65% since 2019 to \$578,100 on average (Zillow). The median renter in the Town can afford a home for only \$360,000 (ACS 2010-2019 5-year Estimates, HR&A). As costs continue to rise, homeownership becomes increasingly out of reach for renters in the Town.

The typical cost per home in Wake County, after Town Contribution through a CLT, is \$40,000-\$65,000. Primary beneficiaries of a CLT structure are low- and moderate-income potential homeowners.

There is not currently a CLT in Holly Springs, but the Raleigh Area Land Trust (RALT) is a new CLT looking to expand community ownership in the region.

Case Study: Community Home Trust, Chapel Hill, NC

Community land trusts can be an effective tool in neighborhoods with high displacement risk. Community Home Trust (CHT) is a community land trust that already exists in Chapel Hill. CHT was created to support affordable homeownership in Chapel Hill, with over 330 permanently affordable homes in their existing inventory. Their portfolio includes a mixture of rental and for-sale properties that serve households making 60% area median income (AMI) and below. As of 2021, the average income of CHT homeowners at the time of purchase was \$41,820. Additionally, the average purchase price of a CHT home was \$120,500 compared to a median price of \$475,000 in Chapel Hill overall. Additionally, CHT provides homebuyer counseling, including courses on home maintenance. They also accept housing vouchers for tenants of their rental units.

Source: Community Home Trust



Image: Detached dwelling home sold by CHT

Figure 52: Community Land Trust Structure

Traditional Purchase



In traditional Real Estate Transactions, the homeowner owns the house and the land it sits on

CLT Purchase



A CLT structure separates ownership of land from the buildings that sit on it. The CLT maintains ownership of the land, and leases it to the homeowner.

Evaluation and Monitoring

Preventing displacement in Holly Springs requires regular monitoring by Town staff. The following metrics are helpful indicators for tracking progress on this goal. The following targets were developed

in collaboration with Town staff and will need to be reassessed annually based on current demographic and housing market trends.

Figure 53: Retain Existing Residents, Evaluation Metrics

Metric	Current Metric	2032 Target
Households paying at least 30% of their income on housing by income level: - Renters making \$20K to \$40K - Renters making \$40K to \$60K	86% of renters making between \$20k and \$40k are cost burdened. 38% of renters making between \$40k and \$60k are cost burdened.	<60% of renter households making between \$20k and \$40k. <20% of renter households making between \$40k and \$60k.
Decline in households making less than 60% of Area Median Income.	-4% from 2010 to 2019	Stabilize the decline in households in this demographic groups.
Number of long-term affordable units created and preserved.	128 units since 2010	20% of new rental and homeownership units affordable to 80% AMI or less, 10% of new rental units affordable to 60% AMI or less.

APPENDIX

Study Preparation

HR&A Advisors, Inc. (HR&A) helps create more equitable, resilient, and dynamic communities. Our work turns vision into action through rigorous analysis, strategy development, and implementation planning.

We have offices in New York, Atlanta, Dallas, Los Angeles, Raleigh, and Washington DC; a presence that allows us to serve clients all over the world. Through its 40 years of history, HR&A has advised local governments, developers, philanthropies,

advocates, and community stakeholders on how to develop and implement effective housing policies and development projects.

Holly Springs Town Staff played an integral and advisory role in this Study by offering input on housing analysis and draft strategies and facilitating portions of the community engagement effort. Departments involved include Development Services and Economic Development.

Acknowledgements

This Study is the result of a 10-month planning process led by Town of Holly Springs and conducted in collaboration with a broad group of local stakeholders, including residents, elected leaders, Town staff members, Advisory Committee members, and members of the public who were instrumental to this process and provided invaluable insight and feedback.

Holly Springs Housing Advisory Committee

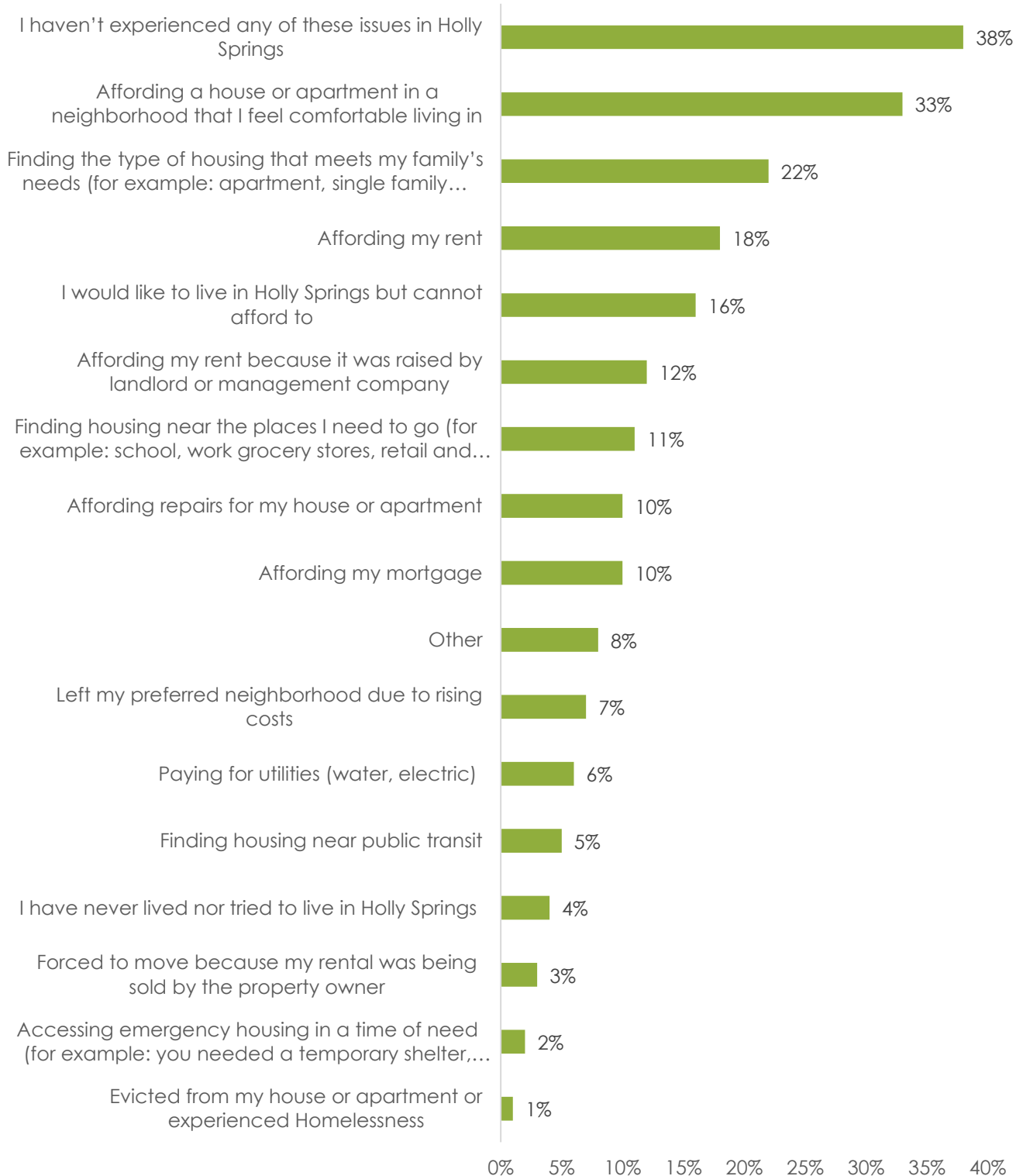
Jeremiah Casewell, Western Wake Crisis Ministry
Devin Cofield, Holly Springs Resident
Chris Deshazor, Planning Board Alternate
Tim Forrest, Town Council Alternate
Joel Geniesse, Holly Springs Homeowner
Joanna Holder, Planning Board
Brooke Little, Holly Springs Resident
Frances Perkins, One Wake
Sherry Presnall, Western Wake Crisis Ministry
Jacob Rogers, Home Builders Association
Kimberly Sanchez, Holly Springs Homeowner
Sandra Stanislaus, Holly Springs Homeowner
Phaedra Watkins, Realty One Group Promise
Aaron Wolff, Town Council

Holly Springs Town Council

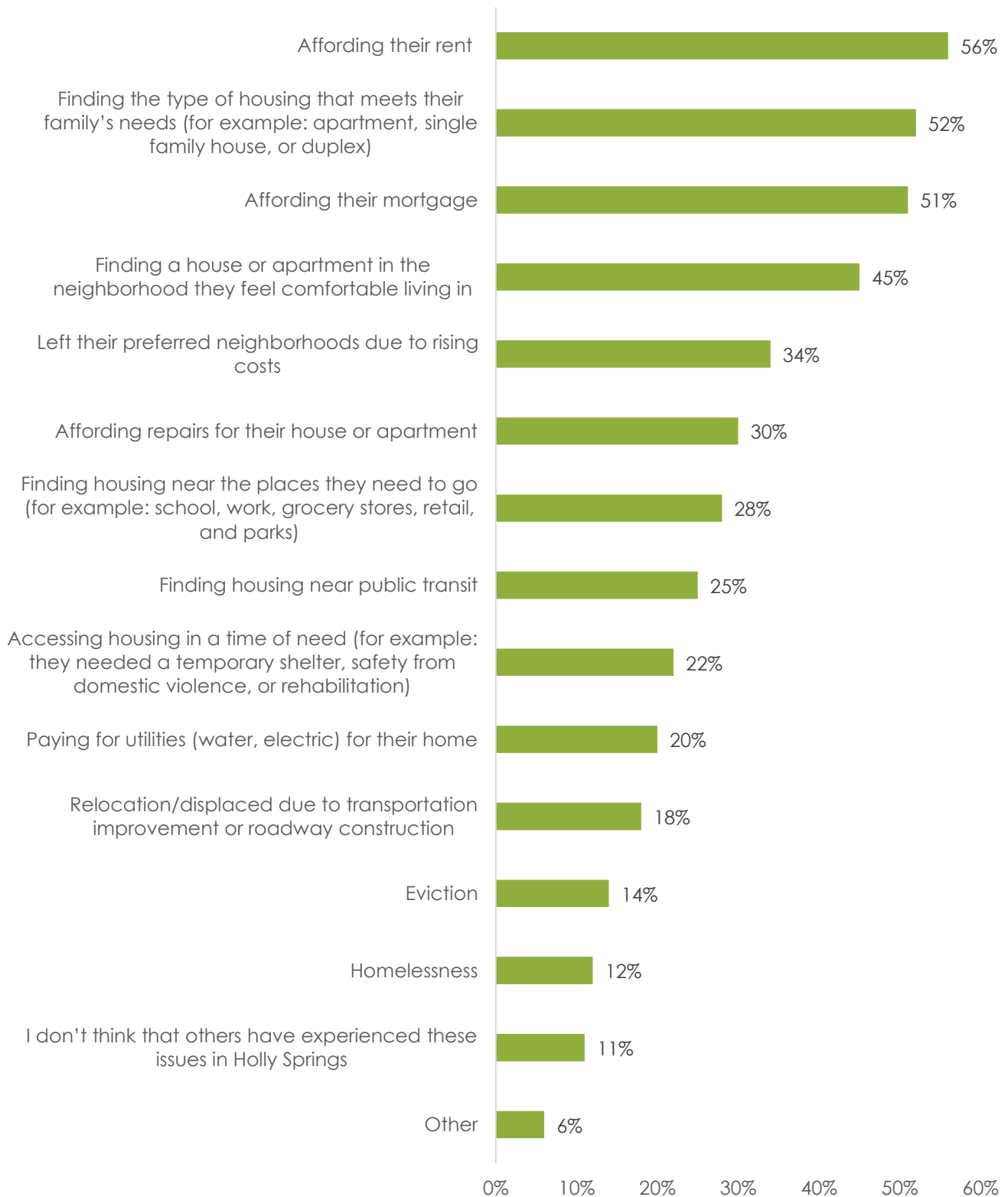
Sean Mayefskie, Mayor
Daniel H. Berry, Mayor Pro Tempore
Kristia Bennett
Timothy Forrest
Shaun McGrath
Aaron Wolff

Community Survey Results

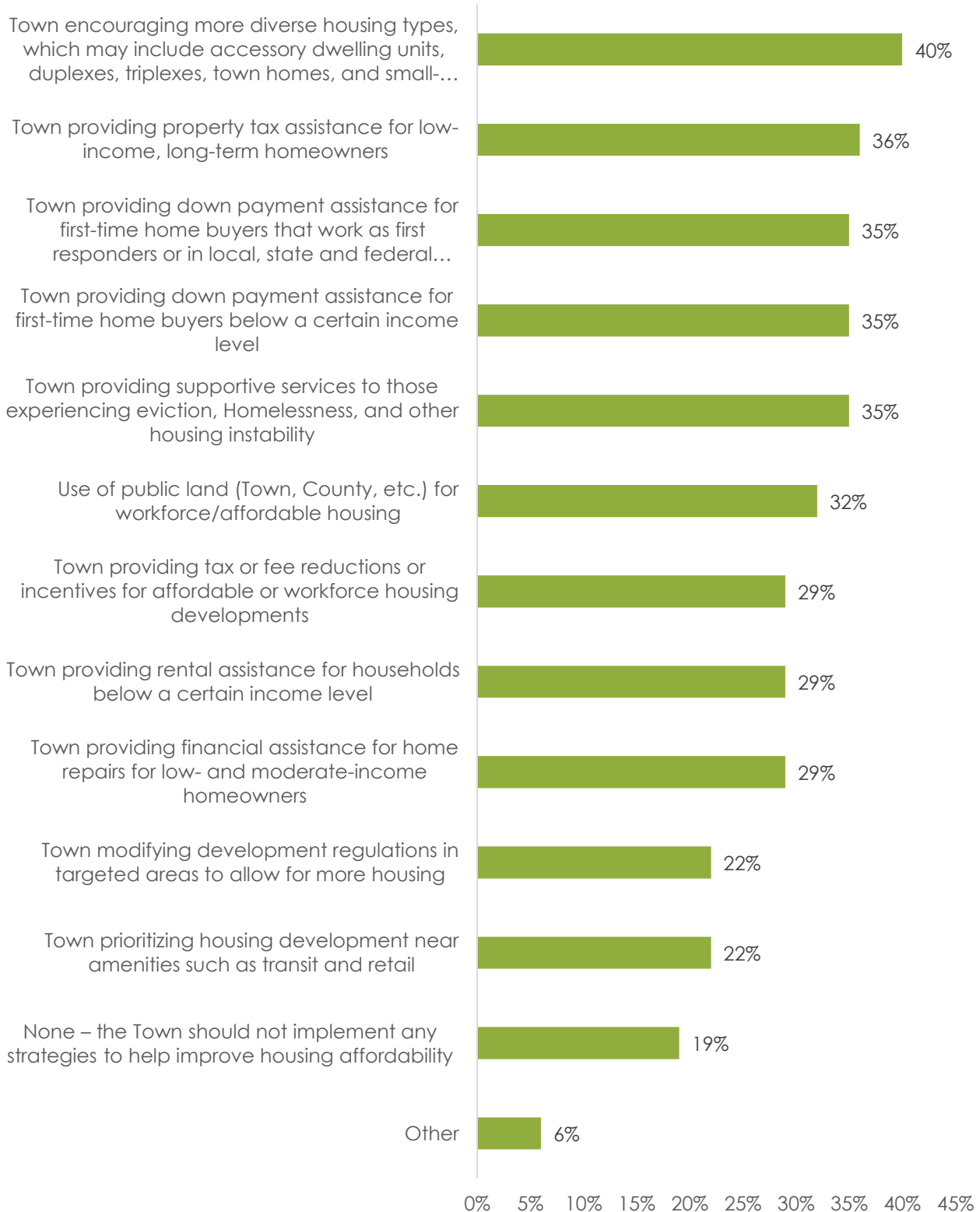
What housing challenges, if any, have you experienced in Holly Springs? Select all that apply.



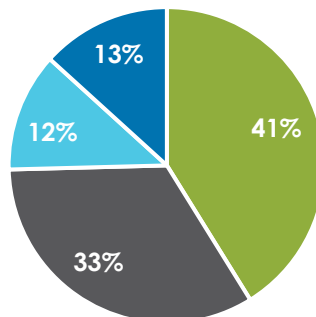
What housing challenges do you think others experience in Holly Springs? Select all that apply.



Using the list below, select the strategies you would support the Town using taxpayer dollars to address housing affordability within Holly Springs.

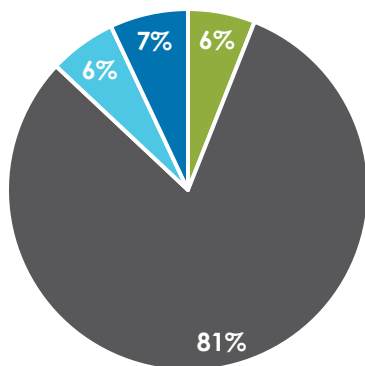


To what extent should the Town be involved in ensuring there are affordable or workforce housing opportunities in Holly Springs?



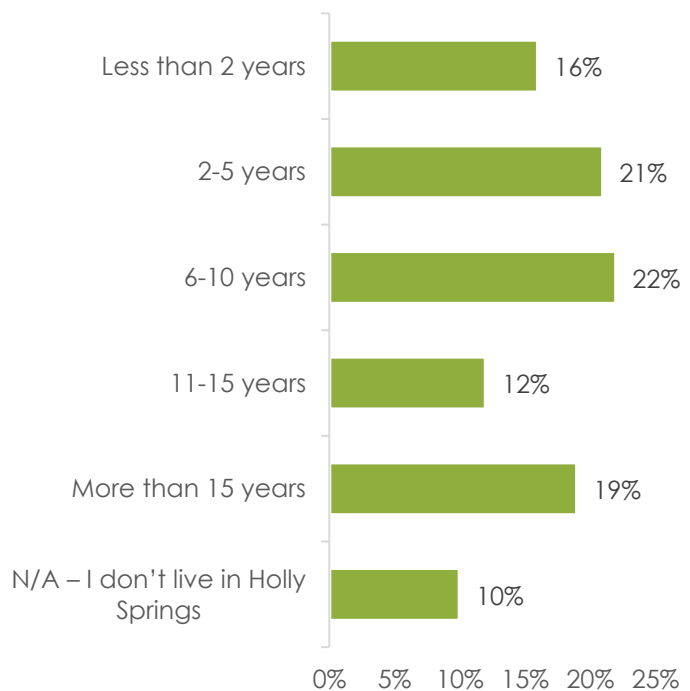
■ Very involved ■ Somewhat involved ■ Not very involved ■ Not involved at all

What zip code do you live in within Holly Springs?

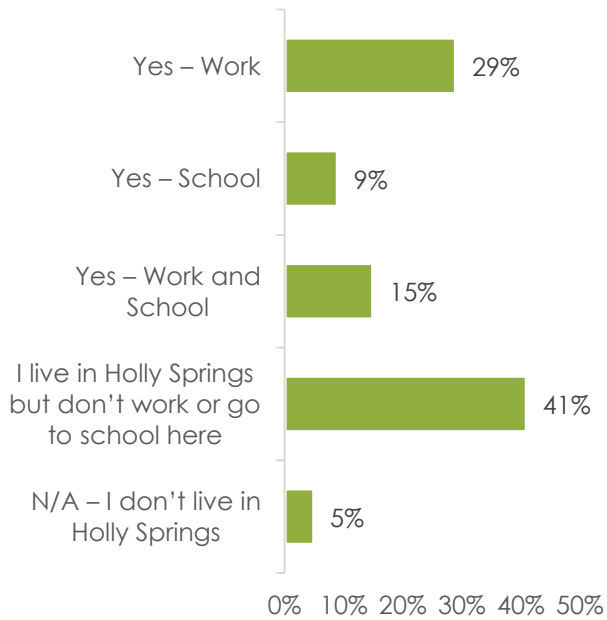


■ 27539
 ■ 27540
 ■ I used to live in Holly Springs but don't now
 ■ I have never lived in Holly Springs

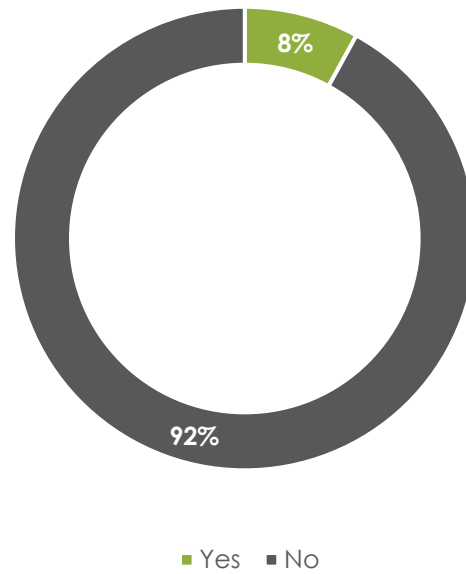
How long have you lived in Holly Springs?



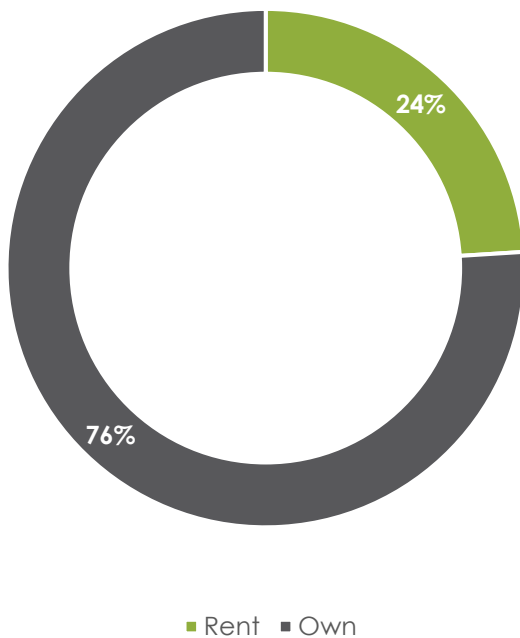
Do you work and/or go to school in Holly Springs?



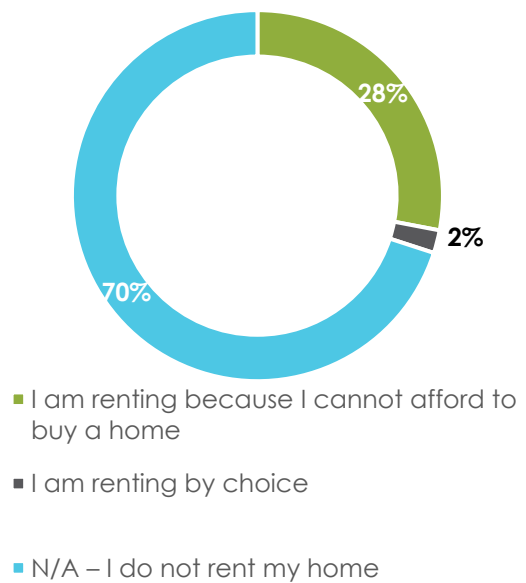
Are you a Town of Holly Springs employee?



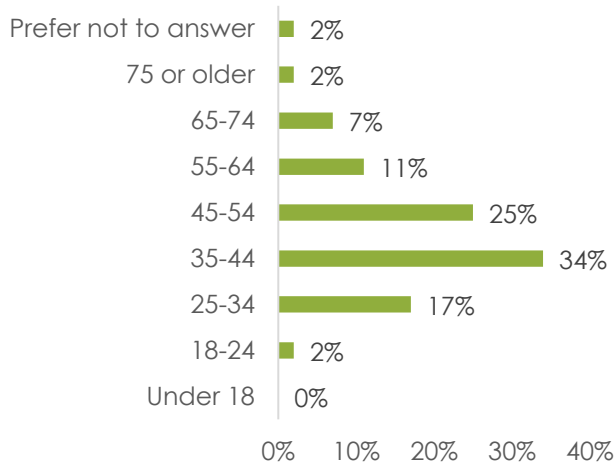
Do you rent or own your home?



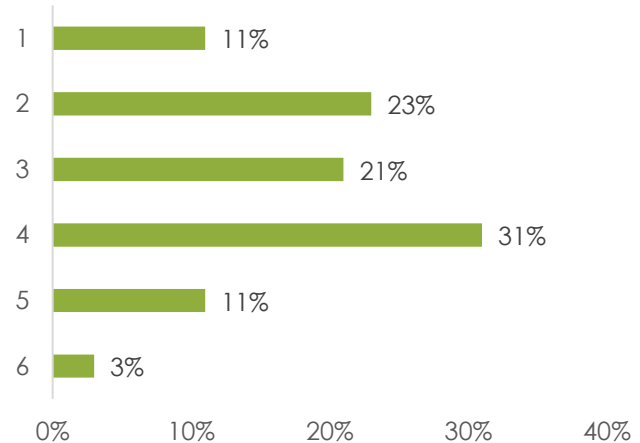
If you selected "Rent", why do you rent your home?



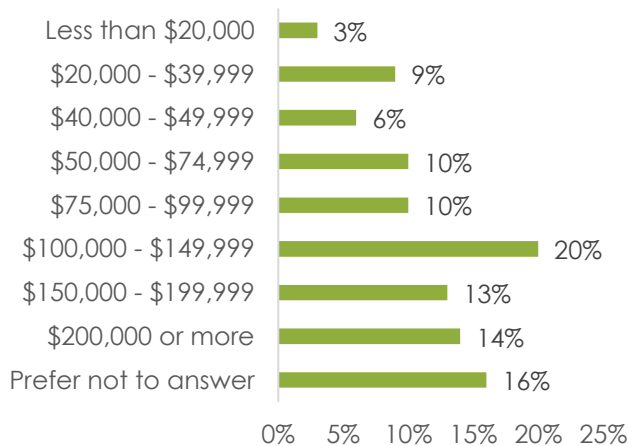
How old are you?



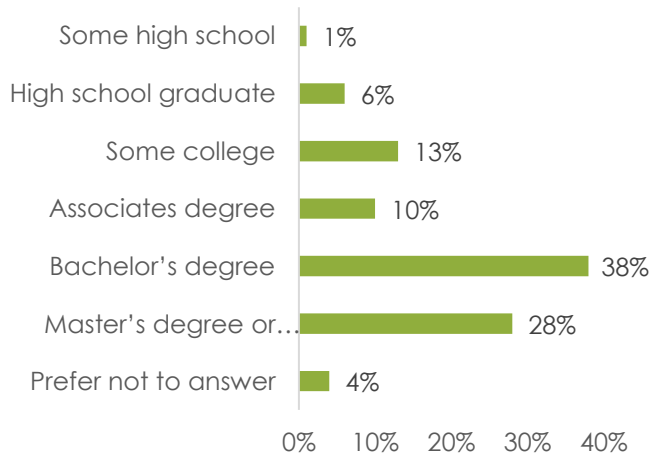
How many people live in your household, including you?



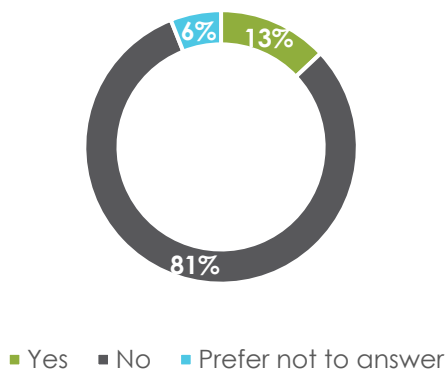
What is your approximate annual household income?



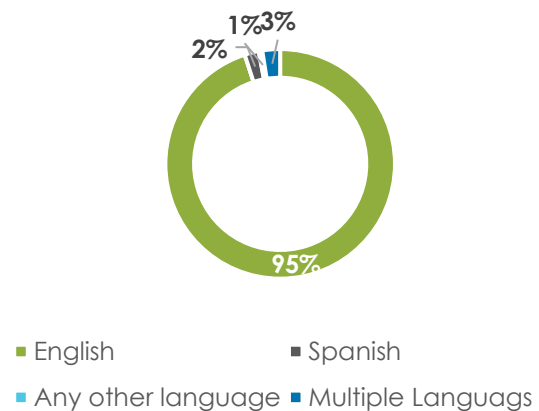
What is your highest level of education?



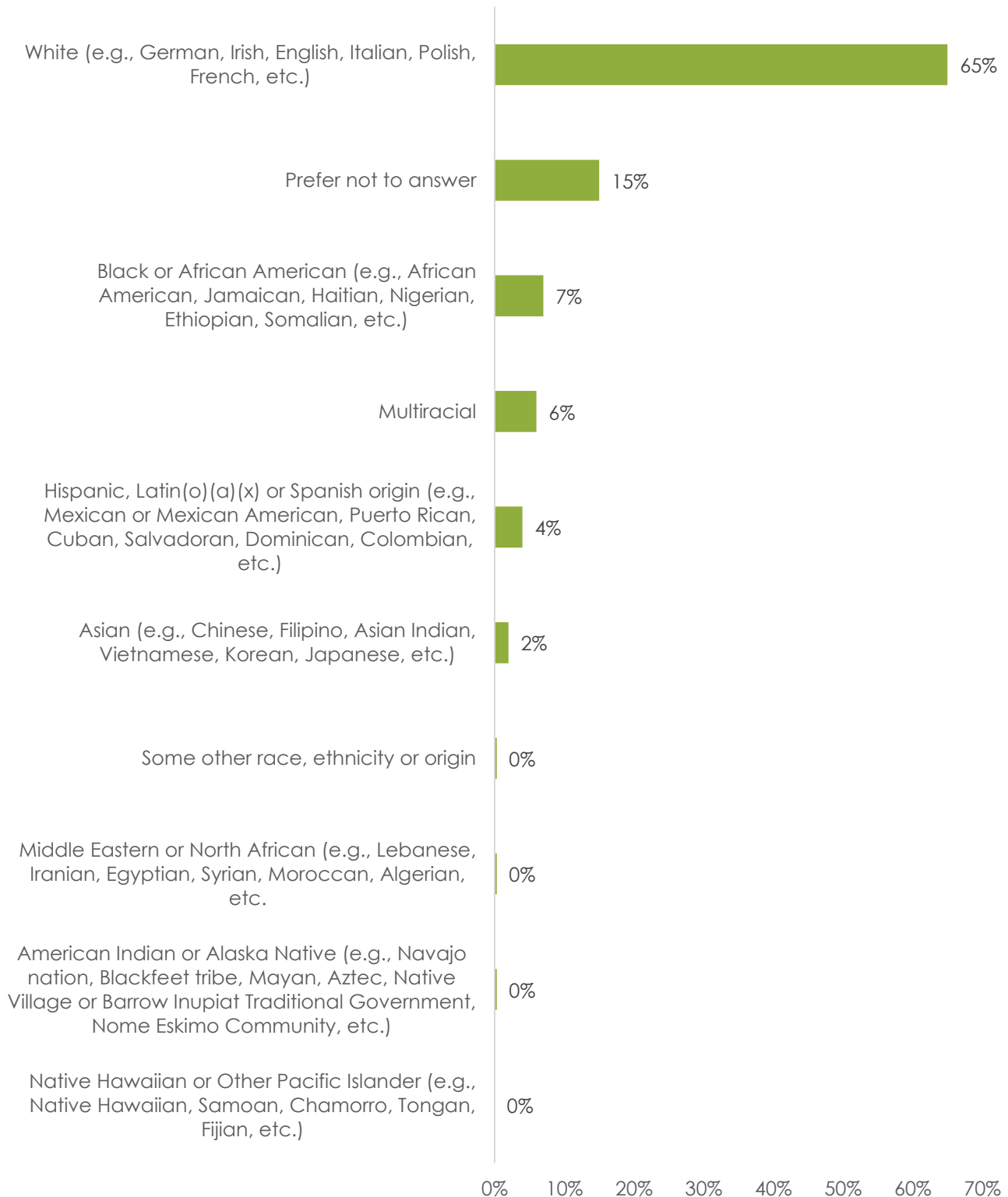
Do you or anyone in your household have a disability?



Which language(s) do you speak at home?



Which categor(y)(ies) best describes you? Select all that apply.





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
 - No case updates for September.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None